File #:	**2024-112**
Property Owner:	Joined Islands, Inc.
Applicant:	Island Construction Management
Contact / Agent:	Don Horton / Amie Owens
Type of Application:	Minor CUP
Key:	Cudjoe Key
Parcel ID Numbers:	00115840-000401

Additional Information added to File 2024-112

County of Monroe
The Florida Keys

MONROE COUNTY FIRE RESCUE
Office of the Fire Marshal
7280 Overseas Hwy
Marathon, FL 33050
Phone: (305) 289-6020
Fax: (305) 289-6336

Memorandum

To: Matthew Restaino, Senior Planner

From: Chief Craig Marston, M.A., Fire Marshal

Copy: Devin Tolpin, AICP, CFM, Senior Director of Planning and Environmental Resources

Date: September 21, 2025

Subject: REVISED: 2024-112 Joined Islands Minor CUP Corrections, 21362 Overseas Highway, Cudjoe Key

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The reviewed conceptual site plan was reviewed. The following is intended to provide information related to fire department reviews during the planning, and permitting process, and are preliminary based on the conceptual plan, and not intended to include all requirements.

- Submittal shall provide a "Determination of Needed Fire Flow" report for each structure following guidance from ISO: https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf
- Plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
- Submittal shall include plan sufficient for and/or identification of fire hydrant(s) and/or fire well(s) in accordance with the needed fire flows. Note that permits for this system shall be submitted separately by an appropriately licensed contractor. Design criteria shall meet the requirements of **NFPA 13, 14, 24,** and **25**, as well as any applicable requirements identified by the Fire Marshal's Office.
- Plans for the structure shall identify fire alarm system(s). Systems must meet the applicable criteria per **NFPA 72,** for the occupancy type, as well as any applicable requirements identified by the Fire Marshal's Office, following submittal of full plans. This includes a Knox Box. Note that permits for this system shall be submitted separately by an appropriately licensed contractor.
- Plans shall meet the requirements provided in Chapter 18, Fire Department Access and Water Supplies, NFPA 1. This includes the access roads, parking and turnaround requirements. Please show all dimensions and line of sight information from Overseas Highway.
- Plans shall identify the marked fire lanes (site plan). Please distinguish fire lane(s) from loading zones.
- Plans for each structure must include a Life Safety Plan, with square footage, type of construction, occupant load, etc.

- In accordance with Chapter 15, NFPA 1, please note that new development and redevelopment projects may be required to provide a Fire Department Service Delivery Concurrency Evaluation at the expense of the developer, including the cost of a third-party evaluator (See attached).
- Plans shall list references for all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code, 8th edition, 2023, effective December 31, 2023, consisting of NFPA 1, NFPA 101, F.S. 633 and F.A.C. Chapter 69A.

Attached are the Monroe County Fire Marshal's Office "Construction Related Fire Department Requirements" which provides pertinent information for planners, architects, and engineers when developing permit and construction submittals for review. Please note, this review and comments are preliminary in nature and additional conditions may be required upon submittal of the project for permitting.

Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com

J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 5

Cara Higgins
District 1

Gregory W. Veliz
Executive Director

RECEIVED
2024-112
JUN 27 2025
MONROE COUNTY
PLANNING DEPT.

August 1, 2023

Donald W. Horton
Island Construction Management, Inc.
88888 Overseas Hwy #9
Tavernier, Florida 33070

RE: Kickin Back Convenience Store, Pumps and Workforce Housing
RE#: 00115840-000401
Location: 003060, 5/8" water meter

Dear Donald,

This letter will serve as coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is an existing 8-inch water main on U.S.1 adjacent to the proposed development.

There is an existing 3" wastewater force main on U.S.1 adjacent to the proposed development.

A complete set of Civil and Architectural/Plumbing plans needs to be submitted to determine water and wastewater requirements, water meter sizing and system development charges. Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Kimberly Judge Digitally signed by Kimberly Judge
Date: 2023.07.31 17:15:30 -04'00'

Kimberly Judge
Utility Design Supervisor

CC: Anna Fernandez, Customer Service Manager, Tavernier
Yusi Bonachea, Customer Service Manager, Marathon
Danielle Mendez, Customer Service Manager, Key West

Island CONSTRUCTION MANAGEMENT, INC.
Construction Management: Permit/Code Consultants: Permit Expeditors

RECEIVED
2024-112
JUN 27 2025
MONROE COUNTY
PLANNING DEPT.

Monroe County Solid Waste Department
1100 Simonton St.
Suite 2-231
Key West, FL 33040

July 24, 2023

RE: 21362 Overseas Highway, Cudjoe Key

To Whom It May Concern:

Please accept this Letter of Coordination as notice that JOINED ISLANDS INC. is making an application with the Monroe County Planning & Environmental Resource Department for A Minor Conditional Use for the property located at 21362 Overseas Highway, Cudjoe, Florida. We are seeking approval for: 1. 378 s/f addition to the existing convenience store; 2. New parking; 3. New canopy over 3 new gas pumps; 4. Adding 1 new diesel fuel pump; 5. Build 5 new workforce affordable housing units.

In order for us to receive approval we are now requesting a Letter of Coordination from your department. For your convenience, we have attached the proposed site plan.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc

Office: 305.852.9607 Fax: 305.852.9609
Don@IslandConstructionManagement.com | Amie_Owens@bellsouth.net
88888 Overseas Hwy #9, Tavernier, FL 33070

(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

RECEIVED
2024-112
JUN 27 2025
MONROE COUNTY
PLANNING DEPT.

June 18, 2025

Joined Island Inc
21362 Overseas Hwy
Cudjoe Key, FL 33042

RE: 21362 Overseas Hwy, Cudjoe Key, Florida, 33042

Dear Joined Island Inc:

This is to acknowledge that the above-mentioned party has begun a coordination process with Keys Energy Services (KEYS).

KEYS' Engineering Section requests that they be provided with a full set of plans and a Project Review Form (separate form for each new meter) for the referenced project.

These plans are necessary for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the full set of plans and the Project Review Form to one of our Customer Programs Representatives in person or via email at mb.csprograms@keysenergy.com

Should you have any questions, please contact me at (305) 295-1080.

Sincerely,

Nina Delgado
Customer Programs Representative

ND/mc
c:
M. Alfonso, Supervisor of Engineering

County of Monroe
The Florida Keys

MONROE COUNTY FIRE RESCUE
Office of the Fire Marshal
7280 Overseas Hwy
Marathon, FL 33050
Phone: (305) 289-6020
Fax: (305) 289-6336

Memorandum

To: Matthew Restaino, Senior Planner

From: Chief Craig Marston, M.A., Fire Marshal

Copy: Devin Tolpin, AICP, CFM, Senior Director of Planning and Environmental Resources

Date: May 30, 2025

Subject: 2024-112 Joined Islands Minor CUP Corrections, 21362 Overseas Highway, Cudjoe Key

---

A conceptual site plan was reviewed. The following is intended to provide information related to fire department reviews during the planning, and permitting process, and are preliminary based on the conceptual plan, and not intended to include all requirements.

- Submittal shall provide a "Determination of Needed Fire Flow" report for each structure following guidance from ISO: https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf
- Plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
- Submittal shall include plan sufficient for and/or identification of fire hydrant(s) and/or fire well(s) in accordance with the needed fire flows. Note that permits for this system shall be submitted separately by an appropriately licensed contractor. Design criteria shall meet the requirements of **NFPA 13, 14, 24,** and **25**, as well as any applicable requirements identified by the Fire Marshal's Office.
- Plans for the structure shall identify fire alarm system(s). Systems must meet the applicable criteria per **NFPA 72,** for the occupancy type, as well as any applicable requirements identified by the Fire Marshal's Office, following submittal of full plans. This includes a Knox Box. Note that permits for this system shall be submitted separately by an appropriately licensed contractor.
- Plans shall meet the requirements provided in Chapter 18, Fire Department Access and Water Supplies, NFPA 1. This includes the access roads, parking and turnaround requirements. Please show all dimensions and line of sight information from Overseas Highway.
- Plans shall identify the marked fire lanes (site plan). Please distinguish fire lane(s) from loading zones.
- Plans for each structure must include a Life Safety Plan, with square footage, type of construction, occupant load, etc.

- In accordance with Chapter 15, NFPA 1, please note that new development and redevelopment projects may be required to provide a Fire Department Service Delivery Concurrency Evaluation at the expense of the developer, including the cost of a third-party evaluator (See attached).
- Plans shall list references for all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code, 8th edition, 2023, effective December 31, 2023, consisting of NFPA 1, NFPA 101, F.S. 633 and F.A.C. Chapter 69A.

Attached are the Monroe County Fire Marshal's Office "Construction Related Fire Department Requirements" which provides pertinent information for planners, architects, and engineers when developing permit and construction submittals for review. Please note, this review and comments are preliminary in nature and additional conditions may be required upon submittal of the project for permitting.

Engineering Department
MEMORANDUM

To: Jessica McKinney, Sr. Planning Commission Coordinator
Ilze Aguila, Sr. Administrator, Operations
Devin Tolpin, Planning Director

From: Judy Clarke, P.E., Director of Engineering Services

Date: April 21, 2025

Re: 2024-112 Joined Islands, Inc. Minor Conditional Use Permit

---

I have reviewed the plans and file for this project that were received on March 10, 2025 and have no comments.

Thank you.

Island CONSTRUCTION MANAGEMENT, INC.

Construction Management: Permit/Code Consultants: Permit Expeditors

To: Monroe County Planning Department

From: Island Construction Management, Inc.

Date: March 6, 2025

Re: Minor CUP 2024-112

RECEIVED
2024-112
MAR 10 2025
MONROE COUNTY
PLANNING DEPT.

AGENTS NARRATIVE

1. As previously discussed, the old plans showed an inaccurate property line on the western side of the property. Some of the resubmitted plans still show the old, incorrect property line. Specifically, pages C-4, C-4(a), C-5, C-6, and C-8 all depict the western property line as straight when it is not. Please correct the property line for the above pages.

Please find 3 sets of revised pages C-4, C-4(a), C5, C-6 and C-8. Also added to the attached jump drive. (whole file not just these pages)

2. The front setback for the property has been properly updated on the site plan per our previous discussions. However, due to the change in the depiction of the western property line, the secondary side yard setback as previously drawn does not reflect the actual side yard setback. As a note, the parking spaces are in compliance with the secondary side setback but could you please update the plan to show the accurate location of the secondary side setback line based on the updated depiction of the property line? This is also important because the plans indicate proposed EV charging stations however the location/dimensions of the chargers have not been provided. We need to confirm that the charging stations will be compliant with the secondary side setback. Further, the charging stations should also be factored into open space calculations.

See revised A1.0 Robert Barnes and Associates

3. As previously discussed, the recycling/solid waste collection area on the Property was not sufficient. A total of 226 square feet is needed for recycling/solid waste collection based on the existing and proposed uses. Non-residential uses between 0-5,000 square feet require 82 square feet of collection area. 3-10 Dwelling units require a collection area of 144 square feet. The site plan indicates a newly proposed collection area of 148 square feet (which has been enlarged since the previous version of the plans), and an existing collection area of 54 square feet for a

total of 202 square feet. Please provide 226 square feet total for recycling/solid waste collection.

See revised A1.0 Robert Barnes and Associates

4. I also see that there is a small discrepancy between the stated square footage of the property on the boundary survey vs. the site plan. The boundary survey states that the property is 44,705 square feet while the site plan states that the property is 44,685 square feet. Please ensure that the size of the property is correct on all plans.

See revised A1.0 Robert Barnes and Associates

5. In reviewing the updated site data table, I noticed two conflicting pieces of information regarding open space. The site data table includes section "4. Existing Lot Coverage" and "5. This Project" in which square footages of existing and proposed structures are provided. It is stated that there is 10,037 square feet of "open areas/landscaping". Further down the site data table, section "11. Open Space Ratio" references Sec.9.5-262. Firstly, it is not clear what this Section is in reference to. The open space ratios in the Land Development Code are located in Sections 130-157, and 130-164. Second, this section of the site data table goes on to say that the required open space ratio is 0.2 (20%) which is correct however the section then states that there is only 6,740 square feet of proposed open space on the property (or 15.12%). Please explain the inconsistencies in these numbers and please ensure that the property will comply with the minimum open space ratio.

See revised A1.0 Robert Barnes and Associates

6. You have provided a sufficient number of parking spaces. However, the calculations you have provided do not quite match our off-street parking use categories. I have copied the parking requirements for all existing and proposed uses on the Property below:

Specific Use Category	**Minimum Required Number of Parking Spaces Per Indicated Unit of Measure**
Multifamily residential developments	2.0 spaces per each 1-bedroom dwelling unit; 2.0 spaces per each 2-bedroom dwelling unit; and 3.0 spaces per each 3 or more bedroom dwelling unit
Gasoline/service stations	4.0 spaces per 1,000 sq. ft. of nonresidential floor area within the building and 1.0 space per each fueling station

	(such space may also serve as the space for the vehicle in which a fuel pump serves)

For consistency and clarity sake, could you please update the parking calculations in the site data table to match our use categories? This will help keep better track of the required parking for each individual use.

See revised A1.0 Robert Barnes and Associates

Additionally, a note indicates that the parking spaces will measure 8.5' x 18'. Further the note states that the ADA space will be 12' x 18' with a 5' wide access aisle. These dimensions comply with our code. However, there are also parallel parking spaces proposed. The dimensions for parallel parking spaces are 8.5' wide x 25' long. Please provide dimensions for the parallel parking spaces.

See revised A1.0 Robert Barnes and Associates

Stormwater Plans (Drainage & Stormwater Management Plan), Sheet C-8 by James Brush P.E. dated 3/11/2024 and received 12/06/2024 are in compliance with the water quantity and water quality criteria of Section 114-3 of the LDC.

The Landscape Plans (Landscape Plan Sheet a-1.1 by Robert Barnes & Associates & Landscape Plans Sheets L-1 through L-7 by Michael Flaugh, L.A.) ARE NOT IN COMPLIANCE WITH THE LANDSCAPING REQUIREMENTS OF 114-100 AND 114-128. The following corrections are required:

- Revise landscape standard references on Sheet A-1.1 to reflect Monroe County Landscape standards (114-100 & 114-128
- Delete Lawn Area calculations

Please void A1.1 from Robert Barnes and Associates. The plans from Michael Flaugh Landscape Architects have been revised to meet the needs.

A Class D Bufferyard (minimum width 20') is required between the SC and SR Land Use Districts (south and west property lines). Revise Plans accordingly.

See revised Landscape Architect Plans, Page L4

- Landscaping must be provided in a square footage area equal to a minimum of twenty percent (20%) of the gross parking lot area (includes both parking and vehicular use area). Calculations to verify these requirements shall be shown on the landscape plan per Section 114-108. Such required parking lot landscaping area

shall be in addition to other required bufferyards. Please revise the plans to include the required parking lot landscaping.

See revised Landscape Architect Plans, Page L4

Landscape plans should include a calculation Table or Chart verifying the above landscape requirements are being met.

Note – Coconut Palms are NOT native to the Florida Keys and are a Class II Nuisance Exotic. Remove Coconut palms from the landscape plans and note any existing coconut palms will need to be removed at the time of construction.

See revised Landscape Architect Plans, Page L2

For your convenience, we have also included a jump drive for electronic viewing.

To: Monroe County Planning Department/ Matthew Restaino

From: Island Construction Management

Date: December 6, 2024

Re: Joined Island MCU File #2024-112

RECEIVED
2024-112
DEC 06 2024
MONROE COUNTY
PLANNING DEPT.

AGENT'S NARRATIVE

Survey:

1. The submitted survey does not include spot elevations. We need spot elevations to confirm the proposed height of the structures. Please provide an updated signed and sealed boundary survey that includes spot elevations for curb or crown of road. Please utilize the NGVD '29 datum.

We have submitted 6 new copies of the survey; and have provided a jump drive with the survey

Plans:

1. Some of the plans submitted for both the variance and the CUP were not of great quality and difficult to read. Specifically, pages C-1, C-3, C-4, C-4(a), C-5, C-6, C-7, C-8, C-9, D-1, D-2, and the boundary survey were difficult to read. Please resubmit these pages. Note: Pages C-1 and the survey were submitted for both applications and in both cases, they were not legible. Please resubmit these pages for both applications.

We have resubmitted the pages above for the CUP, however since we are now submitting a planning commission variance, we have put together an entirely new package for this application.

2. The site plan was not actually submitted for the variance. The page labeled "site plan" is actually a satellite image of the property (page C-1 referenced in the previous comment). Luckily, the site plan was submitted with the CUP (page A-1) so I was able to use that to review the variance as well however, please submit a copy of the site plan for the variance, when you are able. Note: for all subsequent comments, when I refer to the site plan, I am referring to page A-1.

Thank you. When we submit our PC Variance, we will submit a correct version of the site plan.

3. The property boundaries shown on the plans do not appear consistent with the property boundaries shown on the boundary survey. Specifically the western

boarder of the property is different. Please ensure that all plans depict the accurate property boundaries.

Plans have been updated, See Rober Barnes Architectural Plans.

4. The site plan states that the required front setback is 15 feet. This is not accurate. Pursuant to LDC Section 131-1, the required primary front yard setback for the Suburban Commercial Land Use District is 25 feet, not 15 feet. This will have a large impact on the variance as parking is not typically allowed within a required setback. Five spaces including an ADA space are located within the front yard setback. The variance will need to be revised to include a front setback variance in addition to the requested access variance. As I mentioned in a previous email, I would like to get together with you for a phone call or a zoom meeting to discuss this in more detail. We can schedule a meeting after Amie is back in the office.

The Site plan has been revised. We had our meeting and everyone is on the same page.

5. No front setback open space calculations have been included. Pursuant to LDC Section 131-3, front yard setback areas are required to maintain at least 40% open space. Please provide front yard setback open space calculations.

See revised page A-1 of Robert Barnes Architectural Plans.

6. The primary and secondary side yard setback labels are inconsistent between the site data table and the site plan. Please ensure that the setback designations are consistent.

Plans have been revised.

7. The proposed recycling and solid waste collection area is 100 square feet according to the submitted site plan. Based on the existing and proposed uses, a minimum collection area of 226 square feet is required. Please correct the size of the recycling and solid waste collection area. For more information, please see the link below the LDC Section 114-14:
https://library.municode.com/fl/monroe_county/codes/land_development_code?nodeId=CH114DEST_ARTIINGE_S114-14RESOWACOAR

Plans have been revised. See updated sheets

8. The required parking for the multi-family housing has not been calculated correctly. Pursuant to LDC Section 114-67(c), multi-family residential developments have the following parking requirements "2.0 spaces per each 1-bedroom dwelling unit; 2.0 spaces per each 2-bedroom dwelling unit; and 3.0

spaces per each 3 or more bedroom dwelling unit". Please correct the parking calculations for the multi-family housing.

Plans have been revised. See updated sheets

9. The proposed addition to the existing structure will result in a floor area of 2,500 square feet. Pursuant to LDC Section 114-69, all nonresidential uses between 2,500 square feet and 19,999 square feet require one loading zone measuring 11' x 55'. According to the site plan, the proposed loading zone is just shy of these requirements. Please correct the loading zone to meet the required dimensions.

Plans have been revised. See updated sheets

Please see Bio comments for Minor CUP File 2024-112:

Stormwater (114-3)

Plans: **Sheet C-8 not legible**, compliance cannot be determined.

No Stormwater management plan was submitted with the application.

Revised Sheet C-8 has been submitted, additionally a jump drive has been provided.

114-3 (g) Stormwater management plans.

It is the responsibility of the applicant to include in the stormwater management plan for the development sufficient information for the Planning Director or designee to evaluate the environmental and stormwater discharge characteristics of the affected areas, the potential and predicted impacts of the proposed activity on community waters, and the effectiveness and acceptability of those measures proposed by the applicant for reducing adverse impacts. The stormwater management plan shall contain maps, charts, graphs, tables, photographs, narrative descriptions, calculations, explanations, and citations to supporting references, and any additional information deemed necessary by the Planning Director. The stormwater management plan must be sealed by an engineer registered in the state with experience in stormwater management and drainage design.

Parking Lot Landscaping (114-100)

Not Provided

6 sets of Landscape plans have been provided from Mike Flaugh, Landscape Architect's office.

Major Street and Bufferyard Landscaping (114-125 & 114-126)

U.S 1 – Major Street Class C (minimum 10') – Provided, but compliance cannot be determined

SC:SR – LUD Buffer Class D – Minimum width 20' – Not compliant

Sec. 114-130. - Nonconforming Buffers.

(a) Where existing uses occupy both sides of a district boundary, a buffer shall be established **as a condition of any permit issued for a change in use, reconstruction or addition for any nonresidential use** or hotel or destination resort. The maximum buffer that can be established, given the existing buildings and drives, shall be established. If the width available is less than fifty percent (50%) of the minimum required buffer width, then a six (6) foot solid fence shall be located at the inner side of the buffer.

Where street buffers are nonconforming, the maximum buffer that can be established shall be required as a condition of the issuance of any permit for change of use, expansion or reconstruction

Traffic

Below are our comments for your consideration:

1. Is the project still planned to be completed by the year 2024? Depending on the year of completion, the traffic

analysis for future conditions may need an update. Please clarify.

The new buildout year is 2026 and the traffic impact study has been updated accordingly.

2. The turning movement count data was collected on Wednesday, November 16, 2022. This data is almost two

years old. It is suggested to apply a suitable growth factor for existing/future conditions analyses.

New traffic counts were collected on Thursday, October 17, 2024

2. The TIS references October 22, 2022, Reserve Capacity Table. Please update the TIS with latest Reserve Capacity Table.

The latest reserve capacity table (9/19/24) has been referenced in the updated traffic impact study

4 . Please be aware that Segment 1 and Segment 3 may exceed capacity if other pending developments are approved based on latest Reserve Capacity Table. Consequently, mitigation measures might be necessary to address the capacity shortfall.

Comment noted

5. It is suggested to combine the segment impact tables, Table 5A (Gas Station w/C-Store), and Table 5B (Multifamily Housing) into one table. This will show the cumulative impacts on segments from the proposed land uses.

Due to different maximum trip lengths and distribution patterns for the two land uses (gas station / C-store and residential), the link analysis tables for these land uses have been retained in the report. However, a new table (Table 5C) has been added to the report. This table presents the combined impacts of both land uses

6. The site plan shows 6 electric charging stations which are not accounted for in the trip generation table. Please clarify.

At the present time, electric vehicle charging stations at gas stations and convenience stores are viewed as an amenity with relatively low trip generation characteristics. And there is no reliable or generally accepted trip generation data for charging stations.

Consultation with the Institute of Transportation Engineers (ITE) has revealed that the next edition of the *Trip Generation Manual* (it will be the 12th Edition) is likely to include trip generation data for *"emerging land uses such as EV charging stations"*. They are in the process of requesting and assembling data; however, it is not clear at this time whether or not data for this element will be included for gas stations / convenience store locations. Regardless, the new manual is not anticipated to be published for another 12 to 24 months.

7. The square footage for the additional area to the convenience store is not the same between the File Application and the TIS. Please review and update.

This discrepancy has been resolved

8. According to Monroe County Traffic Report Guidelines, all Level 3 traffic studies shall indicate that every paved County road within one (1) mile of the parcel proposed for development and all bridges on U.S. 1 within six (6) miles of the parcel proposed for development shall have sufficient available capacity to operate at minimum peak hour at or within five percent (5%) of a level of service D. Please verify.

The requested analyses have been added to the updated traffic impact study.

AECOM
110 E Broward Boulevard
Suite 700
Fort Lauderdale, FL 33301
www.aecom.com

January 17, 2025

Janene Sclafani
Transportation Planner
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277

Re: Kickin' Back Convenience Store – Cudjoe Key, Florida (File No. 2024-112)

Dear Ms. Sclafani:

We have reviewed the comment-response document dated January 2, 2025. Below are our follow-up comments (highlighted in grey) for your consideration:

1. AECOM Comment: Please be aware that Segment 1 and Segment 3 may exceed capacity if other pending developments are approved based on latest Reserve Capacity Table. Consequently, mitigation measures might be necessary to address the capacity shortfall.
    - Applicant Response: Comment noted.
    - AECOM Response: Response acknowledged. Please note that there will be a concurrency review during the permitting phase. Mitigation may be required depending on the remaining capacity at that time.

2. AECOM Comment: The site plan shows 6 electric charging stations which are not accounted for in the trip generation table. Please clarify.
    - Applicant Response: At the present time, electric vehicle charging stations at gas stations and convenience stores are viewed as an amenity with relatively low trip generation characteristics. And there is no reliable or generally accepted trip generation data for charging stations.
      Consultation with the Institute of Transportation Engineers (ITE) has revealed that the next edition of the Trip Generation Manual (it will be the 12th Edition) is likely to include trip generation data for "emerging land uses such as EV charging stations". They are in the process of requesting and assembling data; however, it is not clear at this time whether or not data for this element will be included for gas stations / convenience store locations. Regardless, the new manual is not anticipated to be published for another 12 to 24 months.
    - AECOM Response: Response acknowledged.

3. AECOM Comment: Please confirm that the proposed driveway meets the FDOT access management requirements and Monroe County Land Development Code (LDC) Section 114-195.
    - Applicant Response: The project team has applied for a variance with respect to the driveway location.
    - AECOM Response: Please submit the documentation related to the variance request and ensure Monroe County is included in further coordination with FDOT.

If you have any questions, please contact me at (727) 637-6075.

Sincerely,
AECOM Technical Services, Inc.
Naresh Kotari, Senior Planner

KBP CONSULTING, INC.

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: January 2, 2025

Subject: Kickin' Back Convenience Store – (File No. 2024-112)
Response to Traffic Study Comments

On December 21, 2024, comments specific to the November 2024 Kickin' Back Convenience Store Traffic Impact Study prepared by KBP Consulting, Inc. on behalf of Joined Islands, Inc. were provided. The following is a restatement of each review comment with a corresponding response prepared by KBP Consulting, Inc.

1. *Please be aware that Segment 1 and Segment 3 may exceed capacity if other pending developments are approved based on latest Reserve Capacity Table. Consequently, mitigation measures might be necessary to address the capacity shortfall.*

   Response: Comment noted.

2. *The site plan shows 6 electric charging stations which are not accounted for in the trip generation table. Please clarify.*

   Response: At the present time, electric vehicle charging stations at gas stations and convenience stores are viewed as an amenity with relatively low trip generation characteristics. And there is no reliable or generally accepted trip generation data for charging stations.

   Consultation with the Institute of Transportation Engineers (ITE) has revealed that the next edition of the *Trip Generation Manual* (it will be the 12th Edition) is likely to include trip generation data for *"emerging land uses such as EV charging stations"*. They are in the process of requesting and assembling data; however, it is not clear at this time whether or not data for this element will be included for gas stations / convenience store locations. Regardless, the new manual is not anticipated to be published for another 12 to 24 months.

3. *Please confirm that the proposed driveway meets the FDOT access management requirements and Monroe County Land Development Code (LDC) Section 114-195.*

   Response: The project team has applied for a variance with respect to the driveway location.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

AECOM
110 E Broward Boulevard
Suite 700
Fort Lauderdale, FL 33301
www.aecom.com

December 20, 2024

Janene Sclafani
Transportation Planner
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277

Re: Kickin' Back Convenience Store – Cudjoe Key, Florida (File No. 2024-112)

Dear Ms. Sclafani:

We have reviewed the Traffic Impact Study dated November 2024 (received by Monroe County on December 6, 2024). Below are our comments for your consideration:

1. Please be aware that Segment 1 and Segment 3 may exceed capacity if other pending developments are approved based on latest Reserve Capacity Table. Consequently, mitigation measures might be necessary to address the capacity shortfall.

2. The site plan shows 6 electric charging stations which are not accounted for in the trip generation table. Please clarify.

3. Please confirm that the proposed driveway meets the FDOT access management requirements.

If you have any questions, please contact me at (727) 637-6075.

Sincerely,
AECOM Technical Services, Inc.
Naresh Kotari, Senior Planner

To: Monroe County Planning Department/ Matthew Restaino

From: Island Construction Management

Date: December 6, 2024

Re: Joined Island MCU File #2024-112

RECEIVED
2024-112
DEC 06 2024
MONROE COUNTY
PLANNING DEPT.

AGENT'S NARRATIVE

Survey:

1. The submitted survey does not include spot elevations. We need spot elevations to confirm the proposed height of the structures. Please provide an updated signed and sealed boundary survey that includes spot elevations for curb or crown of road. Please utilize the NGVD '29 datum.

We have submitted 6 new copies of the survey; and have provided a jump drive with the survey

Plans:

1. Some of the plans submitted for both the variance and the CUP were not of great quality and difficult to read. Specifically, pages C-1, C-3, C-4, C-4(a), C-5, C-6, C-7, C-8, C-9, D-1, D-2, and the boundary survey were difficult to read. Please resubmit these pages. Note: Pages C-1 and the survey were submitted for both applications and in both cases, they were not legible. Please resubmit these pages for both applications.

We have resubmitted the pages above for the CUP, however since we are now submitting a planning commission variance, we have put together an entirely new package for this application.

2. The site plan was not actually submitted for the variance. The page labeled "site plan" is actually a satellite image of the property (page C-1 referenced in the previous comment). Luckily, the site plan was submitted with the CUP (page A-1) so I was able to use that to review the variance as well however, please submit a copy of the site plan for the variance, when you are able. Note: for all subsequent comments, when I refer to the site plan, I am referring to page A-1.

Thank you. When we submit our PC Variance, we will submit a correct version of the site plan.

3. The property boundaries shown on the plans do not appear consistent with the property boundaries shown on the boundary survey. Specifically the western

boarder of the property is different. Please ensure that all plans depict the accurate property boundaries.

Plans have been updated, See Rober Barnes Architectural Plans.

4. The site plan states that the required front setback is 15 feet. This is not accurate. Pursuant to LDC Section 131-1, the required primary front yard setback for the Suburban Commercial Land Use District is 25 feet, not 15 feet. This will have a large impact on the variance as parking is not typically allowed within a required setback. Five spaces including an ADA space are located within the front yard setback. The variance will need to be revised to include a front setback variance in addition to the requested access variance. As I mentioned in a previous email, I would like to get together with you for a phone call or a zoom meeting to discuss this in more detail. We can schedule a meeting after Amie is back in the office.

The Site plan has been revised. We had our meeting and everyone is on the same page.

5. No front setback open space calculations have been included. Pursuant to LDC Section 131-3, front yard setback areas are required to maintain at least 40% open space. Please provide front yard setback open space calculations.

See revised page A-1 of Robert Barnes Architectural Plans.

6. The primary and secondary side yard setback labels are inconsistent between the site data table and the site plan. Please ensure that the setback designations are consistent.

Plans have been revised.

7. The proposed recycling and solid waste collection area is 100 square feet according to the submitted site plan. Based on the existing and proposed uses, a minimum collection area of 226 square feet is required. Please correct the size of the recycling and solid waste collection area. For more information, please see the link below the LDC Section 114-14:
https://library.municode.com/fl/monroe_county/codes/land_development_code?nodeId=CH114DEST_ARTIINGE_S114-14RESOWACOAR

Plans have been revised. See updated sheets

8. The required parking for the multi-family housing has not been calculated correctly. Pursuant to LDC Section 114-67(c), multi-family residential developments have the following parking requirements "2.0 spaces per each 1-bedroom dwelling unit; 2.0 spaces per each 2-bedroom dwelling unit; and 3.0

spaces per each 3 or more bedroom dwelling unit". Please correct the parking calculations for the multi-family housing.

Plans have been revised. See updated sheets

9. The proposed addition to the existing structure will result in a floor area of 2,500 square feet. Pursuant to LDC Section 114-69, all nonresidential uses between 2,500 square feet and 19,999 square feet require one loading zone measuring 11' x 55'. According to the site plan, the proposed loading zone is just shy of these requirements. Please correct the loading zone to meet the required dimensions.

Plans have been revised. See updated sheets

Please see Bio comments for Minor CUP File 2024-112:

Stormwater (114-3)

Plans: **Sheet C-8 not legible**, compliance cannot be determined.

No Stormwater management plan was submitted with the application.

Revised Sheet C-8 has been submitted, additionally a jump drive has been provided.

114-3 (g) Stormwater management plans.

It is the responsibility of the applicant to include in the stormwater management plan for the development sufficient information for the Planning Director or designee to evaluate the environmental and stormwater discharge characteristics of the affected areas, the potential and predicted impacts of the proposed activity on community waters, and the effectiveness and acceptability of those measures proposed by the applicant for reducing adverse impacts. The stormwater management plan shall contain maps, charts, graphs, tables, photographs, narrative descriptions, calculations, explanations, and citations to supporting references, and any additional information deemed necessary by the Planning Director. The stormwater management plan must be sealed by an engineer registered in the state with experience in stormwater management and drainage design.

Parking Lot Landscaping (114-100)

Not Provided

6 sets of Landscape plans have been provided from Mike Flaugh, Landscape Architect's office.

Major Street and Bufferyard Landscaping (114-125 & 114-126)

U.S 1 – Major Street Class C (minimum 10') – Provided, but compliance cannot be determined

SC:SR – LUD Buffer Class D – Minimum width 20' – Not compliant

Sec. 114-130. - Nonconforming Buffers.

(a) Where existing uses occupy both sides of a district boundary, a buffer shall be established **as a condition of any permit issued for a change in use, reconstruction or addition for any nonresidential use** or hotel or destination resort. The maximum buffer that can be established, given the existing buildings and drives, shall be established. If the width available is less than fifty percent (50%) of the minimum required buffer width, then a six (6) foot solid fence shall be located at the inner side of the buffer.

Where street buffers are nonconforming, the maximum buffer that can be established shall be required as a condition of the issuance of any permit for change of use, expansion or reconstruction

Traffic

Below are our comments for your consideration:

1. Is the project still planned to be completed by the year 2024? Depending on the year of completion, the traffic

analysis for future conditions may need an update. Please clarify.

The new buildout year is 2026 and the traffic impact study has been updated accordingly.

2. The turning movement count data was collected on Wednesday, November 16, 2022. This data is almost two

years old. It is suggested to apply a suitable growth factor for existing/future conditions analyses.

New traffic counts were collected on Thursday, October 17, 2024

2. The TIS references October 22, 2022, Reserve Capacity Table. Please update the TIS with latest Reserve Capacity Table.

The latest reserve capacity table (9/19/24) has been referenced in the updated traffic impact study

4 . Please be aware that Segment 1 and Segment 3 may exceed capacity if other pending developments are approved based on latest Reserve Capacity Table. Consequently, mitigation measures might be necessary to address the capacity shortfall.

Comment noted

5. It is suggested to combine the segment impact tables, Table 5A (Gas Station w/C-Store), and Table 5B (Multifamily Housing) into one table. This will show the cumulative impacts on segments from the proposed land uses.

Due to different maximum trip lengths and distribution patterns for the two land uses (gas station / C-store and residential), the link analysis tables for these land uses have been retained in the report. However, a new table (Table 5C) has been added to the report. This table presents the combined impacts of both land uses

6. The site plan shows 6 electric charging stations which are not accounted for in the trip generation table. Please clarify.

At the present time, electric vehicle charging stations at gas stations and convenience stores are viewed as an amenity with relatively low trip generation characteristics. And there is no reliable or generally accepted trip generation data for charging stations.

Consultation with the Institute of Transportation Engineers (ITE) has revealed that the next edition of the *Trip Generation Manual* (it will be the 12th Edition) is likely to include trip generation data for *"emerging land uses such as EV charging stations"*. They are in the process of requesting and assembling data; however, it is not clear at this time whether or not data for this element will be included for gas stations / convenience store locations. Regardless, the new manual is not anticipated to be published for another 12 to 24 months.

7. The square footage for the additional area to the convenience store is not the same between the File Application and the TIS. Please review and update.

This discrepancy has been resolved

8. According to Monroe County Traffic Report Guidelines, all Level 3 traffic studies shall indicate that every paved County road within one (1) mile of the parcel proposed for development and all bridges on U.S. 1 within six (6) miles of the parcel proposed for development shall have sufficient available capacity to operate at minimum peak hour at or within five percent (5%) of a level of service D. Please verify.

The requested analyses have been added to the updated traffic impact study.

AECOM
110 E Broward Boulevard
Suite 700
Fort Lauderdale, FL 33301
www.aecom.com

August 26, 2024

Janene Sclafani
Transportation Planner
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277

Re: Kickin' Back Convenience Store – Cudjoe Key, Florida (File No. 2024-112)

Dear Ms. Sclafani:

We have reviewed the Traffic Impact Study dated December 2022 (received by Monroe County in August 2024). Below are our comments for your consideration:

1. Is the project still planned to be completed by the year 2024? Depending on the year of completion, the traffic analysis for future conditions may need an update. Please clarify.

2. The turning movement count data was collected on Wednesday, November 16, 2022. This data is almost two years old. It is suggested to apply a suitable growth factor for existing/future conditions analyses.

3. The TIS references October 22, 2022, Reserve Capacity Table. Please update the TIS with latest Reserve Capacity Table.

4. Please be aware that Segment 1 and Segment 3 may exceed capacity if other pending developments are approved based on latest Reserve Capacity Table. Consequently, mitigation measures might be necessary to address the capacity shortfall.

5. It is suggested to combine the segment impact tables, Table 5A (Gas Station w/C-Store), and Table 5B (Multifamily Housing) into one table. This will show the cumulative impacts on segments from the proposed land uses.

6. The site plan shows 6 electric charging stations which are not accounted for in the trip generation table. Please clarify.

7. The square footage for the additional area to the convenience store is not the same between the File Application and the TIS. Please review and update.

8. According to Monroe County Traffic Report Guidelines, all Level 3 traffic studies shall indicate that every paved County road within one (1) mile of the parcel proposed for development and all bridges on U.S. 1 within six (6) miles of the parcel proposed for development shall have sufficient available capacity to operate at minimum peak hour at or within five percent (5%) of a level of service D. Please verify.

If you have any questions, please contact me at (727) 637-6075.

Sincerely,
AECOM Technical Services, Inc.
Naresh Kotari, Senior Planner

Engineering Department
MEMORANDUM

To: Ilze Aguila, Sr. Administrator, Operations
Devin Tolpin

From: Judy Clarke, P.E., Director of Engineering Services

Date: June 25, 2024

Re: 2024-112 Joined Islands, Inc. Cudjoe Minor Conditional Use Permit

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I have reviewed the plans dated 5-31-2024 for the referenced project and have no comments at this time. Several of the civil/site sheets were illegible, which made a detailed review not possible. The plans do not show any access drives or work on the county right-of-way.

End of Additional File 2024-112

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
JUN 13 2024
MONROE CO. PLANNING DEPT.

Request for a Minor Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.

Minor Conditional Use Permit Application Fee: $8,480.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00

Date of Application: _____/_____/_____
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: **(Agents must provide notarized authorization from all property owners.)**

Island Constuction Management, Inc.	Don Horton and/or Amie Owens
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application

88888 Overseas Highway Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607		305.522.2062	don@icm.build; amie@icm.build
Work Phone	Home Phone	Cell Phone	Email Address

Property Owner: **(Business/Corp must include documents showing who has legal authorized to sign.)**

JOINED ISLANDS INC
(Name/Entity) Contact Person

21362 Overseas Hwy Cudjoe Key FL 33042
Mailing Address (Street, City, State and Zip Code)

Work Phone	Home Phone	Cell Phone	Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet.)

	2	Cudjoe Key	Cudjoe Key
Block	Lot	Subdivision	Key

00115840-000401	1147532
Real Estate (RE) / Parcel ID Number	Alternate Key Number

21362 OVERSEAS Hwy, CUDJOE KEY
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Land Use District Designation of Property: SC

Present Land Use of Property: Retail

Proposed Land Use of Property: Retail with Affordable units

Total Area of Property: 44749 sq ft

Total Upland Area within Property: 44749 sq ft

If non-residential or commercial floor area is proposed, please provide:

1 Total number of non-residential buildings

2582 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

0 Total number of market-rate units

5 Total number of affordable units

0 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? ☐ Yes ☐ No

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- ☑ Completed application form
- ☑ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- ☑ Proof of ownership (i.e., Warranty Deed)
- ☑ Current property record card(s) from the Monroe County Property Appraiser
- ☑ Photograph(s) of site from adjacent roadway
- ☑ Written description of project
- ☑ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- ☑ Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:

  - ☐ Date, north point and graphic scale
  - ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes.
  - ☐ All attributes from the boundary survey
  - ☐ Future Land Use Map (FLUM) designation(s) of the site
  - ☐ Land Use (Zoning) District designation(s) of site
  - ☐ Tier designation(s) of the site
  - ☐ Flood zones pursuant to the Flood Insurance Rate Map

- ☐ Setback lines as required by the Land Development Code
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- ☐ Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- ☐ Extent and area of wetlands, open space preservation areas and conservation easements
- ☐ Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (unless a separate landscape plan showing such is submitted)
- ☐ Location of fire hydrants or fire wells
- ☐ The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- ☐ A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

☐ Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☐ Open space preservation areas
- ☐ Existing natural features
- ☐ Size and type of buffer yards including the species, size and number of plants
- ☐ Parking lot landscaping including the species, size and number of plants
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☐ Transplantation plan (if required)

☐ Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)

☐ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)

☐ Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)

☐ Traffic Study, prepared by a licensed traffic engineer

☐ Transportation fee of $5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)

☐ Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)

☐ List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

☑ Radius report from Monroe County Property Appraiser supporting the required labels

☑ Proof of Coordination are required from the following:

- ☐ Florida Keys Aqueduct Authority (FKAA)
- ☐ Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- ☐ Monroe County Office of the Fire Marshal
- ☐ Monroe County Solid Waste Management
- ☐ Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

☑ Notarized Agent Authorization

☑ Vegetation Survey or Wetland delineation

☐ Construction Phasing Plan

☑ Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- ☐ Key West Resort Utilities
- ☐ Key Largo Wastewater Treatment District (KLWTD)
- ☐ South Florida Water Management District (SFWMD)
- ☐ Florida Department of Transportation (FDOT)
- ☐ Florida Department of Environmental Protection (FDEP)
- ☐ Florida Department of State, Division of Historic Resources
- ☐ Florida Fish & Wildlife Conservation Commission (FWC)
- ☐ U.S. Army Corps of Engineers (ACOE)
- ☐ U.S. Fish and Wildlife Service (USFW)

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

☐ Yes ☐ No Code Case file #_____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

_____.

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

* * * * * * *

See Page 5 for Signature and Notary Acknowledgement

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____ **Date:** 5.22.24

STATE OF FL

COUNTY OF Monroe

Sword to and subscribed before me, by means of either ☒ physical presence OR ☐ online notarization,

on 22 day of May, 2024, by Amie Owens
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is ☒ personally known to me OR ☐ produced _____ as
(TYPE OF ID PRODUCED)

identification.

ANNA RICHARDS
Notary Public - State of Florida
Commission # HH 424000
My Comm. Expires Sep 26, 2027
Bonded through National Notary Assn.

_____ Anna Richards
SIGNATURE OF NOTARY PUBLIC — PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: ____ / ____ / ____
Month Day Year

I hereby authorize Don Horton and/or Amie Owens be listed as authorized agent
(Print Name of Agent)

representing Joined Islands, Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Minor Conditional Use Application
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

2		Cudjoe Key	Cudjoe Key
Lot	Block	Subdivision	Key (Island)
00115840-000401			1147532
Real Estate (RE) / Parcel ID Number			Alternate Key Number
21362 OVERSEAS Hwy, CUDJOE KEY			26
Street Address (Street, City, State & Zip Code)			Approximate Mile Marker

Authorized Agent Contact Information:

88888 Overseas Highway Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607		305.522.2062	don@icm.build; amie@icm.build
Work Phone	Home Phone	Cell Phone	Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: M.A. [signature] **Date:** 07/26/2023

STATE OF Florida **COUNTY OF** MONROE

Sword to and subscribed before me, by means of either ☒ physical presence OR ☐ online notarization,

on 20 day of JULY, 2023, by MOHAMMED AMINUR Rahman
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is ☐ personally known to me OR ☒ produced FLDL F550-541-80-001-0 as
(TYPE OF ID PROVIDED) EXP 2025

identification.

AMANDA HOPF
MY COMMISSION # GG966255
EXPIRES: March 05, 2024

[signature]
SIGNATURE OF NOTARY PUBLIC

AMANDA Hopf
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: March 5 2024

Doc# 1512153 04/27/2005 11:25AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:

DEED DOC STAMP CL: FP $4,200.00

True Title Agency, Inc.
PO Box 420321
Summerland Key, FL 33042
File Number: **2005-226**

Doc# 1512153
Bk# 2108 Pg# 614

Grantee S.S. No.
Parcel Identification No. **00115840-000401**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **19th** day of **April, 2005** between **Chris' Convenient Food Mart #5504, Inc., a Florida corporation** whose post office address is **21362 Overseas Highway, Cudjoe Key, FL 33042** of the County of **Monroe**, State of **Florida**, grantor*, and **JOINED ISLANDS, INC., a Florida corporation** whose post office address is **712 Caroline Street, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County Florida**, to-wit:

A tract of land in a part of Government Lot 2, Section 29, T.66S., R.28E, being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128, of the Public Records of Monroe County, Florida, and the Southerly right-of-way line of U.S. Highway No. 1, said intersection also to be known as the POINT OF BEGINNING of the tract of land hereinafter described, said POINT OF BEGINNING also being on a curve, said curve having an angle of 07° , 48 minutes and 14 seconds and a radius of 1860.08 feet, bear Westerly, along said curve and deflecting to the left, 253.35 feet; thence bear South, 151.58 feet; thence bear East , 250 feet to the West line of "SACARMA BAY", thence bear North, along the West line "SACARMA BAY", 196 feet, back to the POINT OF BEGINNING,

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:

A ten foot strip of land in a part of Government Lot 2, Section 29, T.66S., R.28E, being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128, of the Public Records of Monroe County, Florida, said Northwest Corner to be known as the POINT OF BEGINNING of the 10 foot strip of land hereinafter described, bear South, along the West line of "SACARMA BAY", 196 feet, more or less, to a point on the Southerly right-of-way line of U.S. Highway No. 1; thence bear Easterly, along the Southerly right-of-way line of U.S. Highway No. 1, 10 feet, more or less, back to the POINT OF BEGINNING.

SAID DESCRIBED EASEMENT TO BE USED ONLY FOR A UTILITY LINE AND METER TO PROVIDE WATER TO THE ADJACENT PROPERTY AT THE REAR OF THE SAID PROPERTY IN THE ABOVE DESCRIPTION KNOWN AS FLA. KEYS AQUEDUCT COMMISSION ACCOUNT #2372910,

AND

A part of Government Lot 2, Section 29, TWP. 66 S., RGE. 28 E., on Cudjoe Key, Monroe County, Florida, lying south of U.S. Highway No. 1 and being more particularly described as follows:

Commencing at the intersection of the west line of Government Lot 2 and the southerly right-of-way line of U.S. Highway No. 1; thence N72°20'E along the said right-of-way line 775.93 feet to the beginning of a curve, concave to the south and having a radius of 1860.08 feet; thence Northeasterly along the arc of the curve 118.18 feet; thence south 40.14 feet to the Point Of Beginning of the herein described parcel; thence S74° 47' 42"W 7.21 feet to a metal fence post; thence S1° 28'15"E 109.50 feet along said fence; thence east 3.2 feet; thence North 111.24 feet to Point Of Beginning.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

Doc# 1512153
Bk# 2108 Pg# 615

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Dominic Guarino

Witness Name: RICHARD J. FIELDER

Chris' Convenient Food Mart #5504, Inc., a Florida corporation

By: _____
John P. Wilkins, President

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 19th day of April, 2005 by John P. Wilkins, President of Chris' Convenient Food Mart #5504, Inc., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

RICHARD J. FIELDER MY COMMISSION EXPIRES June 11, 2009 #DD 395792 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

DoubleTime®

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00115840-000401
Account#	1147532
Property ID	1147532
Millage Group	100C
Location Address	21362 OVERSEAS Hwy, CUDJOE KEY
Legal Description	29 66 28 CUDJOE KEY PT LOT 2 OR652-505/06 OR721-158 OR825-1880/81 OR931-2414/15 OR1315-884/85 OR1750-1571/72 OR652-505/06 OR1855-1302/04 OR2108-614/15 (Note: Not to be used on legal documents.)
Neighborhood	10050
Property Class	RETAIL-CONVENIENCE STORE (1103)
Subdivision	
Sec/Twp/Rng	29/66/28
Affordable Housing	No



Owner

JOINED ISLANDS INC
21362 Overseas Hwy
Cudjoe Key FL 33042

Valuation

		2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+	Market Improvement Value	$185,038	$195,612	$195,612	$198,532
+	Market Misc Value	$6,855	$6,855	$6,855	$6,855
+	Market Land Value	$592,924	$592,924	$349,825	$349,825
=	Just Market Value	**$784,817**	**$795,391**	**$552,292**	**$555,212**
=	Total Assessed Value	**$668,273**	**$607,521**	**$552,292**	**$506,796**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$784,817**	**$795,391**	**$552,292**	**$555,212**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	$592,924	$195,612	$6,855	$795,391	$607,521	$0	$795,391	$0
2021	$349,825	$195,612	$6,855	$552,292	$552,292	$0	$552,292	$0
2020	$349,825	$198,532	$6,855	$555,212	$506,796	$0	$555,212	$0
2019	$322,193	$198,532	$6,855	$527,580	$460,724	$0	$527,580	$0
2018	$261,782	$184,731	$5,428	$451,941	$418,840	$0	$451,941	$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	44,749.00	Square Foot	0	0

Buildings

Building ID	41739	**Exterior Walls**	C.B.S.
Style		**Year Built**	1975
Building Type	1 STORY STORES / 11C	**EffectiveYearBuilt**	2000
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	4704	**Roof Type**	
Finished Sq Ft	2120	**Roof Coverage**	
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	234	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	2
Depreciation %	30	**Grade**	300
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	2,344	0	0
FLA	FLOOR LIV AREA	2,120	2,120	0
OPU	OP PR UNFIN LL	16	0	0
OPF	OP PRCH FIN LL	224	0	0
TOTAL		**4,704**	**2,120**	**0**

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1975	1976	6 x 250	1	1500 SF	1
ASPHALT PAVING	1975	1976	29 x 123	1	3567 SF	1
UTILITY BLDG	1979	1980	10 x 12	1	120 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/19/2005	$600,000	Warranty Deed		2108	614	S - Unqualified	Improved		
12/28/2001	$434,900	Warranty Deed		1750	1571	Q - Qualified	Improved		
7/1/1994	$285,000	Warranty Deed		1315	0884	Q - Qualified	Improved		
2/1/1980	$110,000	Warranty Deed		825	1880	Q - Qualified	Improved		
7/1/1977	$85,000	Conversion Code		721	158	Q - Qualified	Improved		

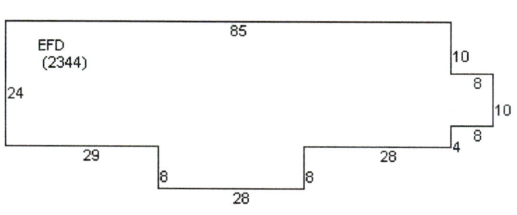
Permits

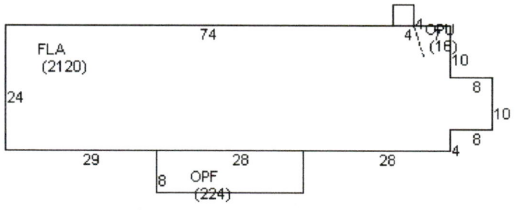
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10100652	2/9/2010		$1,500	Commercial	EMERGENCY NEW RISER PIPE AND WIRING DUE TO HIGHWAY ACCIDENT
02/0401	6/14/2002	10/9/2002	$2,400		BURGLAR ALARM SYSTEM
02/0290	1/25/2002	10/9/2002	$16,735		comm roofing
02/0151	1/22/2002	1/1/2002	$1	Commercial	land clearing
02/0239	1/22/2002	10/9/2002	$4,500		replace a/c

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


EFD
(2344)
85
10
8
10
24
8
4
29
28
8
8
28


FLA
(2120)
74
4
OPU
(16)
10
8
10
24
8
4
29
28
28
8
OPF
(224)

Photos


1147532-20160707



Map



TRIM Notice

2023 TRIM Notice (PDF)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/20/2024, 4:01:40 AM

Contact Us

Developed by Schneider GEOSPATIAL

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation
JOINED ISLANDS, INC.

Filing Information

Document Number	P05000047536
FEI/EIN Number	20-2603260
Date Filed	03/30/2005
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/12/2005
Event Effective Date	NONE

Principal Address

21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

Changed: 03/20/2006

Mailing Address

21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

Changed: 03/20/2006

Registered Agent Name & Address

RAHMAN, MOHAMMED A
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

Name Changed: 04/28/2008

Address Changed: 03/20/2006

Officer/Director Detail

Name & Address

Title T

MANNAN, MOHAMMED ABDUL
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

Title P

RAHMAN, MOHAMMED A
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

Title S

RAHMAN, FAHMIDA
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

Title D

ARIF, KHADIJA A
7701 NW 62ND WAY
PARKLAND, FL 33067

Annual Reports

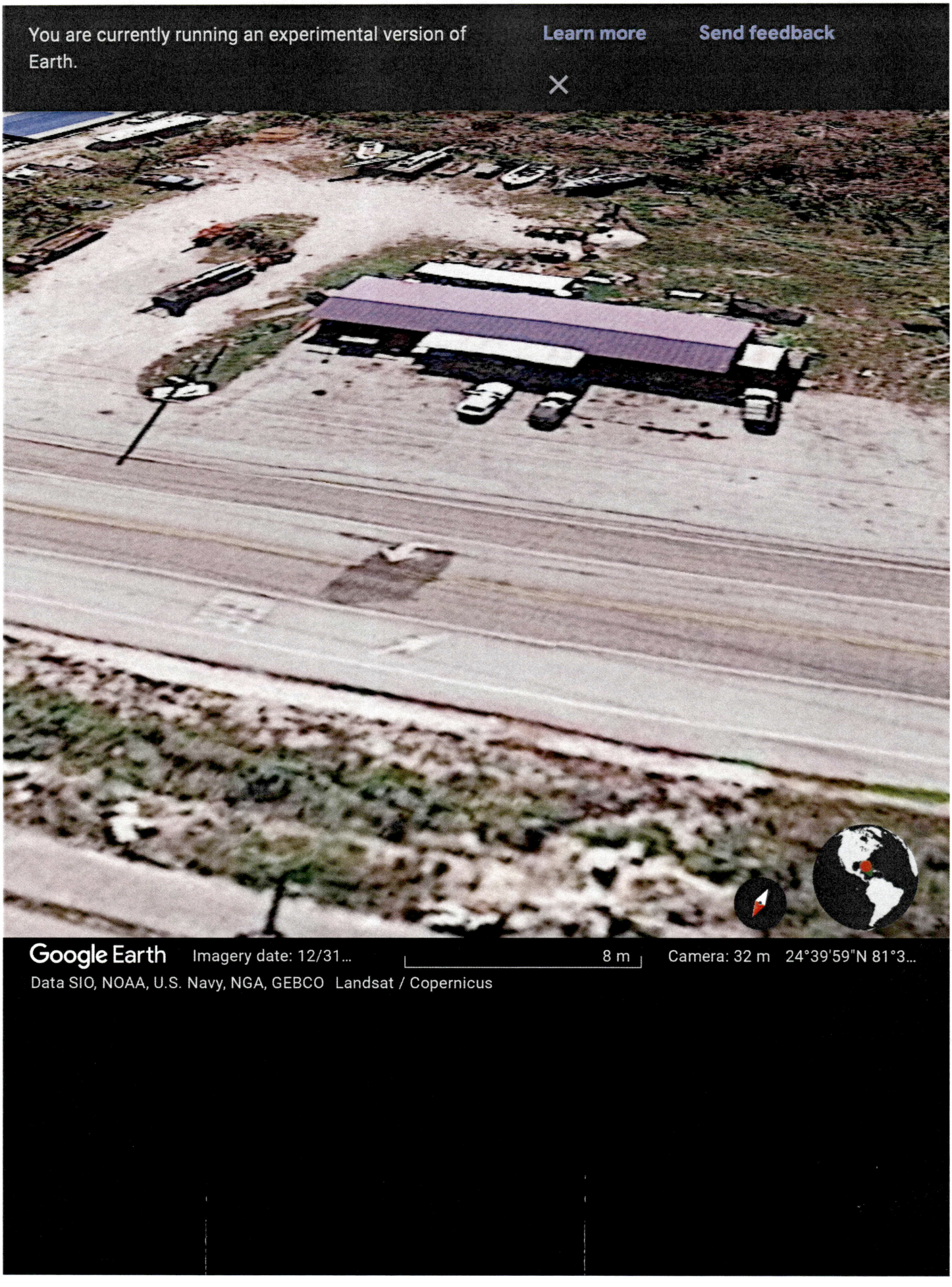
Report Year	Filed Date
2023	02/11/2023
2023	07/29/2023
2024	01/13/2024

Document Images

01/13/2024 -- ANNUAL REPORT	View image in PDF format
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02/11/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
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06/18/2020 -- ANNUAL REPORT	View image in PDF format
03/04/2019 -- ANNUAL REPORT	View image in PDF format
03/15/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
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03/27/2013 -- ANNUAL REPORT	View image in PDF format
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04/17/2012 -- ANNUAL REPORT	View image in PDF format
02/28/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
02/22/2007 -- ANNUAL REPORT	View image in PDF format
03/20/2006 -- ANNUAL REPORT	View image in PDF format
05/12/2005 -- Amendment	View image in PDF format
03/30/2005 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations


You are currently running an experimental version of Earth.
Learn more
Send feedback
Google Earth
Imagery date: 12/3...
30 m
Camera: 177 m 24°39'58"N 81°3...


You are currently running an experimental version of Earth.
Learn more
Send feedback
Google Earth
Imagery date: 12/31...
8 m
Camera: 32 m 24°39'59"N 81°3...
Data SIO, NOAA, U.S. Navy, NGA, GEBCO Landsat / Copernicus

Joined Islands Project Description:

Project to include:

5 Affordable Housing Units totaling 6650 sq ft, (3 – 2br and 2 -3br)

New 900 sq ft Canopy over three (3) new fuel dispensers,

Revised parking layout, including a focused ingress & egress lane,

Addition of 378 sq ft to the existing Convenience Store,

New 1283 sq ft concrete slab and

A new 100 sq ft Dumpster Enclosure.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Joined Islands LLC

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
21362 Overseas Highway

City: Cudjoe Key State: FL ZIP Code: 33042

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: **Folio: 00115840-000401**
A tract of land in a part of Government Lot 2, Sec. 29, T.66S., R.28E, as per Public Records of Monroe Co., FL

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Commercial

A5. Latitude/Longitude: Lat. 24° 39' 58.18" N Long. 80° 29' 59.99" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 6

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 2,000 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: 0 Engineered flood openings: 0

d) Total net open area of non-engineered flood openings in A8.c: 0 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 0 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): 0 sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Monroe Co. Unincorporated Areas B1.b. NFIP Community Identification Number: 125129

B2. County Name: Monroe B3. State: FL B4. Map/Panel No.: 12087C – 1292/1311 B5. Suffix: K

B6. FIRM Index Date: 02/18/2005 B7. FIRM Panel Effective/Revised Date: 02/18/2005

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 11.00'

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 21362 Overseas Highway

City: Cudjoe Key State: FL ZIP Code: 33042

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: AA0173; H-272; Elev. + 3.90' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.
☒ NGVD 1929 ☐ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	4.3	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	8.0	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	10.8	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	4.3	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	4.5	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	4.4	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Armando F. Alvarez License Number: 5526

Title: Surveyor & Mapper

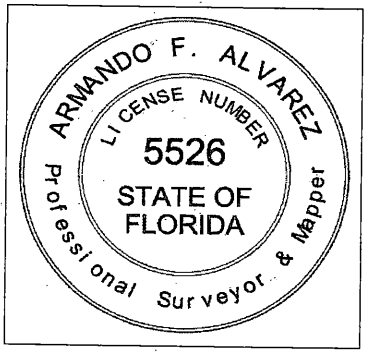
Company Name: AFA & Company Inc.

Address: 13050 SW 133rd Court

City: Miami State: FL ZIP Code: 33186

Signature: Date: 08/16/2023

Telephone: 305-234-0588 Ext.: Email: afaco@bellsouth.net



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
Crown of Road: + 6.60'
A5) Coordinates obtained from Google Earth
C2.e) A/C Elev. + 10.80' (Located on the Rear side on the wall of the building)

Job #: 23-916

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 21362 Overseas Highway

City: Cudjoe Key State: FL ZIP Code: 33042

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 21362 Overseas Highway

City: Cudjoe Key State: FL ZIP Code: 33042

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 21362 Overseas Highway

City: Cudjoe Key State: FL ZIP Code: 33042

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 21362 Overseas Highway

City: Cudjoe Key State: FL ZIP Code: 33042

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One Caption: FRONT VIEW (08/16/2023)



Photo Two Caption: REAR VIEW (08/16/2023)

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 21362 Overseas Highway

City: Cudjoe Key State: FL ZIP Code: 33042

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

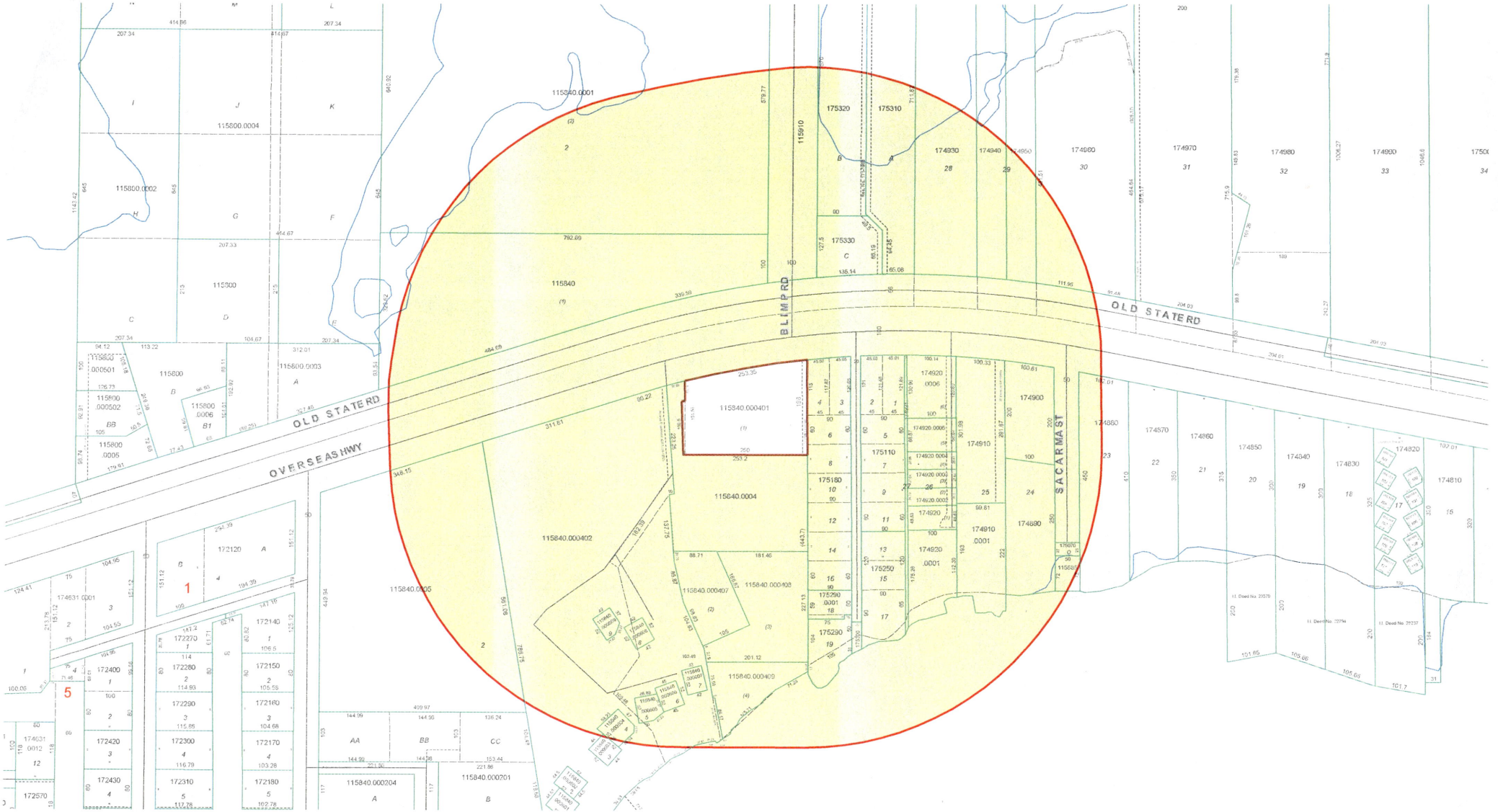
Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three Caption: RIGHT VIEW (08/16/2023)



Photo Four Caption: LEFT VIEW (08/16/2023)


OLD STATE RD
OVERSEA SHWY
BLIMP RD
SACARMAST
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Island
CONSTRUCTION MANAGEMENT, INC.
Construction Management: Permit/Code Consultants: Permit Expeditors

Florida Keys Aqueduct Authority
91620 Overseas Highway
Tavernier, Florida 33070

July 24, 2023

RE: 21362 Overseas Highway, Cudjoe Key

To Whom It May Concern:

Please accept this Letter of Coordination as notice that JOINED ISLANDS INC. is making an application with the Monroe County Planning & Environmental Resource Department for A Minor Conditional Use for the property located at 21362 Overseas Highway, Cudjoe, Florida. We are seeking approval for: 1. 378 s/f addition to the existing convenience store; 2. New parking; 3. New canopy over 3 new gas pumps; 4. Adding 1 new diesel fuel pump; 5. Build 5 new workforce affordable housing units.

In order for us to receive approval we are now requesting a Letter of Coordination from your department. For your convenience, we have attached the proposed site plan.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc

Office: 305.852.9607 Fax: 305.852.9609
Don@IslandConstructionManagement.com | Amie_Owens@bellsouth.net
88888 Overseas Hwy #9, Tavernier, FL 33070

(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

July 24, 2023

Mr. Donald Horton
Island Construction Management, Inc
88888 Overseas Hwy, #9
Tavernier, FL 33070

RE: Joined Islands, Inc, 21362 Overseas Hwy, Cudjoe Key, Florida

Dear Mr. Horton:

This is to acknowledge that the above-mentioned party has begun a coordination process with Keys Energy Services (KEYS).

KEYS' Engineering Section requests that they be provided with a full set of plans and a Project Review Form (separate form for each new meter) for the referenced project.

These plans are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the full set of plans and the Project Review Form to one of our Customer Programs Representatives.

Should you have any questions, please contact me at (305) 295-1080.

Sincerely,

Zahny Gonzalez
Customer Service Staff Assistant

ZG/zg
c:
M. Alfonso, Supervisor of Engineering

Island
CONSTRUCTION MANAGEMENT, INC.
Construction Management: Permit/Code Consultants: Permit Expeditors

Monroe County Office of the Fire Marshal
490 63rd St. Ocean
Marathon, FL 33050

July 24, 2023

RE: 21362 Overseas Highway, Cudjoe Key

To Whom It May Concern:

Please accept this Letter of Coordination as notice that JOINED ISLANDS INC. is making an application with the Monroe County Planning & Environmental Resource Department for A Minor Conditional Use for the property located at 21362 Overseas Highway, Cudjoe, Florida. We are seeking approval for: 1. 378 s/f addition to the existing convenience store; 2. New parking; 3. New canopy over 3 new gas pumps; 4. Adding 1 new diesel fuel pump; 5. Build 5 new workforce affordable housing units.

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Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc

Office: 305.852.9607 Fax: 305.852.9609
Don@IslandConstructionManagement.com | Amie_Owens@bellsouth.net
88888 Overseas Hwy #9, Tavernier, FL 33070

County of Monroe
The Florida Keys

BOARD OF COUNTY COMMISSIONERS
Mayor David Rice, District 4
Mayor Pro Tem Craig Cates, District 1
Michelle Coldiron, District 2
James K. Scholl, District 3
Holly Merrill Raschein, District 5

August 3, 2023

Attn: Amie Owens
D Horton Construction
88888 Overseas Highway #9
Tavernier, FL 33070

Referenced Property: 21362 Overseas Highway
Cudjoe Key, Florida 33042

Owner: Joined Islands Inc.
21362 Overseas Highway
Cudjoe Key, FL 33042

PID #00115840
Alk. #1147532

Dear Ms. Owens,

After review of the proposed site plan for Joined Islands, Inc., I find there is sufficient placement and designation for municipal solid waste receptacles for the above referenced property. The plan shows adequate provision for solid waste management. Please note that as this property changes profiles, unwanted items such as appliances, furniture, decking, building materials, etc. must be placed in a roll off dumpster or arrangement made for a bulk pick up. The cost for collection and disposal is the responsibility of the property owner and no items should be placed on County right-of-way for disposal.

While recycling is not mandatory, it is strongly encouraged throughout residential and business communities. Providing a recycling container would allow residents to assist in protecting our planet and become part of the solution in reducing the carbon footprint. If information is needed on, how to set-up recycling for this property, please contact Waste Management of Florida at the following number to discuss available options. Phone number 296-8297.

Sincerely,

Cheryl Sullivan

Cheryl Sullivan, Director of Solid Waste Management
Monroe County, Florida

Island
CONSTRUCTION MANAGEMENT, INC.
Construction Management: Permit/Code **Consultants:** Permit Expeditors

Florida DEP
Waste Management Dpt.
2600 Blair Stone Road
MS #4500
Tallahassee, FL 32399

July 24, 2023

RE: 21362 Overseas Highway, Cudjoe Key

To Whom It May Concern:

Please accept this Letter of Coordination as notice that JOINED ISLANDS INC. is making an application with the Monroe County Planning & Environmental Resource Department for A Minor Conditional Use for the property located at 21362 Overseas Highway, Cudjoe, Florida. We are seeking approval for: 1. 378 s/f addition to the existing convenience store; 2. New parking; 3. New canopy over 3 new gas pumps; 4. Adding 1 new diesel fuel pump; 5. Build 5 new workforce affordable housing units.

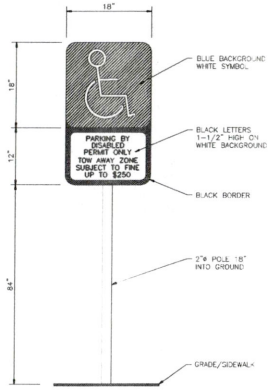
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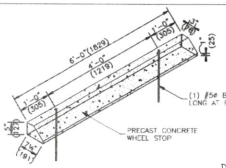
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Thank you in advance,

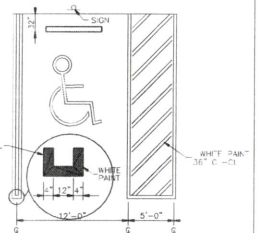
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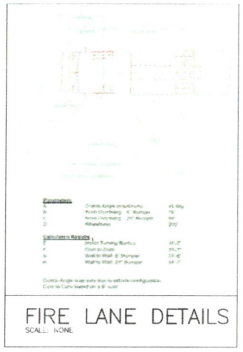




WHEELSTOP DETAIL
SCALE: NONE



HANDICAP PARKING
SCALE: NONE



FIRE LANE DETAILS
SCALE: NONE

SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,294 S.F. (1.016 ACRE)
4. EXISTING LOT COVERAGE:

-CONVENIENT STORE	= 2,122 S.F.	(4.8%)
-PAVEMENT	= 30,314 S.F.	(68.4%)
-OPEN AREAS / LANDSCAPING	= 6,740 S.F.	(15.2%)

5. THIS PROJECT:

-WORKFORCE HOUSING	= 3,505 S.F.	(7.9%)
-NEW GAS PUMP CANOPY	= 900 S.F.	(2.0%)
-NEW OFFICES	= 500 S.F.	(1.1%)
-NEW DIESEL PUMP	= 32 S.F.	(.07%)
-NEW TRANSFORMERS	= 181 S.F.	(0.4%)
TOTAL LOT COVERAGE =	44,294 S.F.	(100%)

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING

6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDP's. , TOTAL OF 900 S.F. NEW CANOPY.

6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS

6.4- NEW 500 SF OFFICE ADDITION

6.5- NEW 1,283 SF OF CONC. SLAB

7. PROJECT DESCRIPTION

7.1- COMMERCIAL - RETAIL: REQUIRED 4 PARKING PER 1,000 S.F.

7.2- CONVENIENT STORE = 2,622 S.F. : PARKING REQUIRED = 10.4

WORKFORCE HOUSING = 3,505 S.F.
: PARKING REQUIRED = 2.0 PER DWELLING
: PARKING PROVIDED = 10 (TEN) NEW

TOTAL PARKING REQUIRED = 21.0 PROVIDED = 27 + BIKE RACK = 28

NOTES:
ALL PARKING WILL BE 8.5'x18.0'
PARKING INCLUDES (2)TWO HANDICAPPED SPACE 12.0'x18'

8. LOADING ZONE: Sec. 9.5-354

-COMMERCIAL USE 2,622-19,999 S.F. = (1)ONE 16'x54'

PROVIDED: (1)ONE LOADING ZONE 16'x54'

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	39.16'	NORTH AT O/S HWY
PRIMARY SIDE :	10.0'	40.0'	WEST
SECONDARY SIDE:	5.0'	44.0'	EAST
REAR YARD :	10.0'	28.0'	SOUTH

10. FLOOD ZONE:

PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB# 6031005 / 2018-050
FLOOD ZONE = "AE" 11.0'
EXISTING BUILDING FFL. = 7.67' NGVD

11. OPEN SPACE RATIO: Sec. 9.5-262

SC=0.2 OSR
OPEN SPACE PROVIDED = 15.12% (6,740 S.F.)

12. SITE LIGHTING: Sec.9.5-392, 393, 394

12.1- ALL OUTDOOR LIGHTING SHALL BE, MAX 18' ABOVE GRADE, NON-CUTOFF MAX 35' ABOVE GRADE, CUT-OFF (MEASURED AT PROPERY LINE)

12.2- MAX ILLUMINATION SHALL BE : 0.3 FOOT-CANDLES FOR NON-CUTOFF
1.5 FOOT CANDLES FOR CUT-OFF
(MEASURED AT PROPERTY LINE)

12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED.

LEGAL DESCRIPTION

A PART OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST CORNER OF SEACARMIA BAY, AS RECORDED IN PLAT BOOK 4, AT PAGE 128 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID INTERSECTION ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; SAID POINT OF BEGINNING ALSO BEING ON A CURVE, SAID CURVE HAVING AN ANGLE OF 04°29'03", 439 MINUTES AND A RADIUS OF 2,402.08 FEET, AND A CHORD OF 188.00 FEET, BEAR WESTERLY, ALONG SAID CURVE AND RIGHT-OF-WAY, TO THE LEFT, 253.35 FEET; THENCE BEAR SOUTH, 15.55 FEET; THENCE BEAR EAST, 250 FEET TO THE WEST LINE OF SEACARMIA BAY; THENCE BEAR NORTH, ALONG THE WEST LINE OF SEACARMIA BAY, 195 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES.

AND

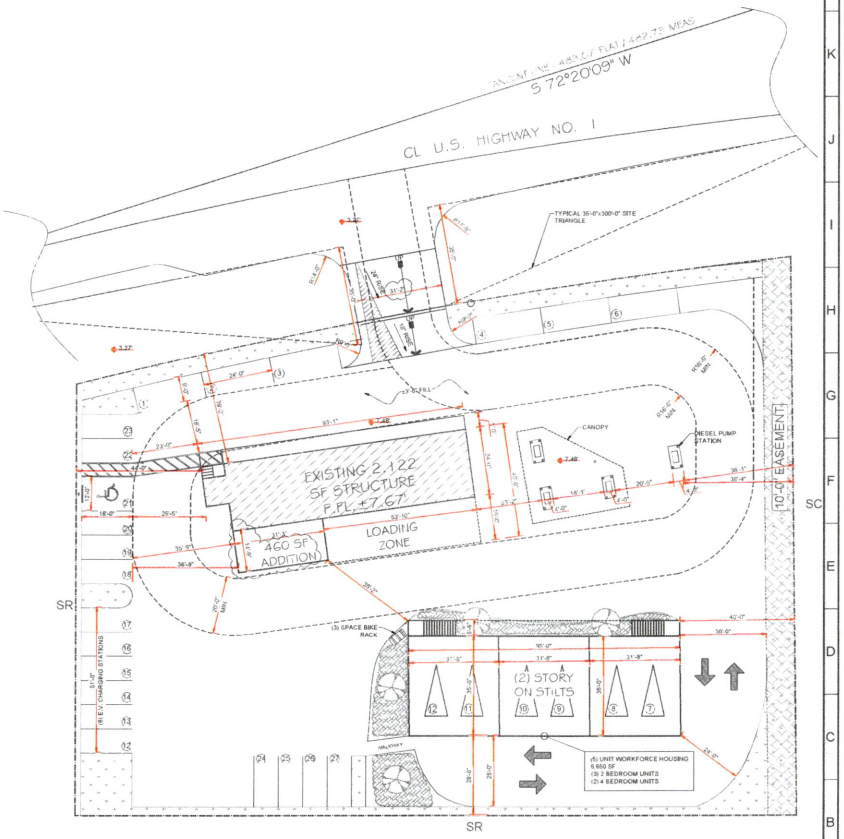
AN 10 FOOT STRIP OF LAND, BEING A PART OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST, ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING NORTH OF U.S. HIGHWAY NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N 72°20'0" E ALONG THE SAID RIGHT-OF-WAY A DISTANCE OF 23 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2,402.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE CURVE 118.76 FEET; THENCE S 74°47'42" W A DISTANCE OF 10.40 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 74°47'42" W A DISTANCE OF 10 FEET TO A METAL FENCE POST; THENCE S 17°26'15" E 102.50 FEET ALONG SAID FENCE; THENCE EAST 9.2 FEET; THENCE NORTH 111.24 FEET TO POINT OF BEGINNING.

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:

A 10 FOOT STRIP OF LAND, IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SEACARMIA BAY, AS RECORDED IN PLAT BOOK 4, AT PAGE 128 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID NORTHWEST CORNER TO BE KNOWN AS THE POINT OF BEGINNING OF THE 10 FOOT STRIP OF LAND, HEREINAFTER DESCRIBED; BEAR 90°0'0" HEADING THE WEST LINE OF SEACARMIA BAY, 195 FEET; THENCE BEAR WEST, 10 FEET; THENCE BEAR NORTH, 195 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR EASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 10 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.



N

SITE PLAN
SCALE: 1"=20'-0"

KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

CONTACT INFO

REVISIONS

MARK	DESCRIPTION	DATE

STATE OF FLORIDA JOHN ROBERT BARNES AR-010528 REGISTERED ARCHITECT

ROBERT BARNES & ASSOCIATES
ARCHITECTURE | PLANNING
2016

331 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305) 247-0445 FAX (305) 247-0447
ROBERTBARNESASSOCIATES.COM

JOHN ROBERT BARNES, RA., NCARB
LICENSE #AR-010528

This item has been digitally signed and sealed by J. Robert Barnes RA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SITE PLAN

SCALE:	1" =
DRAWN BY:	JRB
CHECKED BY:	---
PROJECT NO:	1222222 [10.3344]
PROJECT TYPE:	AS-SHOWN
PROJECT DIRECTOR:	JRB
PROJECT MANAGER:	---
PROJECT ARCHITECT:	JOHN ROBERT BARNES
PROJECT NAME:	2018-050 - KICKIN BACK - SITE PLANNING
PROJECT PATH:	N:_SHORTCUT\TARGETS-#\2018\TRADUCTION\MASTER\2018-050 KICKIN BACK - SITE PLANNING.PLN
PLOTTED:	June 30, 2023
	4:33 PM

A-1

EXISTING CONDITIONS REPORT AND MITIGATION PLAN

Proposed Project – Add-on to existing structure, Fuel Pumps, Electric Vehicle charging stations, multi-Unit two story Residence, additional paved parking spaces

21362 Overseas Highway Cudjoe Key, Florida
Monroe County, Parcel ID# 00115840-000401

Report prepared for:
Island Construction Management, Inc
88888 Overseas Highway
Tavernier, Florida

Property owner: Joined Islands INC

Field Work Days – August 23, 2023
Report Completed – September 1, 2023

Report created by:
Devin Hughes
Hughes Eco Assessments, LLC
(305)395-0833
HughesEcoAssessments@gmail.com

Existing Site Conditions & Mitigation Plan

Field work for this report was done on August 23rd, 2023. All identification, measuring, inventorying, and mapping in this ecological assessment was conducted in regard to Monroe County Land Development Regulations (Chapter 118). Reference materials for plant identification include *Wildflowers of the Keys* by Roger L. Hammer; *The Trees of Florida* by Gil Nelson; *Native Trees and Shrubs of the Florida Keys* by J Paul Scurlock; and *The Trees of Everglades National Park and the Florida Keys* by George Stevenson.

Following the Site Plan, this assessment also includes a mitigation plan for a proposed two-story multi-unit residential structure, four fuel pumps, six Electric Vehicle charging stations, an addon to the already existing convenience store, and additional parking spaces. The attached Existing Site Conditions Map shows the footprint of the existing structure coupled with general site conditions. With the extent of the construction proposed, the entire lot will be affected and as such buffer flags were not utilized. Property boundaries along the rear were determined by using aerials and a chain link fence as flags were not recently placed in the area to clearly show boundary locations, resulting in locations being approximate. A Mitigation Summary Table is also provided which inventories the 9 regulated plants that are to be impacted by the proposed development.

Summary

This property measures approximately 253 feet wide, 196 feet along the Eastern boundary, and 152 feet along its Western boundary. The adjacent lot to the West is separated by a gravel road and is undeveloped. The adjacent lot located East of the subject lot is developed with commercial buildings, and the lot to the South is partially scarified with some hammock intact. The subject lot is developed with an existing convenience store with a parking lot, although behind the building is undeveloped.

Considering the vegetation present, classification of the vegetative habitat is "Disturbed with exotics". The subject lot is sparsely vegetated with native vegetation and is covered in mowed grasses where there isn't pavement or gravel. Most of the regulated vegetation present on the lot can be found along the edges, and some of which can be avoided with trimming, although there are a few regulated plants that will be impacted located further into the center of the property. During the assessment roughly half of the lot was being used as a parking area for a myriad of construction equipment and vehicles, as well as a several occupied and unoccupied boat trailers. A work trailer is also located behind the existing convenience store.



Photo 1: Eastern side of Lot from paved parking lot. Existing structure to right and US-1 behind.



Photo 2: Western side of Lot. Existing structure to the left, cluster of Cabbage Palms in background on right.

Vegetation Assessment

Monroe County defines a regulated tree or plant as one that is native and has a diameter at breast height (DBH) of greater than 4 inches; or one that is native and reaches reproductive maturity at less than 4 inches DBH; or is native and has a listed conservation status of threatened, endangered, regionally important.

The lot was inspected for vegetation following these guidelines; the result of this inspection is explained below and on the attached Existing Conditions Report Map.

The Monroe County Land Habitat GIS overlay identifies this lot as a combination of developed and undeveloped land. Based on the vegetation and existing structures present, the lot meets the description of "Disturbed with Exotics".

The regulated vegetation on this lot is sparse and is found mostly on the Eastern and Western boundaries. Brazilian Pepper (*Schinus terebinthifolia*) can be found scattered along the entire Eastern boundary. There are two large trees, a Wild Tamarind (*Lysiloma latisiliquum*) and a Sea Grape (*Coccoloba uvifera)*, that have fallen towards the project site. The trunks of the two trees rest in the 10' setback, but due to how they have fallen they will likely need to be removed. Fallen trees are marked on the attached Existing Conditions Report Map with two asterisks. Continuing down the Eastern boundary, three mature Gumbo Limbo (*Bursera simaruda)* trees are in a small cluster near each other and should be avoidable from impact.

There is no regulated vegetation along the rear boundary, although there is some Green Buttonwood (*Conocarpus erectus*) and Blackbead (*Pithecellobium guadalupense*) overgrowing a chain-link fence. Recruitment of native vegetation into the area is likely hampered by all the vehicles, boats, trailers, and various types of construction equipment located along most of the

Eastern and rear boundaries. Two Cabbage Palms (*Sabal palmetto*) can be found in the middle of the parking area of said equipment and are expected to be impacted.

The Western boundary for the subject lot is somewhat atypical, the adjacent lot to the South has a boundary extending the length of the gravel road to US-1, running up the entire western boundary of the subject lot. Near the front of the western boundary, two Green Buttonwood trees are located on the southern lot's property but will need their branches trimmed. Continuing down the western boundary there is also a cluster of 16 Cabbage Palms, most of which are on the property of the adjacent lot to the South, but the front four plants will likely be impacted by the proposed project. All regulated vegetation will be shown on the attached Existing Site Conditions Map, and markers for invasive vegetation will show either individual plants or several in an area.



Photo 3: Photo taken from western rear corner property boundary.



Photo 4: View behind the existing structure. Vegetation overgrowing chain-link fence pictured.



Photo 5: Continued view behind structure, equipment and vegetation growing over fence visible.



Photo 6: Direct view behind existing structure. Cabbage palm to be impacted pictured left.



Photo 7: Eastern side of lot, parked vehicles and trailers pictured. Large Wild Tamarind behind.

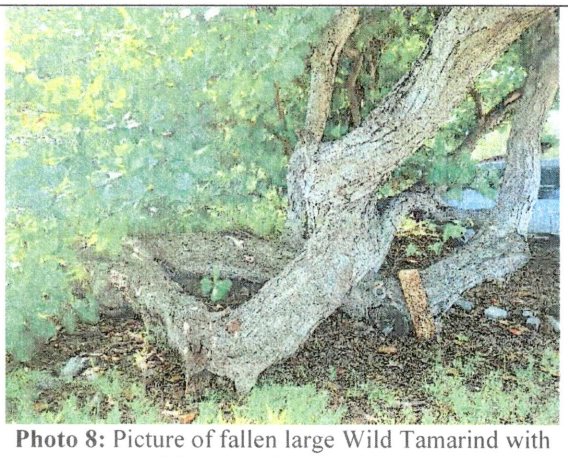


Photo 8: Picture of fallen large Wild Tamarind with fallen Sea Grape behind.

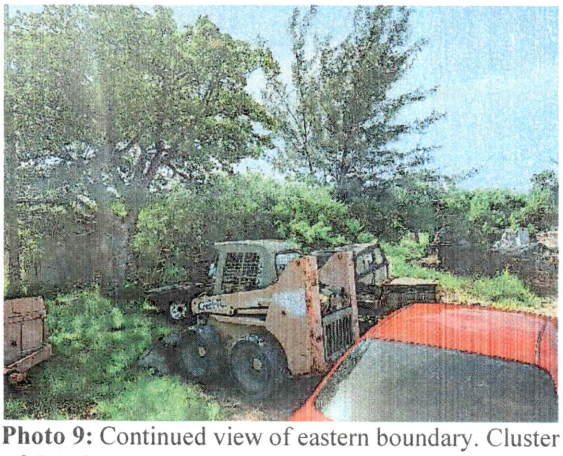


Photo 9: Continued view of eastern boundary. Cluster of Gumbo Limbos that can be avoided in background.

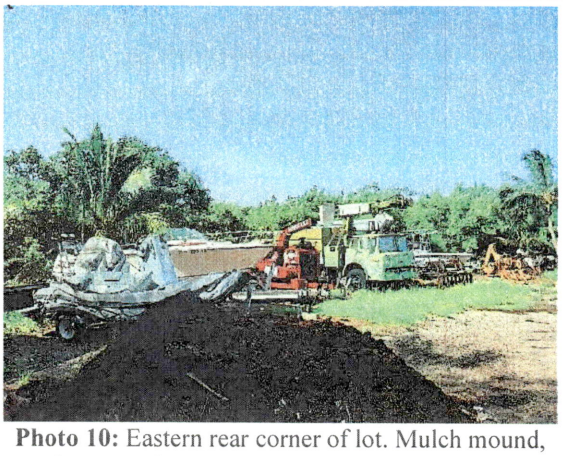


Photo 10: Eastern rear corner of lot. Mulch mound, boats, and construction equipment pictured.

Wildlife Observation

Before beginning the field work evaluation, the US Fish & Wildlife Service Species Focus Area Parcel List for Monroe County was consulted. The list identifies this parcel as being a focus area for the following species: the Eastern Indigo Snake, the Lower Keys Marsh Rabbit, the Silver Rice Rat, the Keys Tree Cactus, and the Keys Tree Snail. A determination consulting the Species Assessment Guide will be made for these species in the following paragraphs.

Although the subject lot is inside the focus area for the Eastern Indigo Snake, it is located on neither Big Pine Key nor No Name Key, and the parcel contains only non-native habitat. As such a copy of the indigo snake protection measures should be given to the property owners so that they may sign and post the information on-site.

Likewise for the Lower Keys Marsh Rabbit and the Silver Rice Rat, the subject lot is in the focus area for these species. However, there is no proposal to remove native habitat for these species and if the property owners agree to free ranging cat restrictions as outlined in Monroe County Ordinance 015-2012, Section 122- 8(d)2-i the guide deems this project as NLAA.

No Keys Tree Cactus or Keys Tree Snails were seen during the assessment, and considering the lack of intact hammock on the subject lot it is doubtful the Keys Tree Snail would find suitable habitat.

Very little wildlife was observed during the assessment. A few Cuban Anoles were spotted, and a few common species of birds such as the Northern Mockingbird and an Osprey were seen, but otherwise the subject lot is likely not conducive habitat for native wildlife due to the foot traffic, number of vehicles, and equipment that frequent the site.

Mitigation Plan

Utilizing measurements from property boundary pins and a proposed site plan, the footprint of the proposed project will impact all portions of the property. Some native vegetation can be avoided by trimming along the western and rear boundaries, but the fallen trees on the eastern boundary will likely need to be impacted. Unregulated native and invasive vegetation was inventoried as part of the vegetation assessment. If a plant meeting the regulated requirements was found within this proposed impact area, it was marked, measured, mapped, and recorded in the Mitigation Summary Table. If regulated trees had a forked trunk, split trunk, or otherwise deviated from typical form, alternative measurement methods were used to determine the diameter at breast height (DBH). Depending on the trunk deviation DBH was determined by measuring just below the deviation or each individual trunk was measured in inches, squared, sums combined, then square rooted to arrive at a DBH.

The proposed development will impact 9 regulated plants which must be mitigated for. The breakdown of what is being impacted can be found in the Mitigation Summary Table below. Regulated vegetation to be impacted by the proposed development is marked with orange ribbon and regulated trees to be avoided are marked with blue ribbon.

Mitigation Table

Native Plants with >4 Inches Diameter at Breast Height (DBH)							
Common Name	Scientific Name	Status	Total Height 0' to < 3'	Total Height 3' to < 6'	Total Height 6' to < 10'	Total Height 10'+	Total
Cabbage Palm	*Sabal palmetto*	Native	0	0	2	5	7
Wild Tamarind	*Lysiloma latisiliquum*	Native	0	0	0	1	1
Sea Grape	*Coccoloba uvifera*	Native	0	0	0	1	1
		TOTAL	0	0	2	7	9

Vegetative Species List

Native Plants:

Native plant codes are (N) followed by their status.
[Threatened (T); Endangered (E); Regionally Important (RI)]

Common Name	Scientific Name	Status	Map Sym.
Blolly	*Guapira discolor*	N	
Cabbage Palm	*Sabal palmetto*	N	CP
Fringed Fanpetal	*Sida ciliaris*	N	
Frog Fruit	*Phyla nodiflora*	N	
Green Buttonwood	*Conocarpus erectus*	N	GB
Gumbo Limbo	*Bursera simaruda*	N	GL
Jamaican Dogwood	*Piscidia piscipula*	N	
Mexican Clover	*Richardia grandiflora*	N	
Paspalum Grass	*Paspalum spp.*	N	
Poisonwood	*Metopium toxiferum*	N	
Potato Tree	*Solanum erianthum*	N	
Sandspur	*Cenchrus echinatus*	N	
Sea Grape	*Coccoloba uvifera*	N	SG
Various Sandmat	*Chamaesyce spp.*	N	
Wild Tamarind	*Lysiloma latisiliquum*	N	WT
Yellow Joyweed	*Alternanthera flavenscens*	N	

Non-Native Plants:

Non-native plant status is (EX) or (IEX-#) if listed as invasive by the Florida Keys Invasive Exotic Task Force (FKIETF) and include their invasive category (1, 2, or 3).

Common Name	Scientific Name	Status	Map Sym.
Bowstring Hemp	*Sansevieria hyacinthoides*	IEX-1	S
Brazilian Pepper	*Schinus terebinthifolia*	IEX-1	P
Bromeliad	*Guzmania sp.*	EX	
Christmas Palm	*Adonidia merillii*	EX	
Coconut Palm	*Cocos nucifera*	IEX-2	C
Oyster Plant	*Tradescantia spathacea*	IEX-2	O
Papaya	*Carica papaya*	EX	
St Augustine Grass	*Stenotaphrum secundatum*	IEX-2	

Wildlife List: (Observed)

Cuban Anole	*Anolis sagreii*
Green Iguana	*Iguana iguana*
Northern Mockingbird	*Mimus polyglottos*
Osprey	*Pandion haliaetus*

Contacts

If you have any questions, recommendations, or additional analysis please contact Devin Hughes at (305) 395-0833. For specific requirements or permits necessary to perform any action dealing with the removal or disturbance of vegetation please contact the Monroe County Planning Department.

Existing Conditions Report & Mitigation Plan prepared by:



Devin Hughes, Hughes Eco Assessments, LLC
September 1, 2023

Attached: Existing Conditions Report Map, Site Plan, qPublic Land Data Sheet

Existing Conditions Report Map

Proposed Project - Add-on to existing structure,
Multi-unit Two Story Residence,
Fuel Pumps, Electric Vehicle charging stations,
additional paved parking spaces

21362 Overseas Highway Cudjoe Key, Florida
Monroe County, Parcel ID# 00115840-000401

Regulated Native Vegetation

Cabbage Palm -	CP
Green Buttonwood -	GB
Gumbo Limbo -	GL
Sea Grape -	SG
Wild Tamarind -	WT

Invasive Vegetation

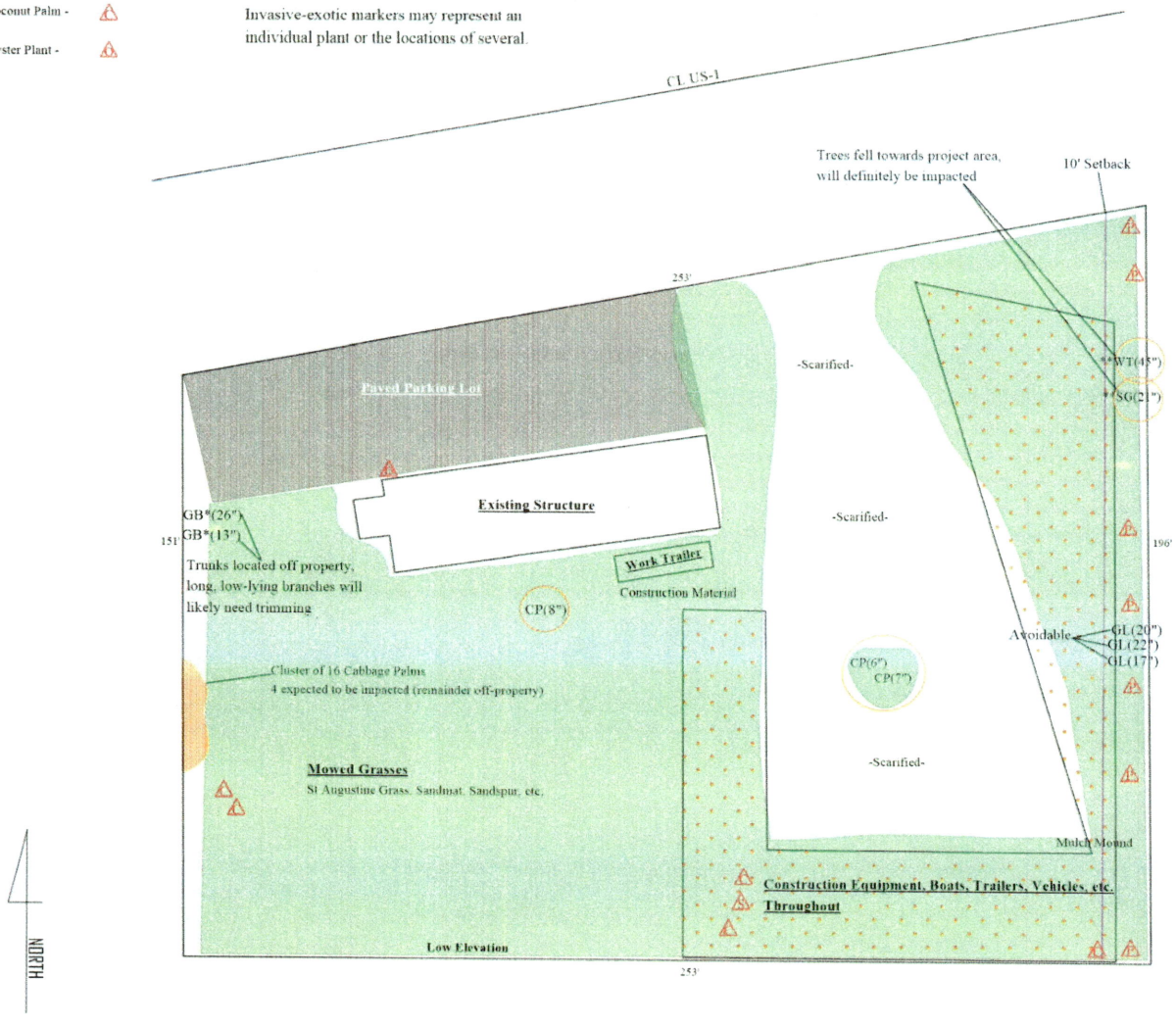
Brazilian Pepper -
Bowstring Hemp -
Coconut Palm -
Oyster Plant -

XX(##") represents a D.B.H measurement.
XX(##') represents a total height measurement.

* represents a forked D.B.H measurement.

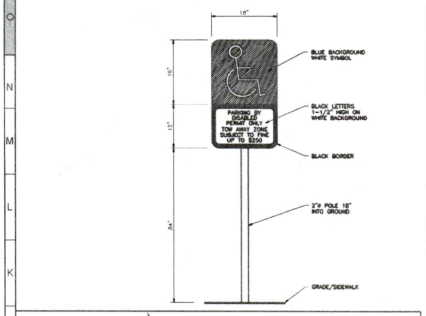
** represents as otherwise atypical (fallen, damaged, etc.)

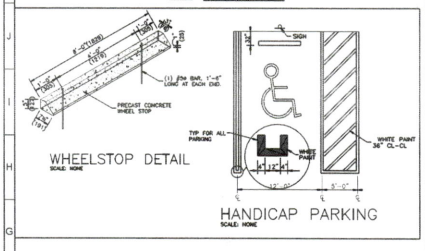
Invasive-exotic markers may represent an individual plant or the locations of several.

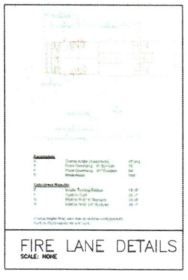


Scale: 1" = 50'

Map by Hughes Eco Assessments - September 1, 2023







SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,294 S.F. (1.016 ACRE)
4. EXISTING LOT COVERAGE:

-CONVENIENT STORE	= 2,122 S.F.	(4.8%)
-PAVEMENT	= 30,336 S.F.	(68.5%)
-OPEN AREAS / LANDSCAPING	= 6,873 S.F.	(15.5%)

5. THIS PROJECT:

-NEW DUMPSTER ENCLOSURE	= 100 S.F.	(0.2%)
-WORKFORCE HOUSING	= 3,305 S.F.	(7.9%)
-NEW GAS PUMP CANOPY	= 900 S.F.	(2.0%)
-NEW CONVENIENCE	= 378 S.F.	(.85%)
-NEW DIESEL PUMP	= 32 S.F.	(.07%)
-NEW TRANSFORMERS	= 48 S.F.	(0.1%)
TOTAL	= 44,294 S.F.	(100%)

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING
6.2- PROVIDE NEW CANOPY OVER (3)NEW MDP's . TOTAL OF 900 S.F. NEW CANOPY.
6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS
6.4- NEW 378 SF CONVENIENCE ADDITION
6.5- NEW 1,283 SF OF CONC. SLAB
6.6- NEW 100 SF DUMPSTER & ENCLOSURE

7. PROJECT DESCRIPTION

7.1- COMMERCIAL - RETAIL REQUIRED 4 PARKING PER 1,000 S.F.
7.2- CONVENIENT STORE = 2,500 S.F. PARKING REQUIRED = 10.0
WORKFORCE HOUSING = 6,650 S.F.
PARKING REQUIRED = 2.0 PER DWELLING
PARKING PROVIDED = 10 (TEN) NEW

TOTAL PARKING REQUIRED = 21.0 PROVIDED = 27 + BIKE RACK = 28

NOTES:
ALL PARKING WILL BE 8.5'x18.0'
PARKING INCLUDES (2)TWO HANDICAPPED SPACE 12.0'x18'

8. LOADING ZONE: Sec. 9.5-354
-COMMERCIAL USE 2,500 = (1)ONE LOADING ZONE REQUIRED
PROVIDED: (1)ONE LOADING ZONE 655 SQ.FT.

9. SETBACKS:
LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK	25.0'	39.167'	NORTH AT O/S HWY
PRIMARY SIDE	10.0'	40.0'	WEST
SECONDARY SIDE	5.0'	44.0'	EAST
REAR YARD	10.0'	28.0'	SOUTH

10. FLOOD ZONE:
PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB# 6031005 / 2018-050
FLOOD ZONE = AE 11.0'
EXISTING BUILDING FFL = 7.67' NGVD

11. OPEN SPACE RATIO: Sec. 9.5-262
SC=0.2 OSR
OPEN SPACE PROVIDED = 15.12% (6,740 S.F.)

12. SITE LIGHTING: Sec.9.5-392, 393, 394
12.1- ALL OUTDOOR LIGHTING SHALL BE MAX.18' ABOVE GRADE. NON-CUTOFF MAX.35' ABOVE GRADE. CUT-OFF (MEASURED AT PROPERTY LINE)
12.2- MAX.ILLUMINATION SHALL BE 0.3 FOOT-CANDLES FOR NON-CUTOFF 1.5 FOOT-CANDLES FOR CUT-OFF (MEASURED AT PROPERTY LINE)
12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED.

LEGAL DESCRIPTION

A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 21, T. 66 S., R. 25 E., MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST CURB OF NIAGARA (NKA) AS RECORDED IN PLAT BOOK 1 AT PAGE 105 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED); THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY AND AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 100.00 FEET; THENCE NORTHEASTERLY AND AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 100.00 FEET TO THE AFORESAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

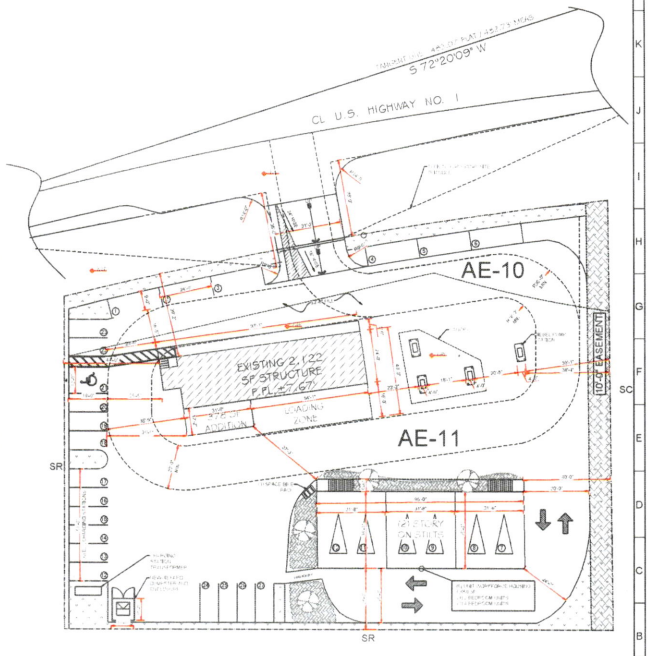
A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 21, T. 66 S., R. 25 E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

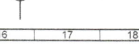
COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NIAGARA (NKA) AS RECORDED IN PLAT BOOK 1 AT PAGE 105 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 100.00 FEET; THENCE RUN NORTHEASTERLY AND AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 100.00 FEET; THENCE RUN NORTHWESTERLY AND AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 100.00 FEET TO THE AFORESAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING A PARCEL DESCRIBED AS FOLLOWS:

A TEN FOOT STRIP OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 21, T. 66 S., R. 25 E., BEING ON PLUNKETT KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NIAGARA (NKA) AS RECORDED IN PLAT BOOK 1 AT PAGE 105 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 100.00 FEET; THENCE RUN NORTHEASTERLY AND AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTHWESTERLY AND AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 100.00 FEET TO THE AFORESAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.





KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA
CONTACT INFO

REVISIONS

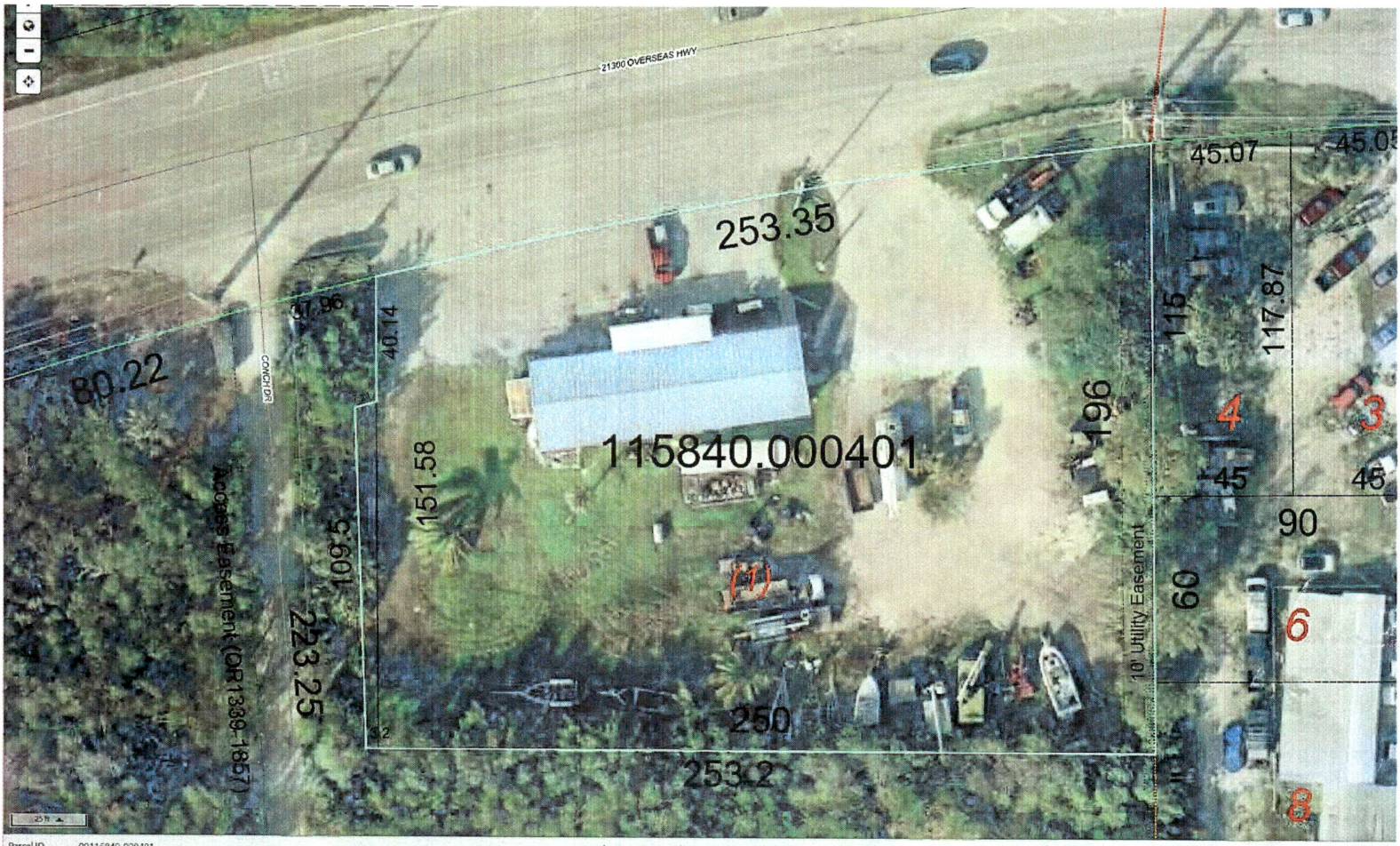
STATE OF FLORIDA ROBERT BARNES REGISTERED ARCHITECT AR-0012859

ROBERT BARNES ASSOCIATES

This item has been digitally signed and sealed by J. Robert Barnes RA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

SITE PLAN

A-1



Parcel ID	00115840-000401	Alternate ID 1147532	Owner Address JONNED ISLANDS INC
Sec/Twp/Rng	29/66/28	Class RETAIL-CONVENIENCE STORE	21362 Overseas Hwy
Property Address	21362 OVERSEAS Hwy CUDJOE KEY		Cudjoe Key, FL 33042
District	100C		
Brief Tax Description	29 66 28 CUDJOE KEY PT LOT 2 OR652-505/06 OR721-158 OR825-1880/81 OR931-2414/15 OR1315-884/85 OR1750-1571/72 OR652-505/06 OR1855-1302/04 OR2108-614/15		

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP
00115840-000000	MONROE COUNTY	1100 Simonton St		Ste 205	Key West	FL	33040
00115840-000100	MONROE COUNTY	1100 Simonton St		Ste 205	Key West	FL	33040
00174910-000000	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr		Clarence	NY	14031
00174920-000200	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr		Clarence	NY	14031
00115910-000000	MONROE COUNTY	1100 Simonton St		Ste 205	Key West	FL	33040
00174890-000000	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr		Clarence	NY	14031
00174920-000000	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr		Clarence	NY	14031
00174920-000300	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr		Clarence	NY	14031
00174920-000500	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr		Clarence	NY	14031
00174920-000400	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr		Clarence	NY	14031
00174920-000600	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr		Clarence	NY	14031
00174900-000000	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr		Clarence	NY	14031
00175300-000000	94 FANDANGO INC	665 W Shore Dr			Summerland Key	FL	33042
00115840-000605	OSMOLINSKI JAMES D	192 Piney Hill Rd			Airville	PA	17302
00175110-000000	KEYS STORAGE AND OFFICES LLC	491 Croton Ln			Big Pine Key	FL	33043
00115840-000401	JOINED ISLANDS INC	21362 Overseas Hwy			Cudjoe Key	FL	33042
00115840-000609	KEYS UNIVERSAL SERVICES LLC	21280 Conch Dr			Cudjoe Key	FL	33042
00115840-000407	88 CONCH DR LLC	22 Ridgeview Rd			Stuart	FL	34996
00115840-000500	CATES JOLYNN	22330 La Fitte Dr			Cudjoe Key	FL	33042
00175310-000000	GOULD TIMOTHY E	21423 Overseas Hwy			Cudjoe Key	FL	33042
00115840-000603	M&J FL PROPERTIES LLC	192 Piney Hill Rd			Airville	PA	17302
00115840-000606	SILVERSTEIN THEA FOGLIETTA	21250 Conch Dr			Summerland Key	FL	33042
00115840-000608	GAVRILOIU REVOCABLE TRUST 09/11/2023	21270 Conch Dr			Cudjoe Key	FL	33042
00174930-000000	GAY DANNY JOE	931 Dreyfus Rd			Berea	KY	40403
00174950-000000	CHRISTENSEN NANCY	528 Cook St			Lake Placid	FL	33852
00174960-000000	MOBILE HOMES HOLDINGS COCO LLC	138 Simonton St			Key West	FL	33040
00174940-000000	GAY DANNY JOE	931 Dreyfus Rd			Berea	KY	40403
00115840-000607	MAZZA VINCENT J	PO Box 420562			Summerland Key	FL	33042
00174880-000000	WEST RICHARD H	3412 Riviera Dr			Key West	FL	33040
00115840-000402	CUDJOE COVE HOMEOWNERS ASSOCIATION INC	C/O THERESE MCCALL	1355 KURTIS LANE		Lake Forest	IL	60045
00115840-000604	REISS MATTHEW	807 SE 26th Ave			Fort Lauderdale	FL	33301
00115840-000400	90 CONCH DR LLC	22 Ridgeview Rd			Stuart	FL	34996
00175320-000000	GOULD TIMOTHY E	21423 Overseas Hwy			Summerland Key	FL	33042

00175330-000000	GOULD TIMOTHY E	21423 Overseas Hwy		Summerland Key	FL	33042
00115840-000409	92 CONCH DR LLC	22 Ridgeview Rd		Stuart	FL	34996
00175250-000000	ARRAY PAUL S TRUST 9/5/1996	1249 Eagle Point Dr		Fischer	TX	78623
00174921-000000	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr	Clarence	NY	14031
00115840-000408	ALBRECHT ROBERT	22 Ridgeview Rd		Stuart	FL	34996
00175290-000100	94 FANDANGO INC	665 W Shore Dr		Summerland Key	FL	33042
00175290-000000	PALMER FAMILY TRUST 7/10/2006	C/O DANIEL L AND EMILY A PALMER	625 Ezee St	Encinitas	CA	92024
00174910-000100	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr	Clarence	NY	14031
00175070-000000	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr	Clarence	NY	14031
00115885-000000	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr	Clarence	NY	14031
00174920-000100	CUDJOE COTTAGES LLC	C/O JAD MAOUAD	9701 Cobblestone Dr	Clarence	NY	14031
00175180-000000	EDLUND STEVEN J	PO Box 510262		Key Colony Beach	FL	33051

COUNTRY	AK	LOCATION
US	1147419	VACANT LAND, CUDJOE KEY
US	8667477	VACANT LAND, CUDJOE KEY
United States	1226971	21492 OVERSEAS Hwy, CUDJOE KEY
US	9026293	70 CRUIKSHANK Ln Unit 3, CUDJOE KEY
US	1147605	VACANT LAND, CUDJOE KEY
US	1226955	21540 & 21546 OVERSEAS Hwy, CUDJOE KEY
US	1226980	80 CRUIKSHANK Ln, CUDJOE KEY
US	9026326	70 CRUIKSHANK Ln Unit 3, CUDJOE KEY
US	9026359	50 CRUIKSHANK Ln, CUDJOE KEY
US	9026348	70 CRUIKSHANK Ln Unit 3, CUDJOE KEY
US	9026370	21470 OVERSEAS Hwy, CUDJOE KEY
US	1226963	21538 OVERSEAS Hwy, CUDJOE KEY
US	1227366	SACARMA Dr, CUDJOE KEY
US	8929653	21240 CONCH Dr, CUDJOE KEY
US	1227170	21460 OVERSEAS Hwy, CUDJOE KEY
US	1147532	21362 OVERSEAS Hwy, CUDJOE KEY
US	8929657	21280 CONCH Dr, CUDJOE KEY
US	9088084	21388 CONCH Dr, CUDJOE KEY
US	1147541	OVERSEAS Hwy, CUDJOE KEY
US	1227374	21423 OVERSEAS Hwy, CUDJOE KEY
US	8929651	21220 CONCH Dr, CUDJOE KEY
US	8929658	21250 CONCH Dr, CUDJOE KEY
US	8929656	21270 CONCH Dr, CUDJOE KEY
US	1226998	VACANT LAN OLD STATE Rd 4A, CUDJOE KEY
US	1227013	VACANT LAND, CUDJOE KEY
US	1227021	21585 OLD STATE Rd 4A, CUDJOE KEY
US	1227005	VACANT LAND, CUDJOE KEY
US	8929655	21260 CONCH Dr, CUDJOE KEY
US	1226947	21550 OVERSEAS Hwy, CUDJOE KEY
US	8776683	21290 OVERSEAS Hwy, CUDJOE KEY
US	8929652	21230 CONCH Dr, CUDJOE KEY
US	1147524	21388 CONCH Dr, CUDJOE KEY
US	1227382	21423 OVERSEAS Hwy, CUDJOE KEY

US	1227391	21423 OVERSEAS Hwy, CUDJOE KEY
US	9088086	21392 CONCH Dr, CUDJOE KEY
US	1227315	95 SACARMA Dr, CUDJOE KEY
US	9087723	VACANT LAN OVERSEAS Hwy, CUDJOE KEY
US	9088085	21390 CONCH Dr, CUDJOE KEY
US	9100003	94 SACARMA Dr, CUDJOE KEY
US	1227358	100 SACARMA Dr, CUDJOE KEY
United States	8964649	21490 OVERSEAS Hwy, CUDJOE KEY
US	1227145	21544 OVERSEAS Hwy, CUDJOE KEY
US	1147591	VACANT LAND, CUDJOE KEY
US	8967388	90 CRUIKSHANK Ln, CUDJOE KEY
US	1227242	34 SACARMA Dr, CUDJOE KEY

Kickin' Back Convenience Store

21362 Overseas Highway
Cudjoe Key, Florida

TRAFFIC IMPACT STUDY

prepared for:
Joined Islands, Inc.

prepared by:
KBP CONSULTING, INC.

December 2022

Kickin' Back Convenience Store

21362 Overseas Highway

Cudjoe Key, Florida

Traffic Impact Study

December 2022

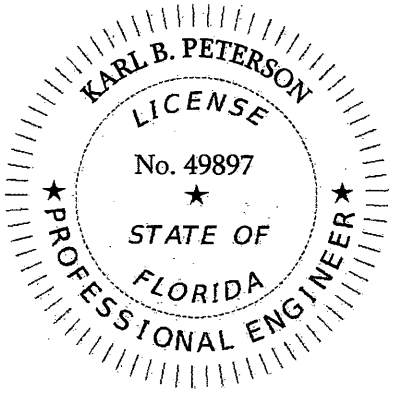
Prepared for:

Joined Islands, Inc.

Prepared by:

KBP Consulting, Inc.

APPROVED BY:



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Karl B Peterson
2022.12.22 16:20:05 -05'00'

ON THE DATE ADJACENT TO THE SEAL.
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INTRODUCTION

Kickin' Back is an existing convenience store located on the south (ocean) side of Overseas Highway / US 1 at the intersection of Blimp Road on Cudjoe Key, Monroe County, Florida. More specifically the subject site is located at 21362 Overseas Highway near mile marker 21.4 and the Parcel ID number is 00115840-000401. A Project Location Map is presented in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by Joined Islands, Inc. to prepare a traffic impact study for the proposed redevelopment of this site. This study addresses the trip generation characteristics of the existing and proposed development, the current operating conditions of the surrounding roadway network, and the anticipated project traffic impacts along Overseas Highway / US 1 by Mile Marker. A traffic impact study methodology for this project was developed with input and direction from the Monroe County Planning and Environmental Resources Department. A copy of the approved methodology is presented in Appendix A of this report.[1]

[1] The proposed development program for this site has been modified since this methodology memorandum was prepared in April 2021. The latest development program and intensities (which have been reduced) are reflected in this traffic impact study. It is also important to note that the ITE *Trip Generation Manual* has been updated since the referenced methodology was prepared. The latest edition (11th Edition) has been applied to this analysis.



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Project Location Map

FIGURE 1
Kickin' Back Convenience Store
Cudjoe Key, Florida

INVENTORY

Existing Land Use and Access

As referenced previously, the subject site is comprised of a parcel of land located along the south side of Overseas Highway / US 1 on Cudjoe Key. The land area of this parcel is approximately 1.016 acres (44,271 square feet) and the site is developed with a 2,122 square foot convenience store. Vehicular access to the site is provided generally throughout the frontage on Overseas Highway / US 1. The Monroe County Property Appraiser report for the subject parcel is presented in Appendix B to this report.

Proposed Land Uses and Access

The Kickin' Back site is proposed to be modified. This will consist of a 500 square foot addition to the convenience store, eight (8) vehicle fueling positions will be added to the east side of the site, and five (5) multifamily housing units will be constructed along the southern side of the site. Vehicular access will be provided by one (1) full access driveway on Overseas Highway / US 1. The preliminary site plan for this project is included in Appendix C of this report. And, for the purposes of performing this traffic impact analysis, the project is planned to be completed by the year 2024.

EXISTING CONDITIONS

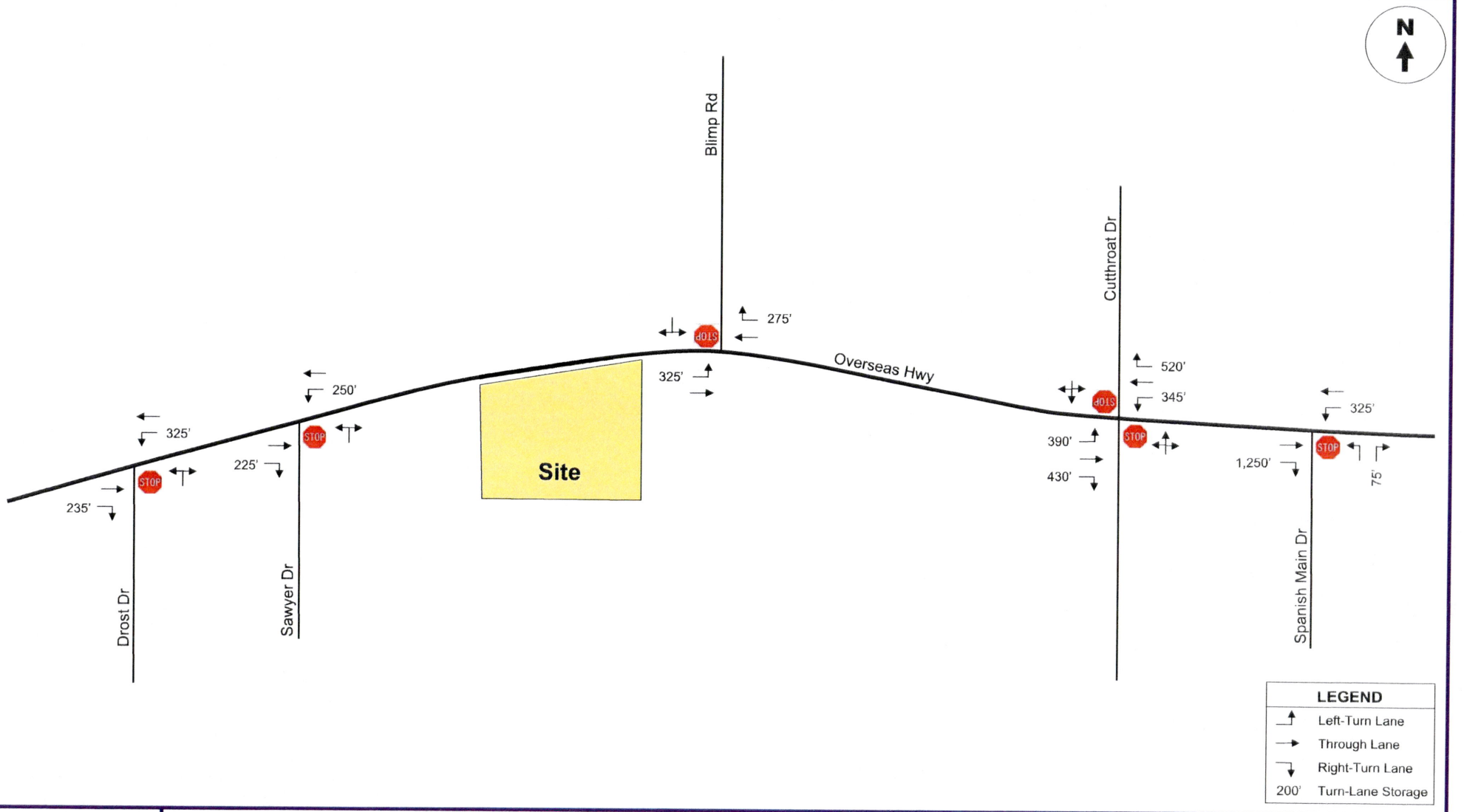
This section of the report addresses the existing transportation network in the project study area and the existing traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area (i.e. Cudjoe Key) is a two-lane undivided principal arterial roadway (i.e. one eastbound lane and one westbound lane) with exclusive left-turn and right-turn lanes at primary intersections. The posted speed limit of this roadway in this area is 45 miles per hour (mph) and the Florida Department of Transportation (FDOT) access classification is Class 4. In order to assess the traffic impacts of this project on the surrounding roadway network, the project team (with input / direction from the Monroe County Planning and Environment Resources Department) identified the following intersections for further evaluation:

- Overseas Highway / US 1 & Drost Drive
- Overseas Highway / US 1 & Sawyer Drive
- Overseas Highway / US 1 & Blimp Road
- Overseas Highway / US 1 & Cutthroat Drive
- Overseas Highway / US 1 & Spanish Main Drive

Figure 2 on the following page presents the existing roadway network and intersection geometry of the study intersections.



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Existing Lane Geometry

FIGURE 2
Kickin' Back Convenience Store
Cudjoe Key, Florida

Existing Traffic Conditions – Roadway Segment

The Florida Department of Transportation (FDOT) maintains a traffic count station within the general proximity of the project site. FDOT Count Station #900108 is located on Overseas Highway / US 1 approximately 2,317 feet north of the Kemp Channel Bridge at Mile Marker 24. Traffic volumes recorded over the last (published) five (5) year period at this station are summarized in Table 1. (A review of the 2020 data reveals inconsistencies likely attributed to the COVID-19 conditions.) The data collected at this station indicates that volumes have been generally steady to declining slightly during the previous five (5) years. As a result, an annual growth rate of 1.0% has been applied. Appendix D contains the historical traffic data obtained from FDOT.

Table 1
Kickin' Back Convenience Store
Average Annual Daily Traffic (AADT)
Cudjoe Key, Florida

Year	AADT Station #900108
2021	18,300
2020	14,200
2019	18,400
2018	17,500
2017	19,100

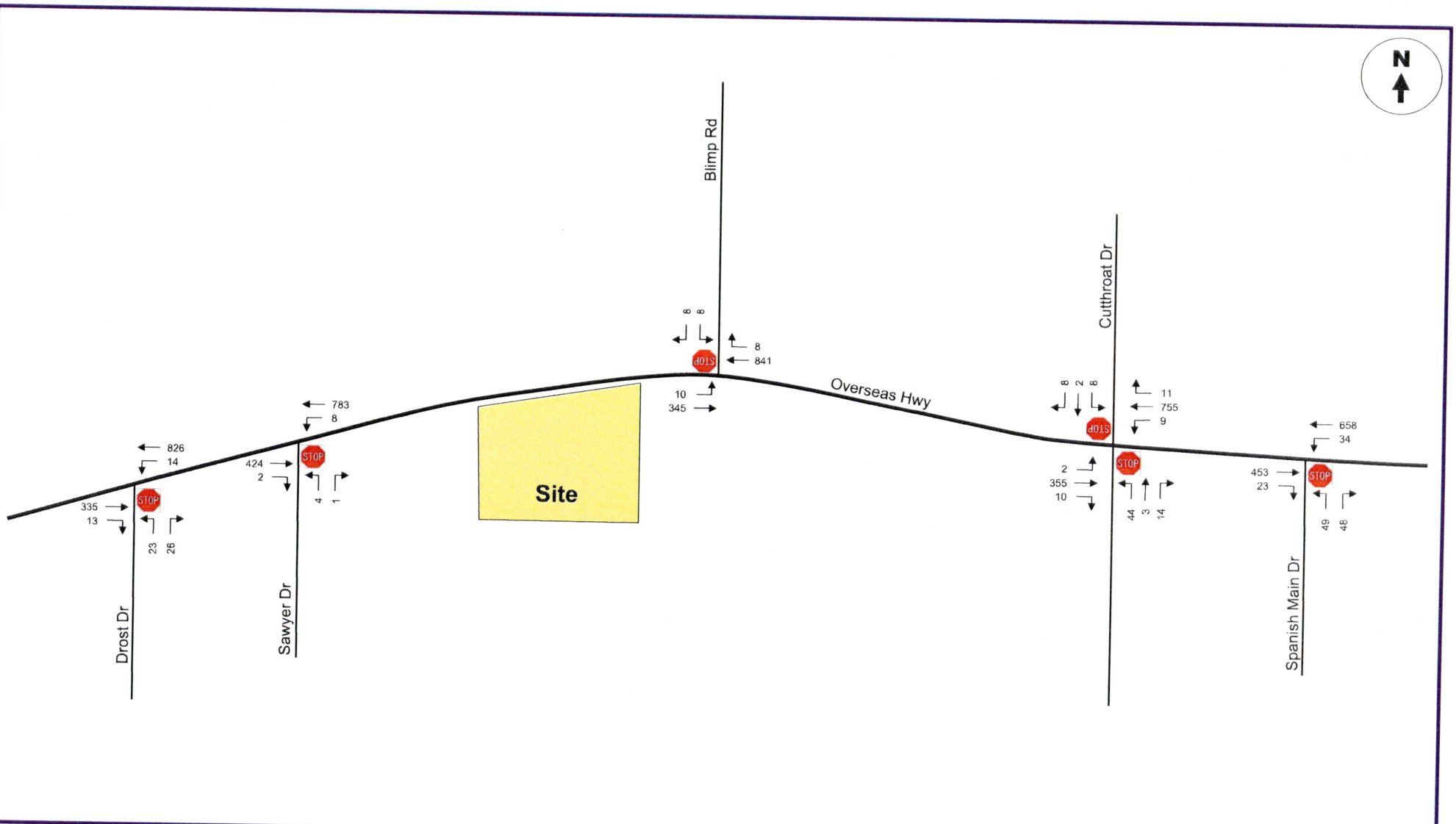
Station #900108 - SR 5 / US 1 - 2,317 feet north of Kemp Channel Bridge
Source: Florida Department of Transportation
Compiled by: KBP Consulting, Inc. (December 2022)

Existing Traffic Conditions – Intersections

KBP Consulting, Inc., in association with Video Data Solutions, Inc., collected morning (7:00 AM – 9:00 AM) and afternoon (4:00 PM – 6:00 PM) peak period turning movement counts at the following intersections on Wednesday, November 16, 2022:

- Overseas Highway / US 1 & Drost Drive
- Overseas Highway / US 1 & Sawyer Drive
- Overseas Highway / US 1 & Blimp Road
- Overseas Highway / US 1 & Cutthroat Drive
- Overseas Highway / US 1 & Spanish Main Drive

Appendix E contains the traffic data as collected in the field. These counts have been adjusted by a peak season conversion factor of 1.11 to reflect average peak season conditions. (Please see Appendix F for the 2021 peak season factor category report published by the Florida Department of Transportation (FDOT) for Monroe County.) The resulting average peak season adjusted turning movement counts are presented in Figures 3 and 4 on the following pages.

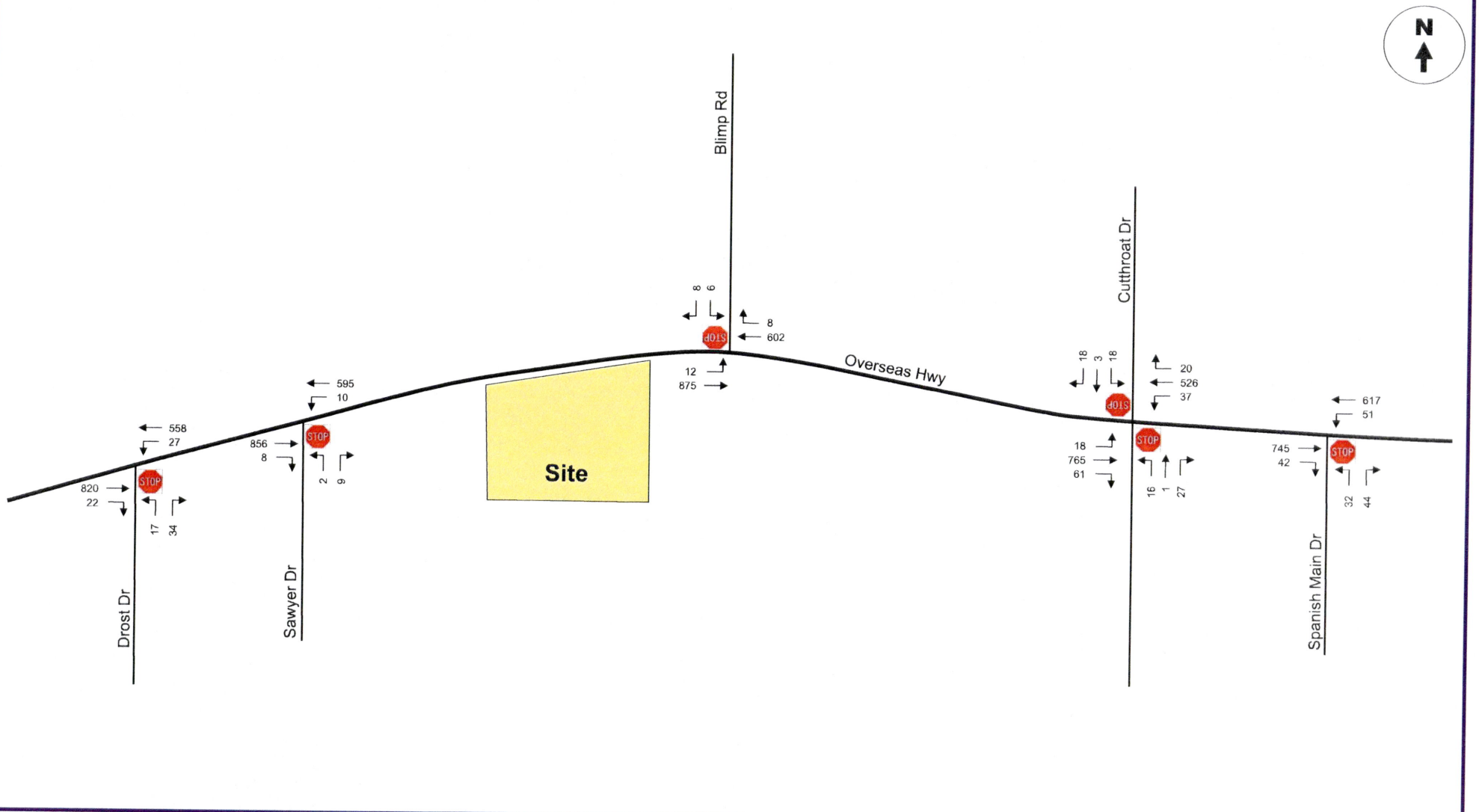


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Existing (2022) AM Peak Hour Traffic Counts

Source: Video Data Solutions, Inc. November 16, 2022
Adjusted for Average Peak Season Conditions

FIGURE 3
Kickin' Back Convenience Store
Cudjoe Key, Florida



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Existing (2022) PM Peak Hour Traffic Counts

Source: Video Data Solutions, Inc. November 16, 2022
Adjusted for Average Peak Season Conditions

FIGURE 4
Kickin' Back Convenience Store
Cudjoe Key, Florida

TRIP GENERATION

The trip generation for the existing and the proposed facilities was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (11th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates and equations are as follows:

Multifamily Housing (Low-Rise) – ITE Land Use #220

- Weekday: T = 6.74 (X)
- Saturday: T = 4.55 (X)
- Sunday: T = 3.86 (X)
- **Daily (weighted avg): T = 6.02 (X)**
- AM Peak Hour: T = 0.40 (X) (24% in / 76% out)
- PM Peak Hour: T = 0.51 (X) (63% in / 37% out)

where T = number of trips and X = number of dwelling units

Convenience Store – ITE Land Use #851

- Weekday: T = 762.28 (X)
- Saturday: T = 1084.17 (X)
- Sunday: T = 901.17 (X)
- **Daily (weighted avg): T = 828.11 (X)**
- AM Peak Hour: T = 62.54 (X) (50% in / 50% out)
- PM Peak Hour: T = 49.11 (X) (51% in / 49% out)
- Pass-By Percentage: Daily / AM / PM = 51%

where T = number of trips and X = 1,000 square feet of gross floor area

Convenience Store / Gas Station GFA (2-4k) – ITE Land Use #945

- Weekday: T = 265.12 (X)
- Saturday: N/A
- Sunday: N/A
- **Daily (weighted avg): T = 265.12 (X)**
- AM Peak Hour: T = 16.06 (X) (50% in / 50% out)
- PM Peak Hour: T = 18.42 (X) (50% in / 50% out)
- Pass-By Percentage: Daily = 58%, AM = 60%, PM = 56%

where T = number of trips and X = number of vehicle fueling positions

Table 2 below presents the trip generation analysis for the proposed Kickin' Back Convenience Store project located on Cudjoe Key. Appendix G contains relevant excerpts from the referenced ITE manual.

Table 2
Kickin' Back Convenience Store
Trip Generation Summary
Cudjoe Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Convenience Market	2,122 SF	1,757	67	66	133	53	51	104
- Pass-By (51%)		*(896)*	*(34)*	*(34)*	*(68)*	*(27)*	*(26)*	*(53)*
Sub Total		**861**	**33**	**32**	**65**	**26**	**25**	**51**
Proposed								
Gas Station w/C-Store	8 FP	2,121	64	64	128	74	73	147
- Pass-By (58%/60%/56%)		*(1,230)*	*(38)*	*(39)*	*(77)*	*(41)*	*(41)*	*(82)*
Gas Station Sub-Total		**891**	**26**	**25**	**51**	**33**	**32**	**65**
Multifamily Housing	5 DU	30	0	2	2	2	1	3
Sub Total		**921**	**26**	**27**	**53**	**35**	**33**	**68**
Difference (Proposed - Existing)		**60**	**(7)**	**(5)**	**(12)**	**9**	**8**	**17**

Compiled by: KBP Consulting, Inc. (December 2022).
Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

As indicated in Table 2 above, the proposed Kickin' Back expansion / redevelopment is anticipated to generate 921 net daily vehicle trips, 53 net AM peak hour vehicle trips (26 inbound and 27 outbound) and 68 net PM peak hour vehicle trips (35 inbound and 33 outbound). When considering the existing convenience market development on the subject site this represents an increase of 60 daily vehicle trips, a decrease of 12 AM peak hour vehicle trips, and an increase of 17 PM peak hour vehicle trips. Based upon the gross number of trips to be generated by this development, a Level 3 traffic impact study is required per the applicable Monroe County traffic report and analysis guidelines.

TRIP DISTRIBUTION & ASSIGNMENT

As required in the Monroe County Traffic Report Guidelines Manual, a trip distribution analysis for primary trips has been performed. This analysis was based upon land use patterns in the lower Keys, location of nearby gas station / convenience stores to the east and to the west, Census Tract population data (between Ramrod and Sugarloaf), the existing transportation network, and existing traffic patterns. (The nearest gas station / convenience stores to the east are the Summerland Shell located at Mile Marker 24.8 and the Summerland Mobil located at Mile Marker 24.9. The nearest gas station / convenience stores to the west are the Circle K / Shell located at Mile Marker 10.8 and the Dion's Mobil located at Mile Marker 10.3.) Table 3 below summarizes the trip distribution patterns for the Kickin' Back Convenience Store.

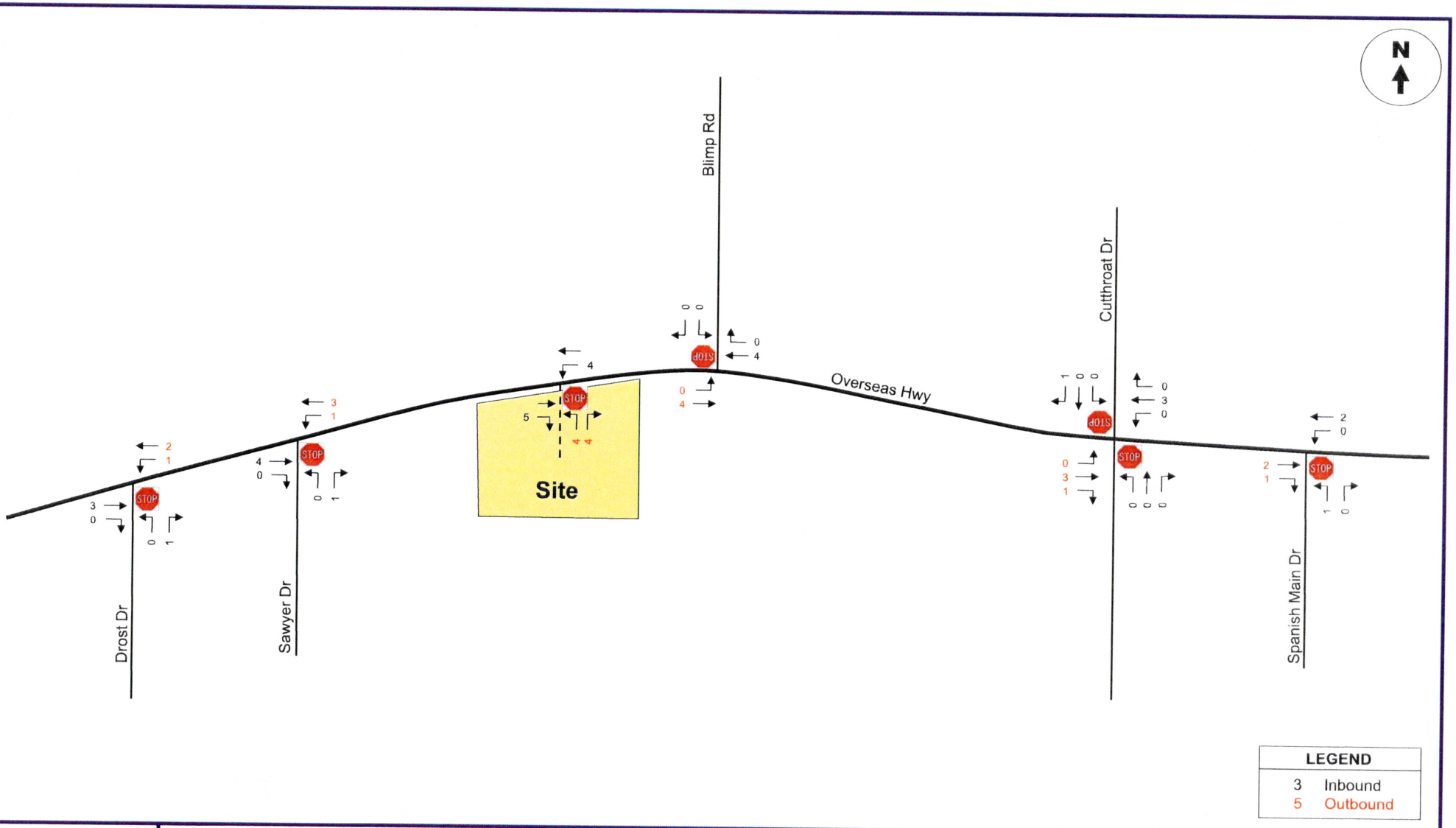
Table 3
Kickin' Back Convenience Store
Project Trip Distribution
Cudjoe Key, Florida

Direction	Distribution (%)
East (US 1 North)	42%
West (US 1 South)	53%
North (Blimp Road)	5%
South	0%

Source: KBP Consulting, Inc. (December 2022).

The net new PM peak hour primary trips generated by the proposed project was assigned to the nearby transportation network using the traffic assignment documented above. The net new project traffic assignment is summarized on the following page in Figure 5. (The proposed action on this site is projected to result in fewer AM peak hour trips. For analysis purposes, no reduction in trips has been applied.) The total number of primary trips at the project driveway are presented in Figures 6 and 7.

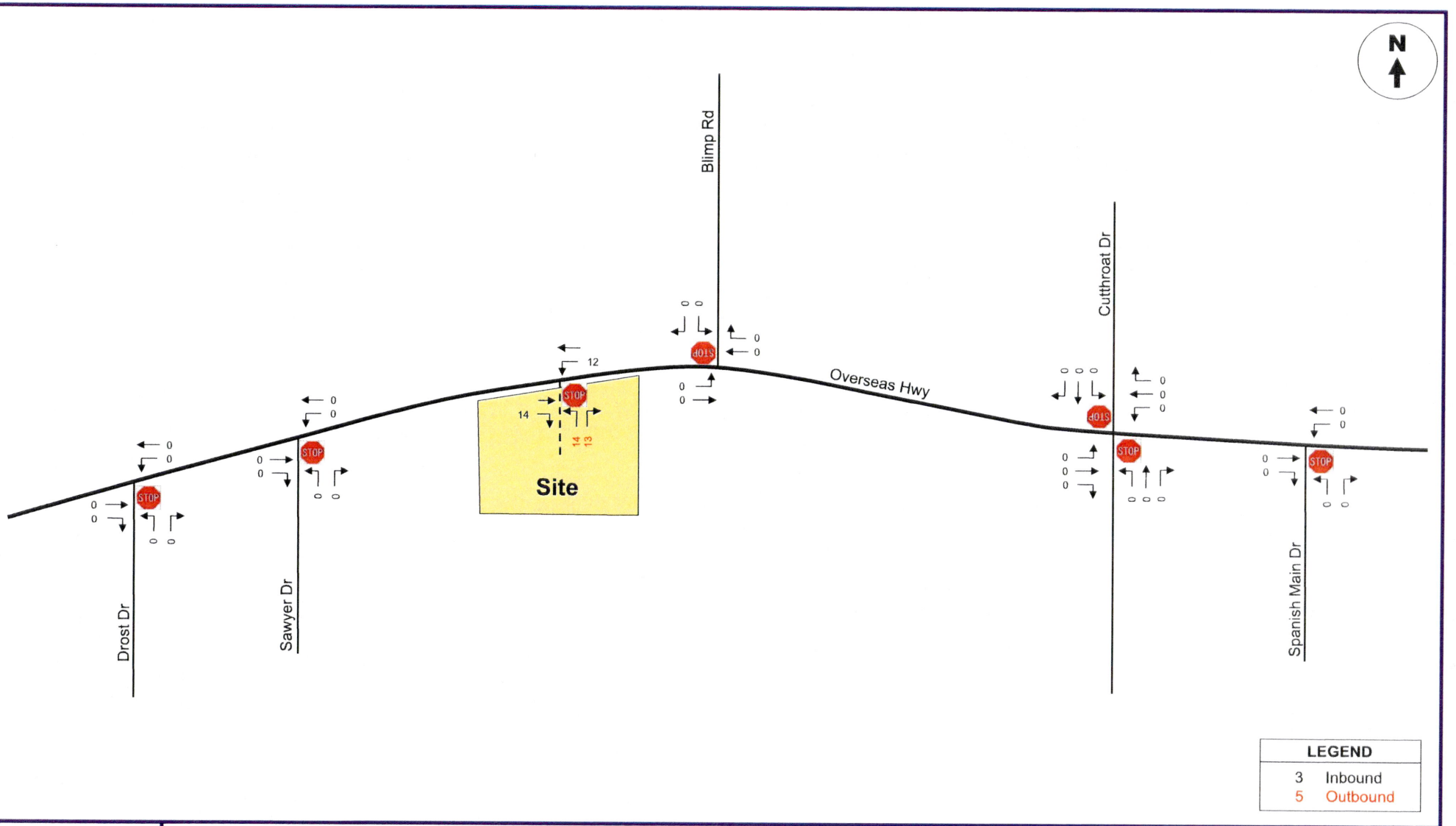
Pass-by trips for this site will be derived from Overseas Highway / US 1. It is anticipated that the predominant direction from which this traffic will be derived is the eastbound direction (toward Big Pine Key) due to the relative ease of re-entering the traffic flow (i.e. right-turn in / right-turn out). For the purposes of this analysis, 65% of the pass-by traffic is anticipated to be eastbound and 35% of the pass-by traffic is anticipated to be westbound. The AM and PM peak hour pass-by trip assignments are presented in Figures 8 and 9.



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Net New Primary Project Traffic Assignment
PM Peak Hour

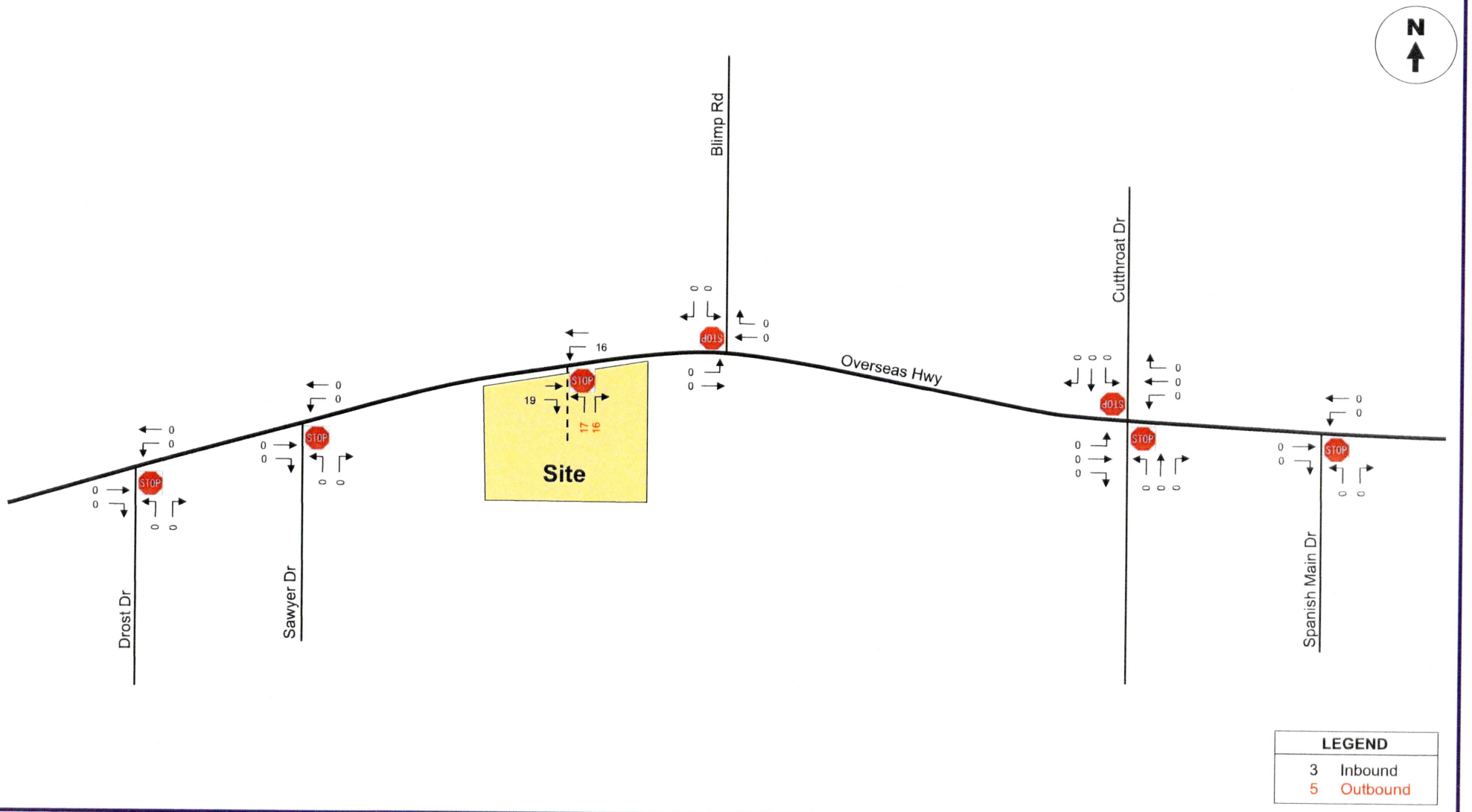
FIGURE 5
Kickin' Back Convenience Store
Cudjoe Key, Florida



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Total Primary Project Trips – Driveway Assignment
AM Peak Hour

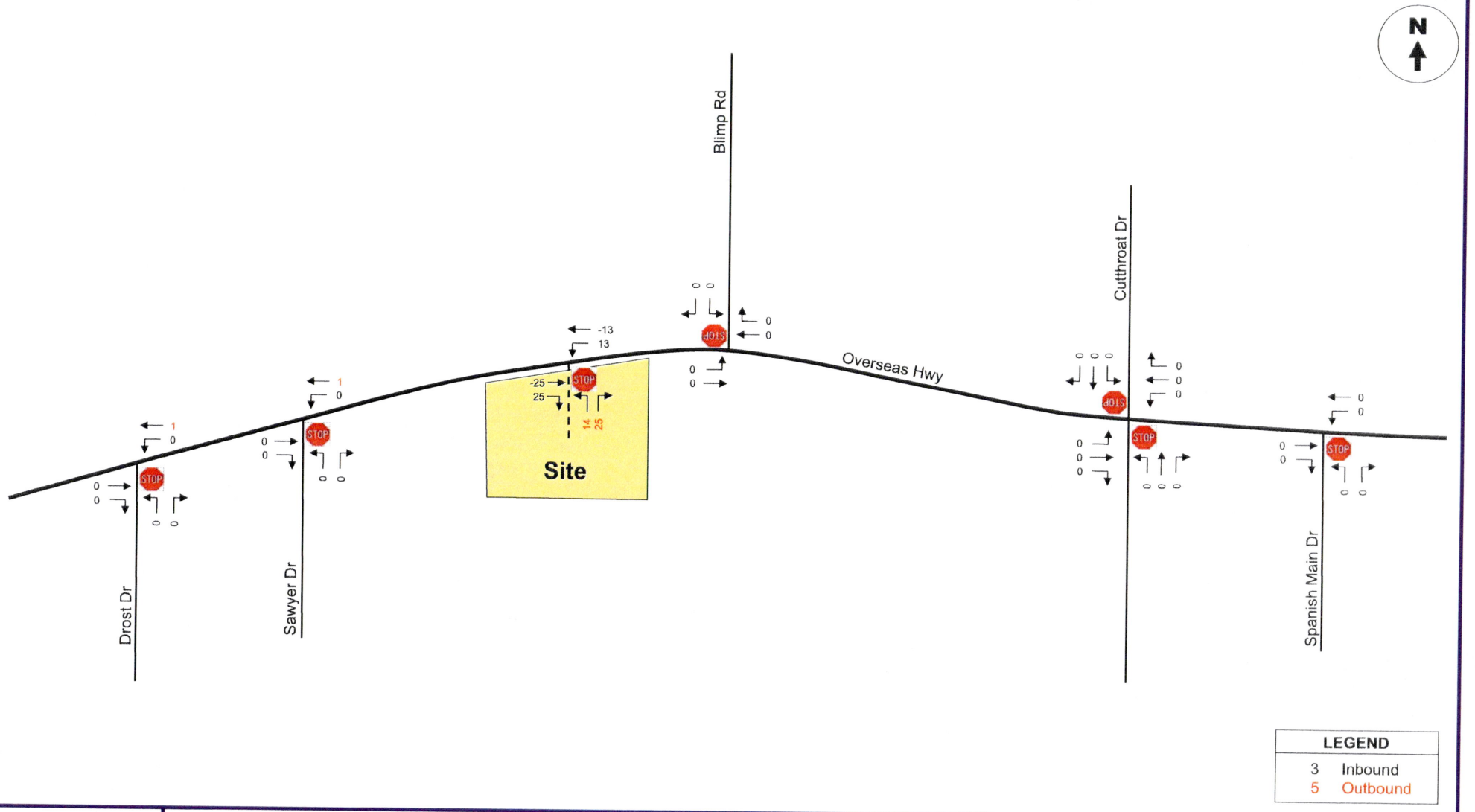
FIGURE 6
Kickin' Back Convenience Store
Cudjoe Key, Florida



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Total Primary Project Trips – Driveway Assignment
PM Peak Hour

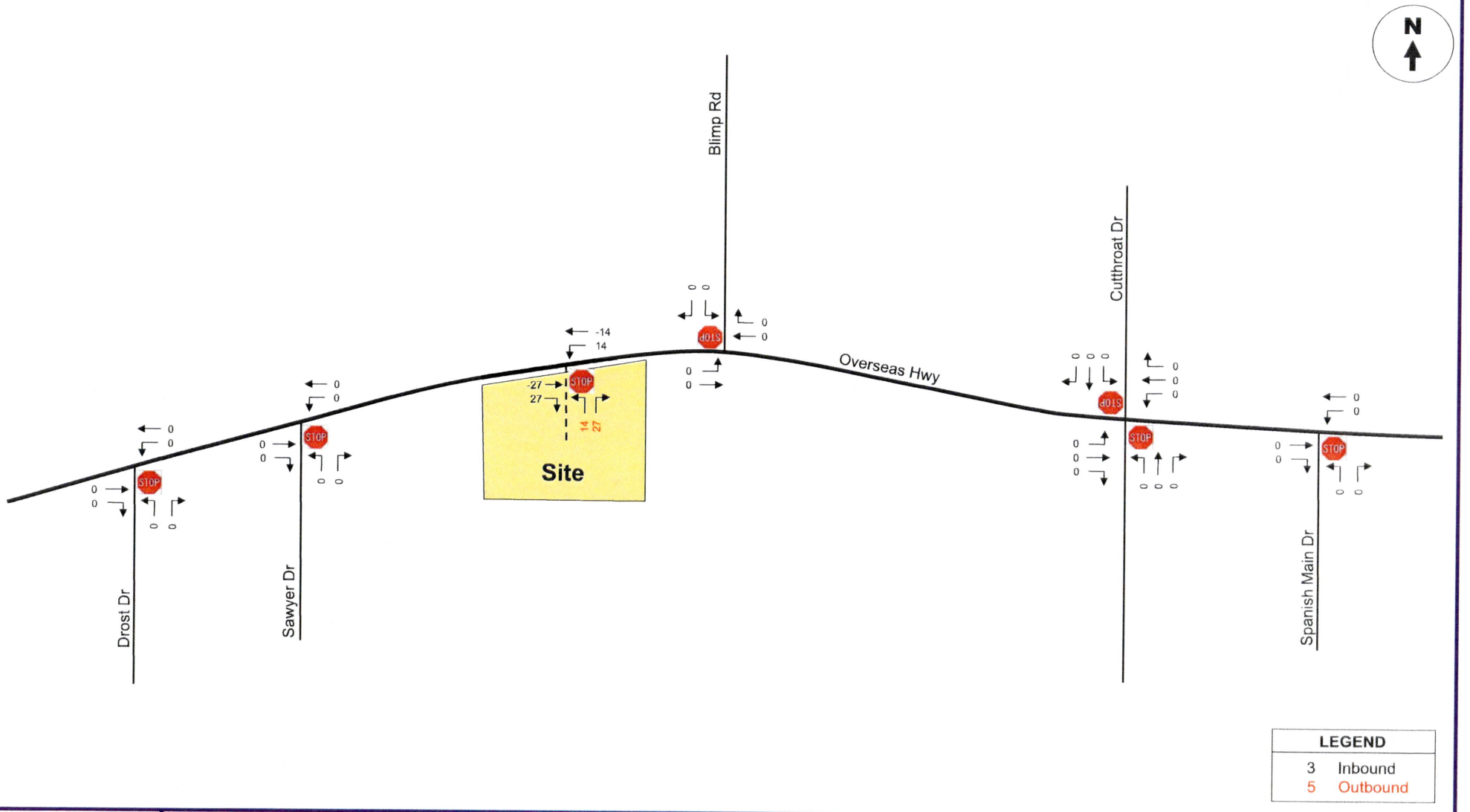
FIGURE 7
Kickin' Back Convenience Store
Cudjoe Key, Florida



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Total Pass-By Project Trips – Driveway Assignment
AM Peak Hour

FIGURE 8
Kickin' Back Convenience Store
Cudjoe Key, Florida



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Total Pass-By Project Trips – Driveway Assignment
PM Peak Hour

FIGURE 9
Kickin' Back Convenience Store
Cudjoe Key, Florida

FUTURE TRAFFIC VOLUMES

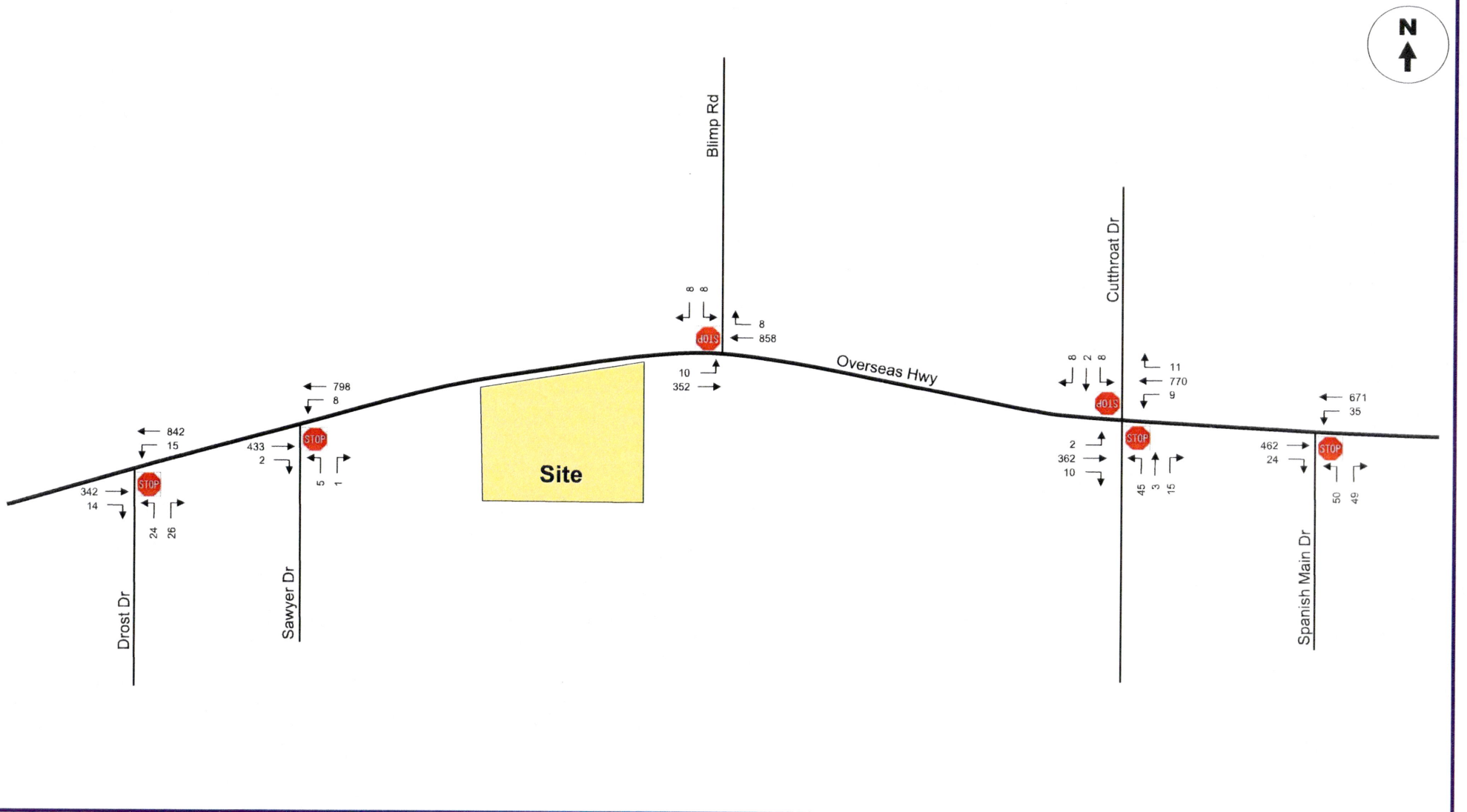
This section of the traffic impact study addresses the development of the future (2024) traffic volumes for the study area.

Future Conditions Traffic Volumes

In order to develop peak season 2024 background and total traffic conditions (this project is anticipated to be completed in late 2024), the following analyses were performed:

1. **Average Peak Season Conversion Factor.** As noted previously, traffic data collected on Wednesday, November 16, 2022, was reviewed with respect to average peak season conditions. Based on FDOT's Peak Season Factor Category report (see Appendix F), the adjustment factor for data collected during this time period is 1.11.
2. **Projection of 2022 peak season volumes to 2024 peak season conditions.** Based on the historical Average Annual Daily Traffic (AADT) volumes shown in Table 1, traffic volumes along Overseas Highway / US 1 in the vicinity of the project have been generally steady to declining slightly over the previous (published) five (5) years. It was determined that an annual growth rate of one percent (1.0%) is appropriate for the project study area.
3. **Addition of project traffic.** The project traffic assignment documented in the previous section of this report has been added to the roadway network (i.e. intersections, driveways and roadway segments) for the study area.

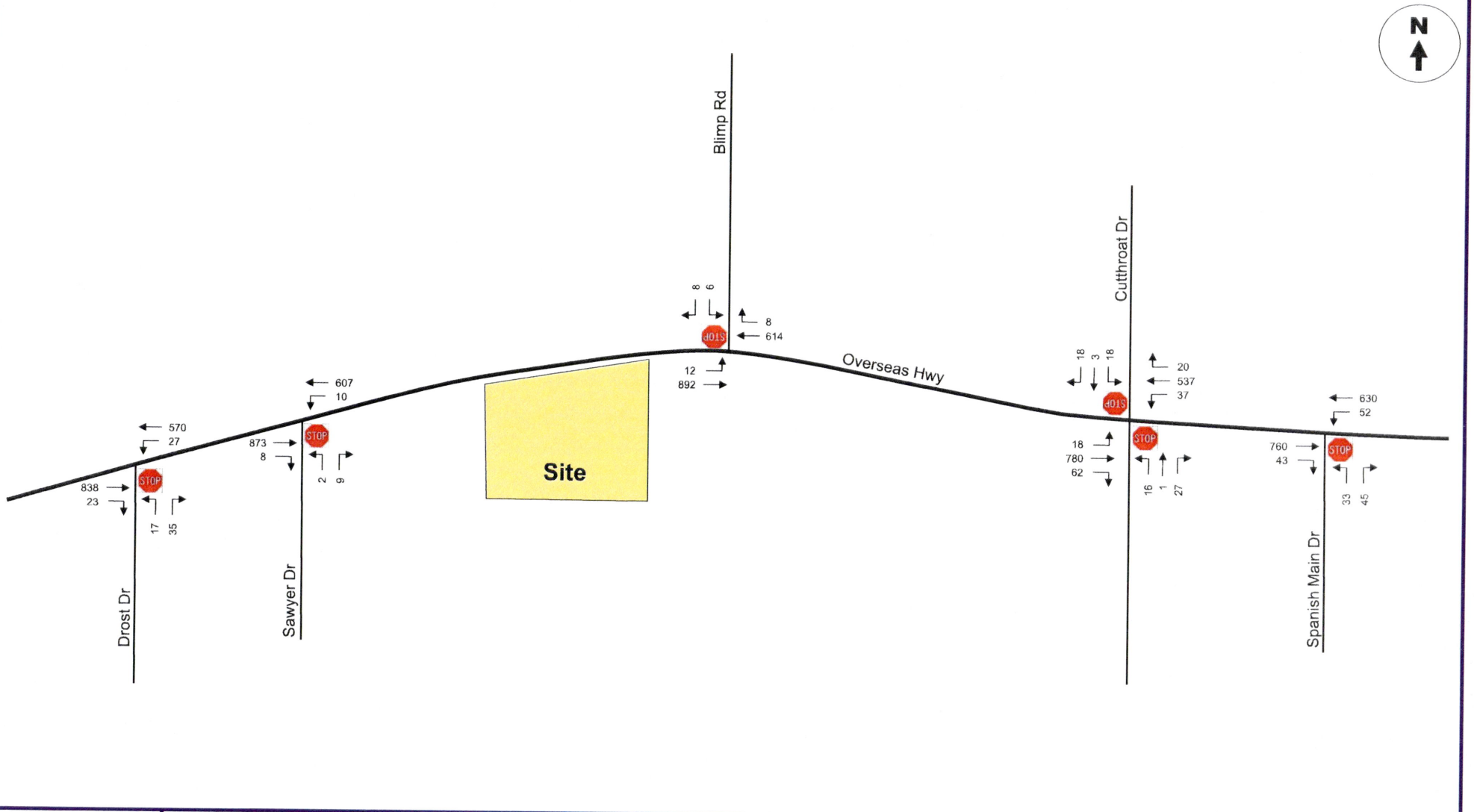
The future traffic calculations (peak season adjusted, background traffic growth and the traffic associated with the proposed Kickin' Back Convenience Store development) for the study intersections are contained in Appendix H in tabular format. Figures 10 and 11 on the following pages present the future (2024) background traffic volumes (without the project traffic). Figures 12 and 13 present the future (2024) total traffic volumes (with the project traffic) for the proposed Kickin' Back project. *(As noted previously, the trip generation analysis indicates that the proposed modifications to the site will result in fewer project trips in the AM peak hour. No reduction in trips has bee applied and, as such, the future background and future total AM peak hour volumes are identical.)*



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Future (2024) Background (w/out Project) Traffic Volumes
AM Peak Hour

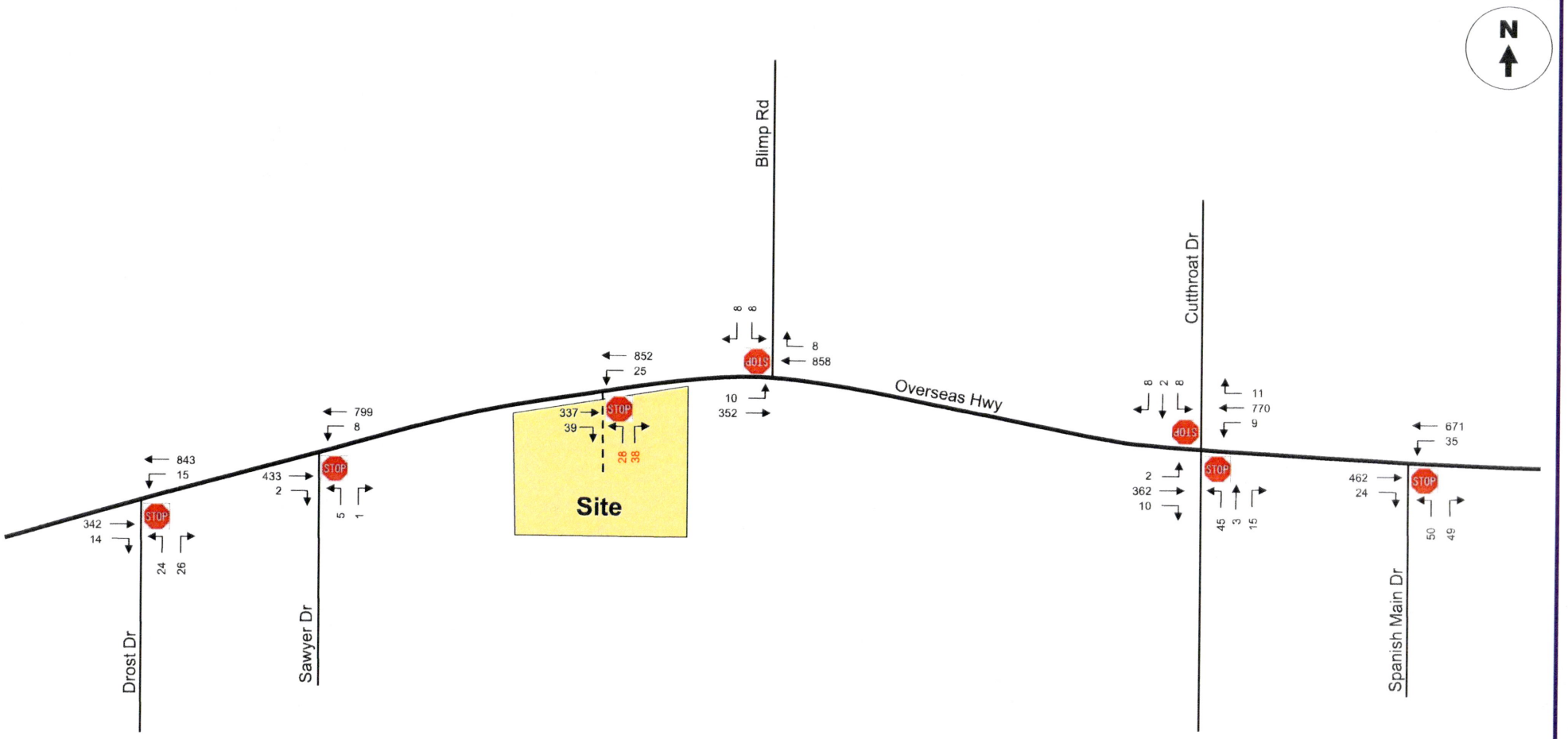
FIGURE 10
Kickin' Back Convenience Store
Cudjoe Key, Florida



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Future (2024) Background (w/out Project) Traffic Volumes
PM Peak Hour

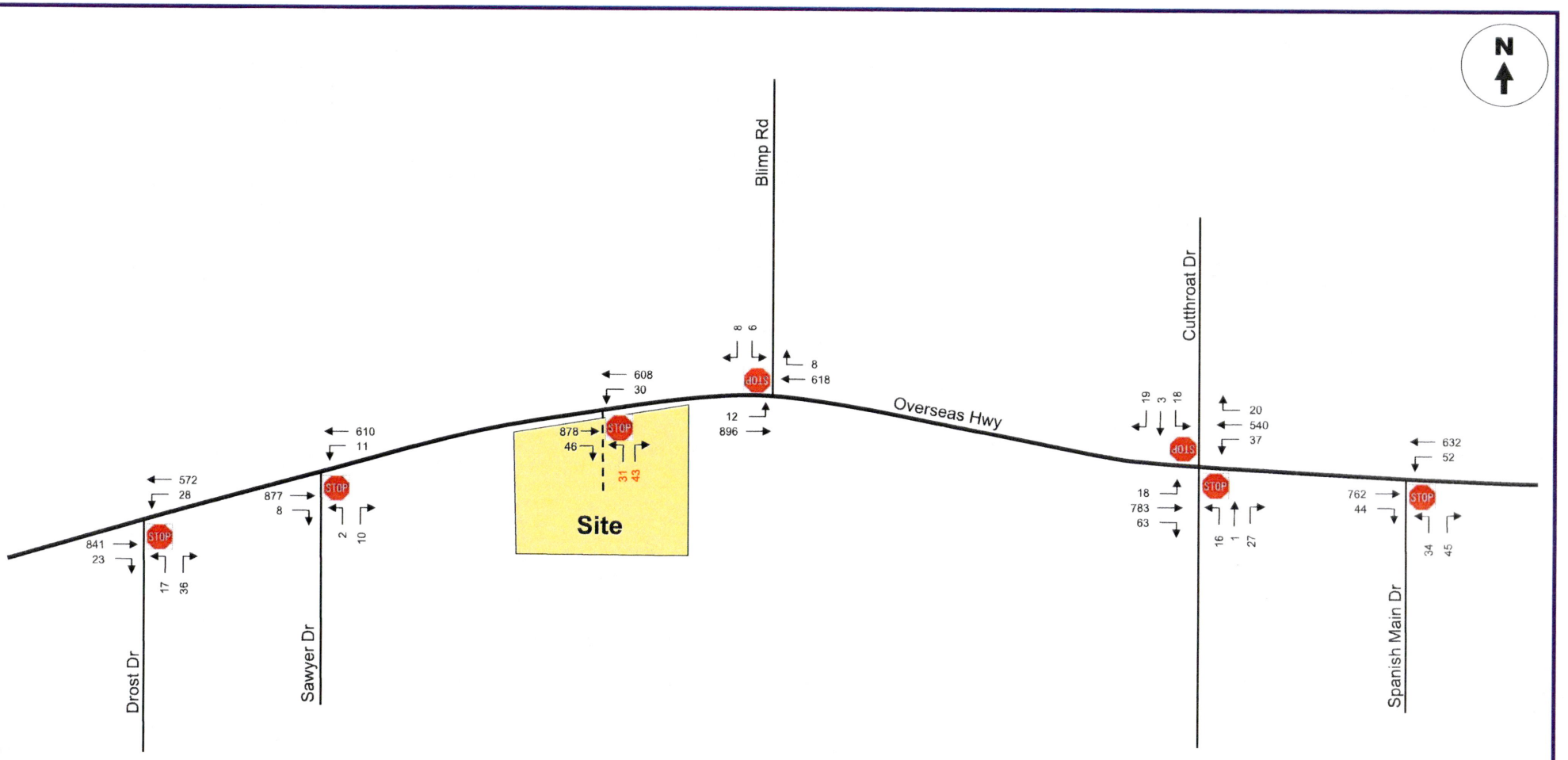
FIGURE 11
Kickin' Back Convenience Store
Cudjoe Key, Florida



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Future (2024) Total (w/ Project) Traffic Volumes
AM Peak Hour

FIGURE 12
Kickin' Back Convenience Store
Cudjoe Key, Florida



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Future (2024) Total (w/ Project) Traffic Volumes
PM Peak Hour

FIGURE 13
Kickin' Back Convenience Store
Cudjoe Key, Florida

TRAFFIC IMPACT ANALYSES

This section of the report is divided into three parts: 1) intersection analyses, 2) Overseas Highway / US 1 link analysis, and 3) Overseas Highway / US 1 impacts by Mile Marker.

Intersection Analyses

The following five (5) study intersections and the project driveway were evaluated using the capacity / level of service procedures outlined in the Highway Capacity Manual (HCM) using the Synchro intersection analysis software:

- Overseas Highway / US 1 and Drost Drive
- Overseas Highway / US 1 and Sawyer Drive
- Overseas Highway / US 1 and Blimp Road
- Overseas Highway / US 1 and Cutthroat Drive
- Overseas Highway / US 1 and Spanish Main Drive
- Overseas Highway / US 1 and Project Driveway

Operational analyses were performed for each of the intersections identified above. These analyses include existing (2022) peak season conditions, future (2024) background (without project traffic) peak season conditions, and future (2024) total (with project traffic) peak season conditions for AM and PM peak hour conditions. Table 4 on the following page summarizes the results of these intersection analyses. As indicated in this table, each of the study intersections are currently operating at an acceptable Level of Service (LOS) and will continue to do so in the buildout year of 2024 both with and without the additional project traffic associated with the Kickin' Back Convenience Store development. The Synchro software output for each study intersection and each time horizon analyzed (i.e. existing, future background, and future total traffic conditions) is presented in Appendix I.

Table 4
Kickin' Back Convenience Store
Intersection Levels of Service
Cudjoe Key, Florida

Intersection	Existing (2022) Conditions		Future (2024) Conditions Without Project Traffic		Future (2024) Conditions With Project Traffic	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
US 1 & Drost Drive						
- Northbound	C (15.5)	C (18.5)	C (15.9)	C (18.9)	C (16.0)	C (18.9)
- Westbound Left-Turn	A (8.1)	B (10.0)	A (8.1)	B (10.1)	A (8.1)	B (10.1)
- Overall LOS	A (0.7)	A (0.8)	A (0.7)	A (0.8)	A (0.7)	A (0.9)
US 1 & Sawyer Drive						
- Northbound	C (18.3)	B (14.3)	C (19.0)	B (14.5)	C (19.0)	B (14.4)
- Westbound Left-Turn	A (8.3)	A (9.8)	A (8.3)	A (9.9)	A (8.3)	A (9.9)
- Overall LOS	A (0.1)	A (0.2)	A (0.2)	A (0.2)	A (0.2)	A (0.2)
US 1 & Blimp Road						
- Southbound	C (21.8)	C (24.1)	C (22.5)	D (25.0)	C (22.5)	D (25.1)
- Eastbound Left-Turn	A (9.9)	A (8.9)	A (10.0)	A (8.9)	A (10.0)	A (9.0)
- Overall LOS	A (0.4)	A (0.3)	A (0.4)	A (0.3)	A (0.4)	A (0.3)
US 1 & Cutthroat Drive						
- Northbound	C (18.7)	C (22.9)	C (19.2)	C (23.6)	C (19.2)	C (23.9)
- Southbound	C (16.2)	D (27.1)	C (16.4)	D (28.1)	C (16.4)	D (27.9)
- Eastbound Left-Turn	A (9.3)	A (8.8)	A (9.3)	A (8.9)	A (9.3)	A (8.9)
- Westbound Left-Turn	A (8.0)	B (10.1)	A (8.0)	B (10.1)	A (8.0)	B (10.2)
- Overall LOS	A (1.3)	A (1.8)	A (1.3)	A (1.9)	A (1.3)	A (1.9)
US 1 & Spanish Main Drive						
- Northbound	C (16.1)	C (19.0)	C (16.4)	C (19.7)	C (16.4)	C (20.0)
- Westbound Left-Turn	A (8.5)	A (9.7)	A (8.5)	A (9.8)	A (8.5)	A (9.8)
- Overall LOS	A (1.5)	A (1.2)	A (1.5)	A (1.3)	A (1.5)	A (1.3)
US 1 & Project Driveway						
- Northbound	--	--	--	--	B (14.1)	C (21.0)
- Westbound Left-Turn	--	--	--	--	A (8.2)	B (10.5)
- Overall LOS	--	--	--	--	A (0.8)	A (1.1)

Source: Highway Capacity Manual and SYNCHRO software.
Legend: C (15.9) = LOS (seconds per vehicle delay)

Link Analysis

The link analysis compares the maximum number of reserve trips on Overseas Highway / US 1 through Cudjoe Key (per Monroe County's Level of Service and Reserve Capacity Table) with the project's anticipated traffic impacts. As noted in the trip generation section of this report, the project is projected to result in 60 net new daily vehicle trips. Based upon a 53% / 42% / 5% trip distribution, the project will add a maximum of 32 daily trips (53% of additional daily trips) to Segment Number 6 (Cudjoe). According to Monroe County's traffic concurrency database documenting the actual (as of October 20, 2022) remaining roadway capacity by segment along Overseas Highway / US 1, Segment Number 6 has a remaining reserve capacity of 2,657 trips. This database includes existing traffic volumes as well as the traffic volumes associated with committed development (i.e. permitted but unbuilt) throughout the Florida Keys. Monroe County's 2021 Level of Service and Reserve Capacity Table and the referenced current traffic volumes database (i.e. "tracking table") are both presented in Appendix J. Based upon a review of this data and the anticipated increase in traffic attributed to the proposed project, Overseas Highway / US 1 through Cudjoe has available capacity to accommodate the net increase in vehicle trips.

US 1 Impacts by Mile Marker – Gas Station and Convenience Store

For this project, identical land uses (i.e. gas stations with convenience stores) were noted both to the east and west of the Kickin' Back site. Based upon this data, it was determined that the maximum trip length for the gas station / convenience store primary trips will be approximately three (3) miles to the east (i.e. toward Big Pine Key) and 10 miles to the west (i.e. toward Key West). Based upon these trip length assumptions, the Overseas Highway / US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic distribution discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 5A summarizes the number of primary project trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment) and reflects the latest traffic volumes presented in the Monroe County traffic volumes "tracking table".

Table 5A
Kickin' Back Convenience Store - Gas Station & C-Store Component
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Cudjoe Key, Florida

Project: Kickin' Back Convenience Store

US 1 Mile Marker: 21.4

Location: Cudjoe Key

ITE Land Use Category: 945

Type of Development: Gas Station w/C-Store

Daily Trip Generation Rate / Formula: See Page 10

Project Size: 8 Fueling Positions

Maximum Trip Length: 3 Miles East / 10 Miles West

Net New Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	Remaining Capacity [1]
		3	53%	0%	0	815
		4	53%	50%	8	3,685
		5	53%	75%	12	9,363
30	100.0%	6	53% / 47%	100%	16	2,657
		7	42%	60%	8	1,754
		8	42%	0%	0	2,027

Source: Monroe County Planning and Environmental Resources Department.
Compiled by: KBP Consulting, Inc. (December 2022).

[1] *Remaining roadway capacities by segment as documented by Monroe County in the latest tracking table (10/20/22). These values reflect existing volumes plus traffic volumes associated with committed development (i.e. permitted but unbuilt). Please see Appendix J for the latest tracking table.*

As indicated in Table 5A, each of the roadway segments on Overseas Highway / US 1 has adequate capacity to accommodate the additional traffic to be generated by the gas station and convenience store element of the Kickin' Back site redevelopment.

US 1 Impacts by Mile Marker – Multifamily Housing

For this element of the proposed development, it was determined that the maximum trip length for the multifamily residential trips will be approximately 20 miles to the east (i.e. toward Big Pine Key) and 20 miles to the west (i.e. toward Key West). Based upon these trip length assumptions, the Overseas Highway / US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic distribution discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 5B summarizes the number of primary project trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment) and reflects the latest traffic volumes presented in the 2021 Level of Service and Reserve Capacity Table. As indicated in Table 5B, each of the roadway segments impacted by the residential component of this development has adequate capacity to accommodate this project.

Table 5B
Kickin' Back Convenience Store - Residential Component
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Cudjoe Key, Florida

Project: Kickin' Back Convenience Store

Location: Cudjoe Key

Type of Development: Multifamily Housing

Project Size: 5 Dwelling Units

Maximum Trip Length: 20 Miles East / 20 Miles West

US 1 Mile Marker: 21.4

ITE Land Use Category: 220

Daily Trip Generation Rate / Formula: See Page 10

Net New Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	Remaining Capacity [1]
		1	53%	25%	4	2,474
		2	53%	40%	6	5,599
		3	53%	55%	9	815
		4	53%	70%	11	3,685
		5	53%	80%	13	9,363
30	100.0%	6	53% / 47%	100%	16	2,657
		7	42%	85%	11	1,754
		8	42%	70%	9	2,027
		9	42%	60%	8	2,646
		10	42%	50%	6	4,193
		11	42%	25%	3	7,876
		12	42%	0%	0	3,700

Source: Monroe County Planning and Environmental Resources Department.
Compiled by: KBP Consulting, Inc. (December 2022).

[1] *Remaining roadway capacities by segment as documented by Monroe County in the latest tracking table (10/20/22). These values reflect existing volumes plus traffic volumes associated with committed development (i.e. permitted but unbuilt). Please see Appendix J for the latest tracking table.*

PARKING REQUIREMENTS

This section of the report addresses the parking requirements and parking supply for both the gas station / convenience store and the residential components of the proposed development program.

Gas Station & Convenience Store

The gas station and convenience store component of this development will consist of eight (8) vehicle fueling positions and a 2,622 square foot convenience store. As a result, the total number of parking spaces required by Code will be 11. (The parking spaces required by the fuel pumps is satisfied at the actual pump.)

Residential Apartments

The residential component of this development will consist of five (5) workforce housing dwelling units – three (3) of which will have two (2) bedrooms and two (2) dwelling units will have four (4) bedrooms. As a result, the total number of parking spaces required by Code will be ten (10).

Proposed Parking Supply

The total number of parking spaces required by Code for this site is 21. According to the latest site plan (see Appendix C) the proposed parking supply will be 27 parking spaces. As such, the proposed parking supply will exceed that required by Code. It is noted that six (6) parking spaces are proposed to be electric vehicle charging stations.

SUMMARY & CONCLUSIONS

Based upon the results of the traffic impact analyses performed for the proposed Kickin' Back Convenience Store redevelopment for the site located near Mile Marker 21.4 on Cudjoe Key, Monroe County, Florida, the transportation network within the project study area has adequate capacity to accommodate the additional project traffic. Specifically, Overseas Highway / US 1 on Cudjoe Key has adequate roadway capacity and the study intersections and project driveways along this roadway segment will operate at an acceptable Level of Service (LOS). And the segments of Overseas Highway / US 1 encompassing the maximum trip length have adequate capacity to accommodate this redevelopment activity.

Appendix A

Kickin' Back – Cudjoe Key

Traffic Impact Study Methodology

KBP CONSULTING, INC.

MEMORANDUM

To: Janene Sclafani
Carmen Galdos

From: Karl B. Peterson, P.E.
Bart Smith, Esq.

Date: April 22, 2021

Subject: Kickin' Back Gas Station & Convenience Store – Cudjoe Key
21362 Overseas Highway
Traffic Analysis Methodology

Note: The development program has been scaled back since this methodology was prepared.

Kickin' Back is an existing convenience store located on the south side of Overseas Highway / US 1 at the intersection with Blimp Road on Cudjoe Key, Monroe County, Florida. The existing building area is approximately 2,120 square feet. The subject site will be redeveloped with a 2,540 square foot convenience store, 14 fueling positions, and a workforce housing component (3,350 square feet or approximately 5 dwelling units). The following is a preliminary traffic analysis methodology to assess the potential traffic impacts associated with the proposed development.

Development

Existing:

- Convenience Store (2,120 Square Feet)

Proposed:

- Gas Station (14 Fueling Positions)
- Convenience Store (2,540 Square Feet)
- Multifamily Housing (5 Dwelling Units)

Traffic Study

Based upon the information presented above, it is evident that a Level 3 Monroe County traffic analysis will be required.

Intersections to be Evaluated

Morning peak period (7:00 AM to 9:00 AM) and afternoon peak period (4:00 PM to 6:00 PM) intersection turning movement counts will be collected at the following locations:

- US 1 / Overseas Highway & Drost Drive
- US 1 / Overseas Highway & Sawyer Drive
- US 1 / Overseas Highway & Blimp Road
- US 1 / Overseas Highway & Cutthroat Drive
- US 1 / Overseas Highway & Spanish Main Drive

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Trip Generation

The trip generation analysis for the existing and proposed development on the site will be based upon data presented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual (10th Edition)*. A preliminary trip generation table is presented in Attachment A to this memorandum and a summary is presented below:

Preliminary Calculations:

- Gas Station & C-Store (Net Trips)
  - Daily Trips: 1,179
  - AM Peak Hour Trips: 66
  - PM Peak Hour Trips: 86
- Proposed – Multifamily Housing (Low-Rise)
  - Daily Trips: 36
  - AM Peak Hour Trips: 2
  - PM Peak Hour Trips: 3

Trip Length

The maximum and average trips lengths on Overseas Highway / US 1 will be consistent with similar projects that have been performed in the immediate study area.

Site Access and Circulation

Vehicular access points to the site will be noted, described, and evaluated with respect to operations, safety, and visibility.

Access to US 1 / Overseas Highway

Ingress and egress to the site will be provided via two (2) driveways on US 1 / Overseas Highway. These driveways will be evaluated as part of this analysis.

Intersection Analysis

Operational analyses will be conducted for the study intersections and project driveways. These analyses will be conducted for existing conditions, future (build-out year) conditions without the project traffic, and future (build-out year) with the project traffic.

Documentation

A traffic impact study will be prepared documenting the background conditions, trip generation characteristics, trip distribution, intersection analyses, and traffic impacts by mile marker in accordance with the current Monroe County LOS and Reserve Capacity Table.

Attachment A

Trip Generation Analysis

Table 1
Trip Generation Summary
Kickin' Back - Cudjoe Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Convenience Market	2,120 SF	1,756	67	66	133	53	51	104
- Pass-By (51%)		*(896)*	*(34)*	*(34)*	*(68)*	*(27)*	*(26)*	*(53)*
Sub Total		**860**	**33**	**32**	**65**	**26**	**25**	**51**
Proposed								
Gas Station w/C-Store	14 FP	2,875	89	86	175	100	96	196
- Pass-By (59%/62%/56%)		*(1,696)*	*(55)*	*(54)*	*(109)*	*(56)*	*(54)*	*(110)*
Gas Station Sub-Total		**1,179**	**34**	**32**	**66**	**44**	**42**	**86**
Multifamily Housing	5 DU	36	0	2	2	2	1	3
Sub Total		**1,215**	**34**	**34**	**68**	**46**	**43**	**89**
Difference (Proposed - Existing)		**355**	**1**	**2**	**3**	**20**	**18**	**38**

Compiled by: KBP Consulting, Inc. (December 2020).
Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

Convenience Market - ITE Land Use #851
Gas Station w/ C-Store - ITE Land Use #945
Multifamily Housing (Low-Rise) - ITE Land Use #220

Appendix B

Kickin' Back – Cudjoe Key

Monroe County Property Appraiser Reports

qPublic.net™ Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00115840-000401
Account#	1147532
Property ID	1147532
Millage Group	100C
Location Address	21362 OVERSEAS Hwy, CUDJOE KEY
Legal Description	29 66 28 CUDJOE KEY PT LOT 2 OR652-505/06 OR721-158 OR825-1880/81 OR931-2414/15 OR1315-884/85 OR1750-1571/72 OR652-505/06 OR1855-1302/04 OR2108-614/15 (Note: Not to be used on legal documents.)
Neighborhood	10050
Property Class	RETAIL-CONVENIENCE STORE (1103)
Subdivision	
Sec/Twp/Rng	29/66/28
Affordable Housing	No



Owner

JOINED ISLANDS INC
21362 Overseas Hwy
Cudjoe Key FL 33042

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	$198,532	$198,532	$184,731	$0
+ Market Misc Value	$6,855	$6,855	$5,428	$0
+ Market Land Value	$349,825	$322,193	$261,782	$380,764
= Just Market Value	**$555,212**	**$527,580**	**$451,941**	**$380,764**
= Total Assessed Value	**$506,796**	**$460,724**	**$418,840**	**$380,764**
- School Exempt Value	$0	$0	$0	$0
= School Taxable Value	**$555,212**	**$527,580**	**$451,941**	**$380,764**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	44,749.00	Square Foot	0	0

Commercial Buildings

Style	1 STORY STORES / 11C
Gross Sq Ft	4,704
Finished Sq Ft	2,120
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	C.B.S.
Quality	300 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	CONC PILINGS
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	2
Heating Type	
Year Built	1975
Year Remodeled	0
Effective Year Built	2000

Condition	AVERAGE			
Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	2,344	0	0
FLA	FLOOR LIV AREA	2,120	2,120	0
OPU	OP PR UNFIN LL	16	0	0
OPF	OP PRCH FIN LL	224	0	0
TOTAL		4,704	2,120	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1975	1976	1	1500 SF	1
ASPHALT PAVING	1975	1976	1	3567 SF	1
UTILITY BLDG	1979	1980	1	120 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/19/2005	$600,000	Warranty Deed		2108	614	S - Unqualified	Improved
12/28/2001	$434,900	Warranty Deed		1750	1571	Q - Qualified	Improved
7/1/1994	$285,000	Warranty Deed		1315	0884	Q - Qualified	Improved
2/1/1980	$110,000	Warranty Deed		825	1880	Q - Qualified	Improved
7/1/1977	$85,000	Conversion Code		721	158	Q - Qualified	Improved

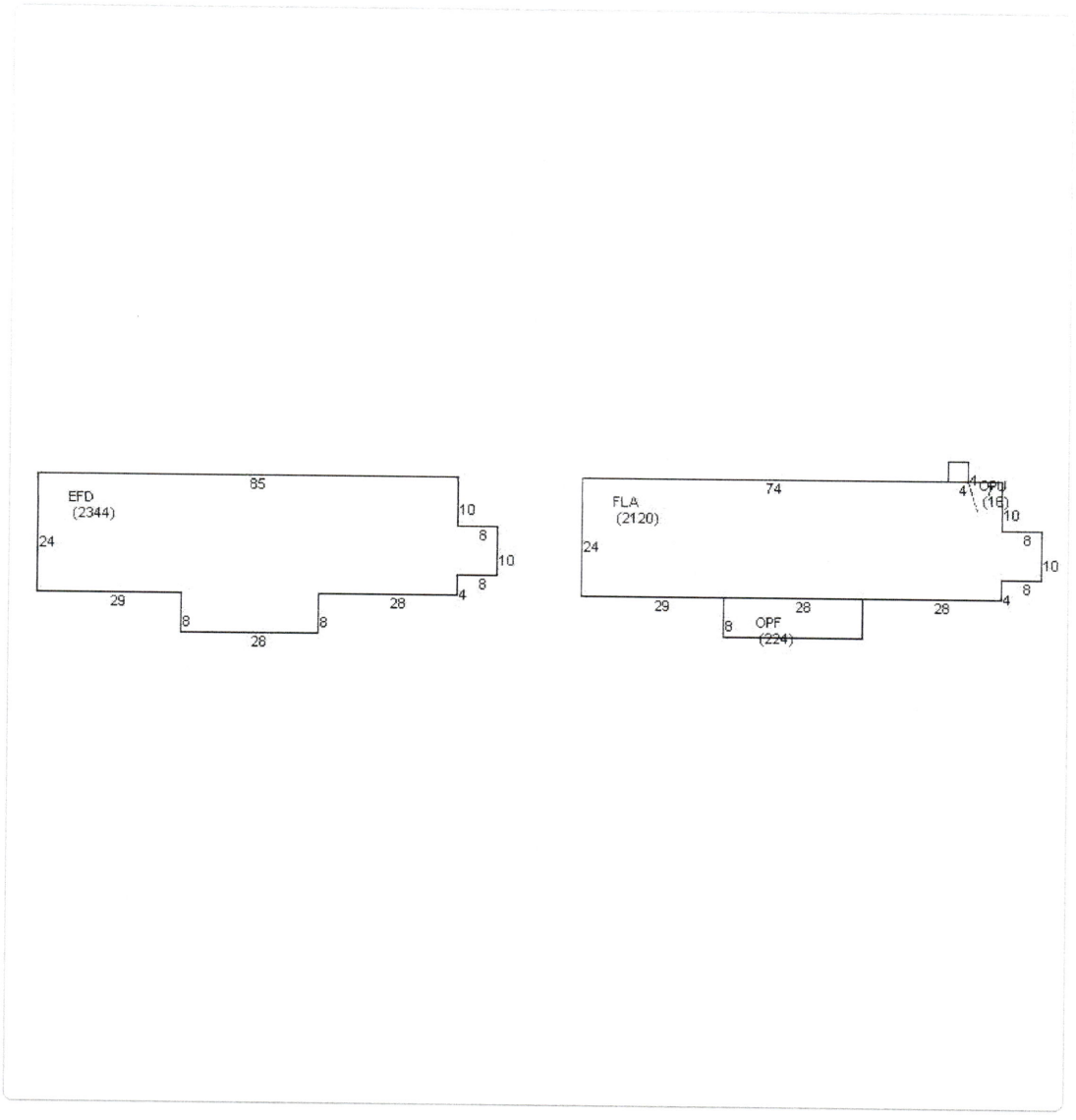
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10100652	2/9/2010		$1,500	Commercial	EMERGENCY NEW RISER PIPE AND WIRING DUE TO HIGHWAY ACCIDENT
02/0401	6/14/2002	10/9/2002	$2,400		BURGLAR ALARM SYSTEM
02/0290	1/25/2002	10/9/2002	$16,735		comm roofing
02/0151	1/22/2002	1/1/2002	$1	Commercial	land clearing
02/0239	1/22/2002	10/9/2002	$4,500		replace a/c

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


EFD
(2344)
85
10
8
10
24
8
4
29
8
8
28
28
FLA
(2120)
74
4
4
OPU
(16)
10
8
10
24
8
4
29
28
28
8
OPF
(224)

Photos


1147532-20160707



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the
User Privacy Policy
GDPR Privacy Notice

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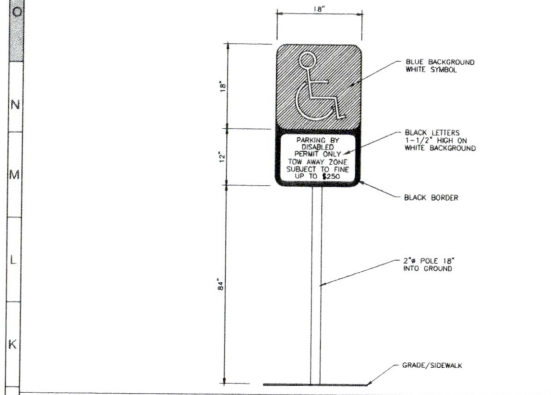
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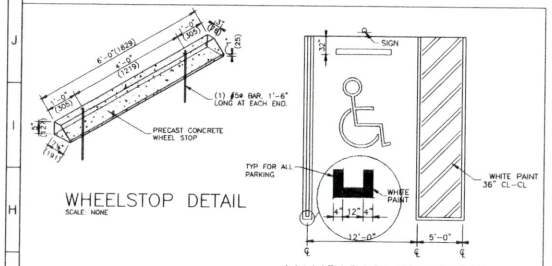
Version 2.3.141

Appendix C

Kickin' Back – Cudjoe Key

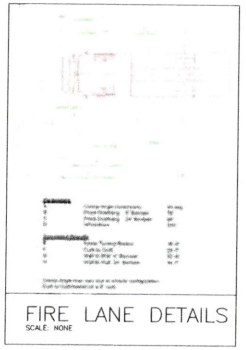
Preliminary Site Plan





WHEELSTOP DETAIL
SCALE: NONE

HANDICAP PARKING
SCALE: NONE



FIRE LANE DETAILS
SCALE: NONE

SITE DATA:

1 ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235

2 CLASSIFICATION: TIER 1 LOT CLEARED

3 LAND AREA: 44,294 S.F. (1.016 ACRE)

4 EXISTING LOT COVERAGE:

-CONVENIENT STORE	= 2,122 S.F.	(4.8%)
-PAVEMENT	= 30,314 S.F.	(68.4%)
-OPEN AREAS / LANDSCAPING	= 6,740 S.F.	(15.2%)

5 THIS PROJECT:

-WORKFORCE HOUSING	= 3,505 S.F.	(7.9%)
-NEW GAS PUMP CANOPY	= 900 S.F.	(2.0%)
-NEW OFFICES	= 500 S.F.	(1.1%)
-NEW DIESEL PUMP	= 32 S.F.	(.07%)
-NEW TRANSFORMERS	= 181 S.F.	(0.4%)
TOTAL LOT COVERAGE =	44,294 S.F.	(100%)

6 PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING

6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDP's, , TOTAL OF 900 S.F. NEW CANOPY

6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS

6.4- NEW 500 SF OFFICE ADDITION

6.5- NEW 1,283 SF OF CONC. SLAB

7 PROJECT DESCRIPTION

7.1- COMMERCIAL - RETAIL: REQUIRED 4 PARKING PER 1,000 S.F.

7.2- CONVENIENT STORE = 2,822 S.F. : PARKING REQUIRED = 10.4

WORKFORCE HOUSING = 3,505 S.F.

: PARKING REQUIRED = 2.0 PER DWELLING

: PARKING PROVIDED = 10 (TEN) NEW

TOTAL PARKING REQUIRED = 21.0 PROVIDED = 27 + BIKE RACK = 28

NOTES:
ALL PARKING WILL BE 8.5'x18.0'
:PARKING INCLUDES (2)TWO HANDICAPPED SPACE 12.0'x18'

8. LOADING ZONE: Sec. 9.5-354

-COMMERCIAL USE 2,622-19,999 S.F. = (1)ONE 16'x54'

PROVIDED: (1)ONE LOADING ZONE 16'x54'

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	39.167'	NORTH AT O/S HWY
PRIMARY SIDE :	10.0'	40.0'	WEST
SECONDARY SIDE :	5.0'	44.0'	EAST
REAR YARD :	10.0'	28.0'	SOUTH

10. FLOOD ZONE:

PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB# 6031005 / 2018-050
FLOOD ZONE = 'AE' 11.0'
EXISTING BUILDING FFL. = 7.67' NGVD

11. OPEN SPACE RATIO: Sec. 9.5-262

SC=0.2 OSR
OPEN SPACE PROVIDED = 15.12% (6,740 S.F.)

12. SITE LIGHTING: Sec.9.5-392, 393, 394

12.1- ALL OUTDOOR LIGHTING SHALL BE, MAX 18' ABOVE GRADE, NON-CUTOFF MAX 35' ABOVE GRADE, CUT-OFF (MEASURED AT PROPERY LINE)

12.2- MAX ILLUMINATION SHALL BE : 0.3 FOOT-CANDLES FOR NON-CUTOFF 1.5 FOOT CANDLES FOR CUT-OFF (MEASURED AT PROPERTY LINE)

12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED.

LEGAL DESCRIPTION

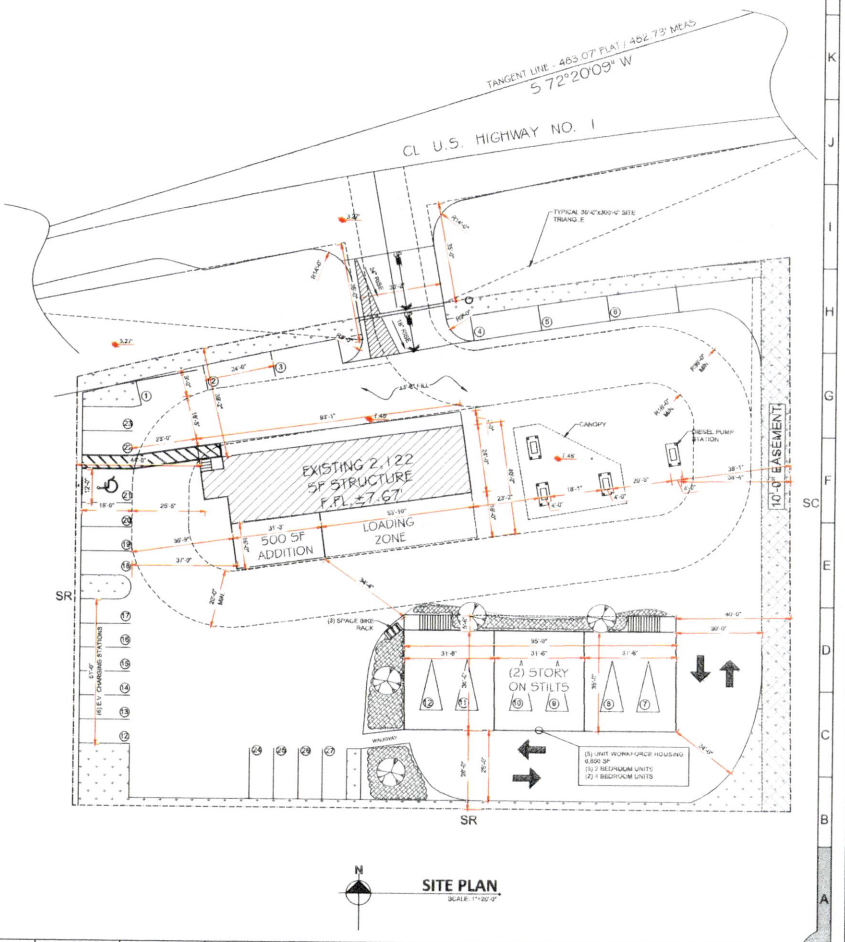
A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHWEST COMER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE 128 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID INTERSECTION ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; SAID POINT OF BEGINNING ALSO BEING ON A CURVE, SAID CURVE HAVING AN ANGLE OF 07 DEGREES, 48 MINUTES AND 14 SECONDS AND A RADIUS OF 1860.08 FEET; BEAR WESTERLY, ALONG SAID CURVE AND DEFLECTING TO THE LEFT, 233.35 FEET; THENCE BEAR SOUTH, 151.56 FEET; THENCE BEAR EAST, 250 FEET TO THE WEST LINE OF "SACARMA BAY"; THENCE BEAR NORTH, ALONG THE WEST LINE OF "SACARMA BAY", 196 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES.

AND

A PART OF GOVERNMENT LOT 2, SECTION 29, TWP. 66 S., RGE. 28 E., ON CUDJOE KEY, MONROE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N 72°20' E ALONG THE SAID RIGHT-OF-WAY LINE 775.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1860.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE CURVE 116.19 FEET; THENCE SOUTH 40.14 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 74°47' 42" W 7.21 FEET TO A METAL FENCE POST; THENCE S 15°51' E 109.50 FEET ALONG SAID FENCE; THENCE EAST 3.2 FEET; THENCE NORTH 111.24 FEET TO POINT OF BEGINNING.

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:

A TEN FOOT STRIP OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE 128, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID NORTHWEST CORNER TO BE KNOWN AS THE POINT OF BEGINNING OF THE 10 FOOT STRIP OF LAND HEREINAFTER DESCRIBED; BEAR SOUTH, ALONG THE WEST LINE OF "SACARMA BAY", 196 FEET; THENCE BEAR WEST, 1.2 FEET; THENCE BEAR NORTH, 196 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR EASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 1.0 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.



N
SITE PLAN
SCALE: 1"=20'-0"

KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

CONTACT INFO

ROBERT BARNES ASSOCIATES
ARCHITECTURE AND PLANNING
21 MOTT STREET, KEYS
KEY WEST, FLORIDA 33040
(305) 294-4182
FAX (305) 294-4185

REVISIONS

MARK	DESCRIPTION	DATE

SITE PLAN

AUG 2018	AS SHOWN	JOB:
JOHN ROBERT BARNES	JRB	
2018-AUG - A1 - KICKIN BACK - SITE PLAN.DWG		1302/01/12 3:56:46
S:\PROJECTS\KICKIN BACK\LAND DEVELOPMENT\2018-AUG - A1 - KICKIN BACK - SITE PLAN.DWG		11/24/2018
	Last Modified: 21, 2022	10:01 AM

This item has been digitally signed and sealed by J. Robert Barnes RA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

A-1

Appendix D

FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0108 - SR 5/US-1, 2317' N OF KEMP CHANNEL BR @ MM 24

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	18300 C	N 9100	S 9200	9.00	53.10	16.60
2020	14200 C	N 6900	S 7300	9.00	54.10	16.60
2019	18400 C	N 9200	S 9200	9.00	54.70	10.70
2018	17500 C	N 8800	S 8700	9.00	55.10	9.40
2017	19100 C	N 9600	S 9500	9.00	53.90	9.10
2016	15300 C	N 7700	S 7600	9.50	54.90	7.60
2015	16800 C	N 8300	S 8500	9.50	54.30	7.20
2014	16800 C	N 8400	S 8400	9.50	55.20	9.20
2013	15900 C	N 7900	S 8000	9.50	54.80	9.30
2012	16500 C	N 8200	S 8300	9.50	55.00	8.60
2011	15400 C	N 7300	S 8100	9.50	55.10	8.70
2010	15900 C	N 7900	S 8000	10.26	56.84	9.10
2009	17900 C	N 8900	S 9000	10.23	56.56	8.30
2008	16400 C	N 8400	S 8000	10.45	54.98	10.90
2007	17500 C	N 8600	S 8900	10.00	55.10	11.30
2006	17600 C	N 9200	S 8400	10.08	55.69	9.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Appendix E

2022 Intersection Turning Movement Counts

KBP Consulting, Inc.

File Name : 1- Overseas HWY & Drost Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 1

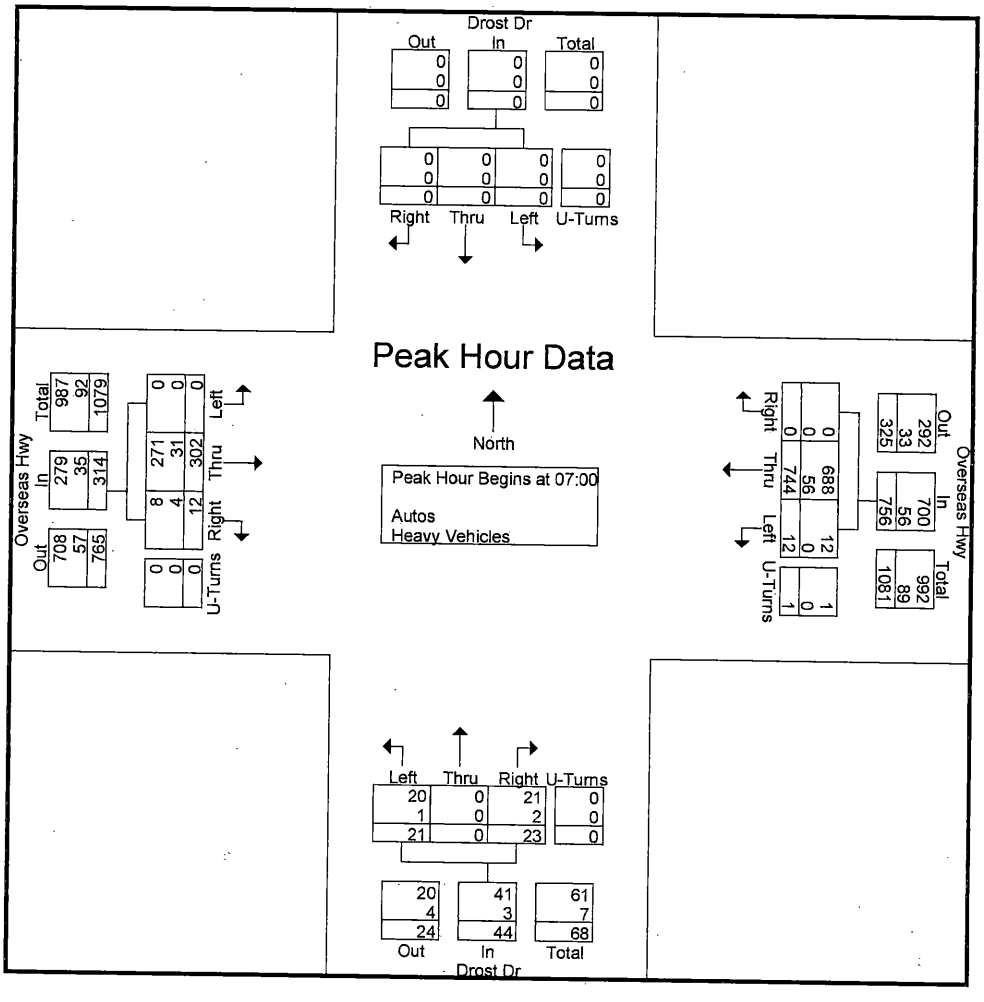
Groups Printed- Autos - Heavy Vehicles

	Drost Dr From North					Overseas Hwy From East					Drost Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
07:00	0	0	0	0	0	0	221	3	0	224	5	0	5	0	10	2	63	0	0	65	299
07:15	0	0	0	0	0	0	197	3	0	200	4	0	9	0	13	3	82	0	0	85	298
07:30	0	0	0	0	0	0	175	2	0	177	7	0	5	0	12	5	71	0	0	76	265
07:45	0	0	0	0	0	0	151	4	1	156	7	0	2	0	9	2	86	0	0	88	253
Total	0	0	0	0	0	0	744	12	1	757	23	0	21	0	44	12	302	0	0	314	1115
08:00	0	0	0	0	0	0	163	8	0	171	6	0	5	0	11	3	113	0	0	116	298
08:15	0	0	0	0	0	0	138	9	0	147	5	0	5	0	10	2	112	0	0	114	271
08:30	0	0	0	0	0	0	108	7	0	115	7	0	7	0	14	2	109	0	0	111	240
08:45	0	0	0	0	0	0	99	2	0	101	4	0	3	0	7	7	103	0	0	110	218
Total	0	0	0	0	0	0	508	26	0	534	22	0	20	0	42	14	437	0	0	451	1027
*** BREAK ***																					
16:00	0	0	0	0	0	0	116	5	0	121	6	0	2	0	8	6	175	0	0	181	310
16:15	0	0	0	0	0	0	135	5	0	140	6	0	3	0	9	5	183	0	0	188	337
16:30	0	0	0	0	0	0	136	5	0	141	9	0	3	0	12	7	200	0	0	207	360
16:45	0	0	0	0	0	0	111	6	0	117	10	0	2	0	12	5	171	0	0	176	305
Total	0	0	0	0	0	0	498	21	0	519	31	0	10	0	41	23	729	0	0	752	1312
17:00	0	0	0	0	0	0	121	8	0	129	6	0	7	0	13	3	185	0	0	188	330
17:15	0	0	0	0	0	0	88	5	0	93	5	0	2	0	7	4	139	0	0	143	243
17:30	0	0	0	0	0	0	111	8	0	119	6	0	0	0	6	3	192	0	0	195	320
17:45	0	0	0	0	0	0	92	3	0	95	2	0	8	0	10	3	178	0	0	181	286
Total	0	0	0	0	0	0	412	24	0	436	19	0	17	0	36	13	694	0	0	707	1179
Grand Total	0	0	0	0	0	0	2162	83	1	2246	95	0	68	0	163	62	2162	0	0	2224	4633
Apprch %	0	0	0	0		0	96.3	3.7	0		58.3	0	41.7	0		2.8	97.2	0	0		
Total %	0	0	0	0	0	0	46.7	1.8	0	48.5	2.1	0	1.5	0	3.5	1.3	46.7	0	0	48	
Autos	0	0	0	0	0	0	2016										2037				
% Autos	0	0	0	0	0	0	93.2	92.8	100	93.2	94.7	0	94.1	0	94.5	88.7	94.2	0	0	94.1	93.7
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	6.8	7.2	0	6.8	5.3	0	5.9	0	5.5	11.3	5.8	0	0	5.9	6.3

KBP Consulting, Inc.

File Name : 1- Overseas HWY & Drost Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 4

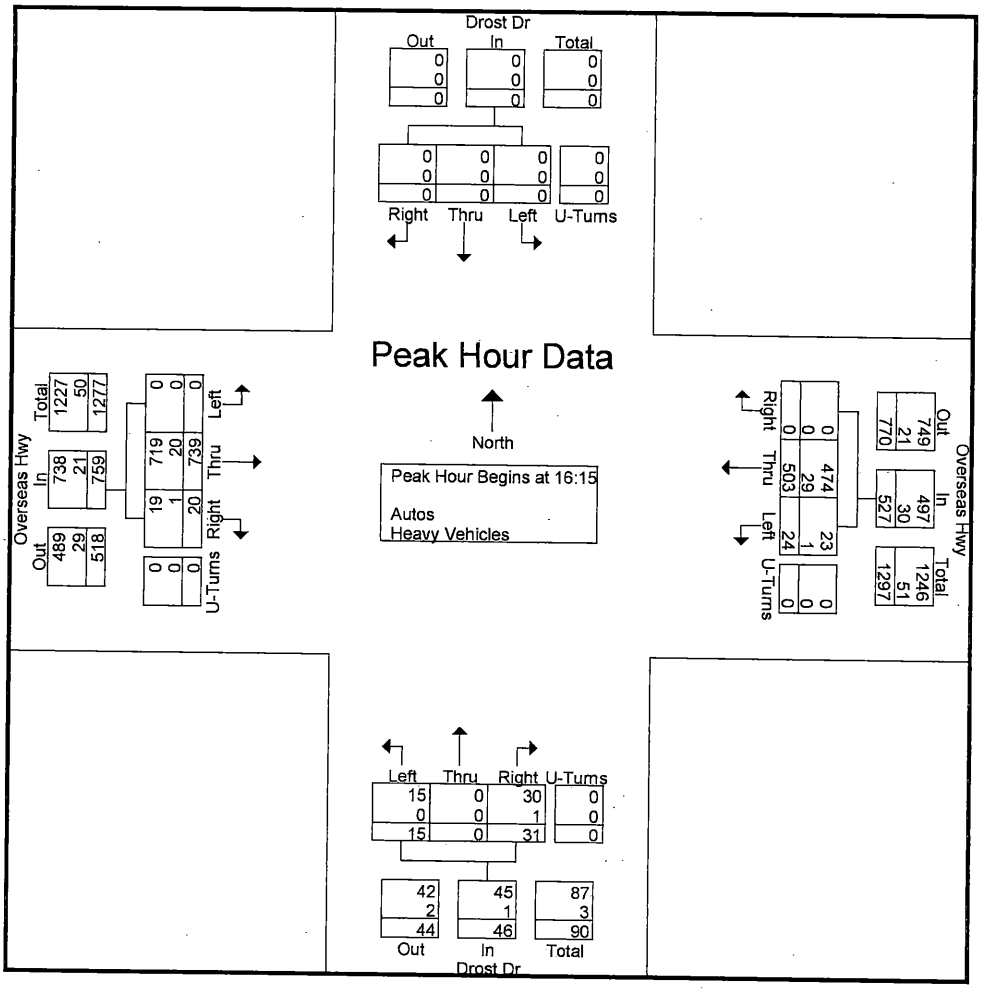
	Drost Dr From North					Overseas Hwy From East					Drost Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00																					
07:00	0	0	0	0	0	0	221	3	0	224	5	0	5	0	10	2	63	0	0	65	299
07:15	0	0	0	0	0	0	197	3	0	200	4	0	9	0	13	3	82	0	0	85	298
07:30	0	0	0	0	0	0	175	2	0	177	7	0	5	0	12	5	71	0	0	76	265
07:45	0	0	0	0	0	0	151	4	1	156	7	0	2	0	9	2	86	0	0	88	253
Total Volume	0	0	0	0	0	0	744	12	1	757	23	0	21	0	44	12	302	0	0	314	1115
% App. Total	0	0	0	0		0	98.3	1.6	0.1		52.3	0	47.7	0		3.8	96.2	0	0		
PHF	.000	.000	.000	.000	.000	.000	.842	.750	.250	.845	.821	.000	.583	.000	.846	.600	.878	.000	.000	.892	.932
Autos	0	0	0	0	0	0	688	12	1	701	21	0	20	0	41	8	271	0	0	279	1021
% Autos	0	0	0	0	0	0	92.5	100	100	92.6	91.3	0	95.2	0	93.2	66.7	89.7	0	0	88.9	91.6
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	7.5	0	0	7.4	8.7	0	4.8	0	6.8	33.3	10.3	0	0	11.1	8.4



KBP Consulting, Inc.

File Name : 1- Overseas HWY & Drost Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 5

	Drost Dr From North					Overseas Hwy From East					Drost Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:15																					
16:15	0	0	0	0	0	0	135	5	0	140	6	0	3	0	9	5	183	0	0	188	337
16:30	0	0	0	0	0	0	136	5	0	141	9	0	3	0	12	7	200	0	0	207	360
16:45	0	0	0	0	0	0	111	6	0	117	10	0	2	0	12	5	171	0	0	176	305
17:00	0	0	0	0	0	0	121	8	0	129	6	0	7	0	13	3	185	0	0	188	330
Total Volume	0	0	0	0	0	0	503	24	0	527	31	0	15	0	46	20	739	0	0	759	1332
% App. Total	0	0	0	0		0	95.4	4.6	0		67.4	0	32.6	0		2.6	97.4	0	0		
PHF	.000	.000	.000	.000	.000	.000	.925	.750	.000	.934	.775	.000	.536	.000	.885	.714	.924	.000	.000	.917	.925
Autos	0	0	0	0	0	0	474	23	0	497	30	0	15	0	45	19	719	0	0	738	1280
% Autos	0	0	0	0	0	0	94.2	95.8	0	94.3	96.8	0	100	0	97.8	95.0	97.3	0	0	97.2	96.1
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	5.8	4.2	0	5.7	3.2	0	0	0	2.2	5.0	2.7	0	0	2.8	3.9



KBP Consulting, Inc.

File Name : 2- Overseas Hwy & Sawyer Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 1

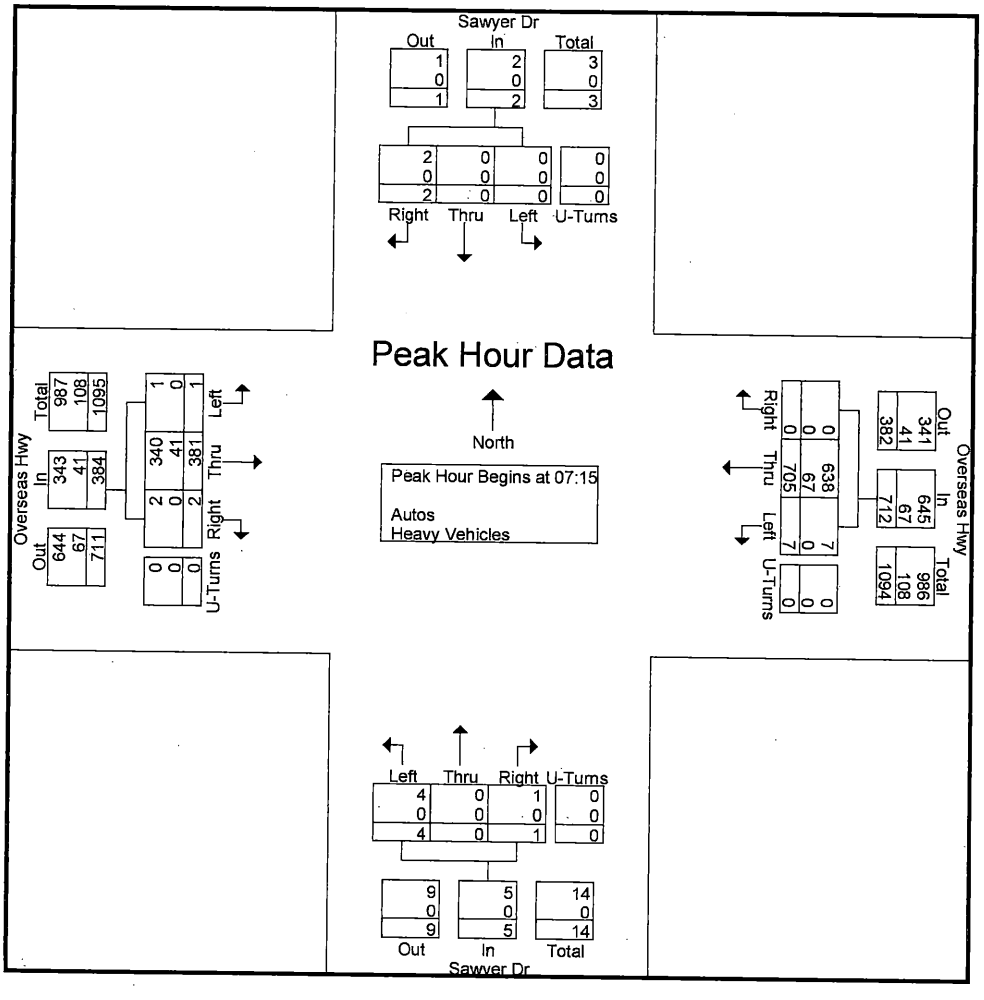
Groups Printed- Autos - Heavy Vehicles

	Sawyer Dr From North					Overseas Hwy From East					Sawyer Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
07:00	0	0	0	0	0	0	222	0	0	222	1	0	1	0	2	1	68	0	0	69	293
07:15	1	0	0	0	1	0	202	1	0	203	0	0	2	0	2	0	85	1	0	86	292
07:30	0	0	0	0	0	0	181	1	0	182	1	0	0	0	1	1	78	0	0	79	262
07:45	0	0	0	0	0	0	153	2	0	155	0	0	1	0	1	0	92	0	0	92	248
Total	1	0	0	0	1	0	758	4	0	762	2	0	4	0	6	2	323	1	0	326	1095
08:00	1	0	0	0	1	0	169	3	0	172	0	0	1	0	1	1	126	0	0	127	301
08:15	0	0	0	0	0	0	141	1	0	142	0	0	1	0	1	1	110	0	0	111	254
08:30	0	0	0	0	0	0	108	0	0	108	3	0	4	0	7	2	115	0	0	117	232
08:45	0	0	1	0	1	0	103	1	0	104	4	0	2	0	6	2	106	0	0	108	219
Total	1	0	1	0	2	0	521	5	0	526	7	0	8	0	15	6	457	0	0	463	1006
*** BREAK ***																					
16:00	0	0	0	0	0	0	119	0	0	119	2	0	0	0	2	2	173	0	0	175	296
16:15	1	0	0	0	1	0	142	2	0	144	2	0	0	0	2	1	189	1	0	191	338
16:30	0	0	0	0	0	0	133	0	0	133	3	0	1	0	4	2	205	0	0	207	344
16:45	0	0	0	0	0	0	120	5	0	125	2	0	0	0	2	1	180	0	0	181	308
Total	1	0	0	0	1	0	514	7	0	521	9	0	1	0	10	6	747	1	0	754	1286
17:00	0	0	0	0	0	0	141	2	0	143	1	0	1	0	2	3	196	0	0	199	344
17:15	0	0	0	0	0	0	97	0	0	97	3	0	2	0	5	0	142	0	0	142	244
17:30	0	0	0	0	0	0	113	2	0	115	0	0	3	0	3	2	206	0	0	208	326
17:45	0	0	0	0	0	0	96	2	0	98	1	0	2	0	3	2	168	0	0	170	271
Total	0	0	0	0	0	0	447	6	0	453	5	0	8	0	13	7	712	0	0	719	1185
Grand Total	3	0	1	0	4	0	2240	22	0	2262	23	0	21	0	44	21	2239	2	0	2262	4572
Apprch %	75	0	25	0		0	99	1	0		52.3	0	47.7	0		0.9	99	0.1	0		
Total %	0.1	0	0	0	0.1	0	49	0.5	0	49.5	0.5	0	0.5	0	1	0.5	49	0	0	49.5	
Autos	2	0	1	0	3	0	2091										2112				
% Autos	66.7	0	100	0	75	0	93.3	100	0	93.4	100	0	100	0	100	100	94.3	100	0	94.4	93.9
Heavy Vehicles																					
% Heavy Vehicles	33.3	0	0	0	25	0	6.7	0	0	6.6	0	0	0	0	0	0	5.7	0	0	5.6	6.1

KBP Consulting, Inc.

File Name : 2- Overseas Hwy & Sawyer Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 4

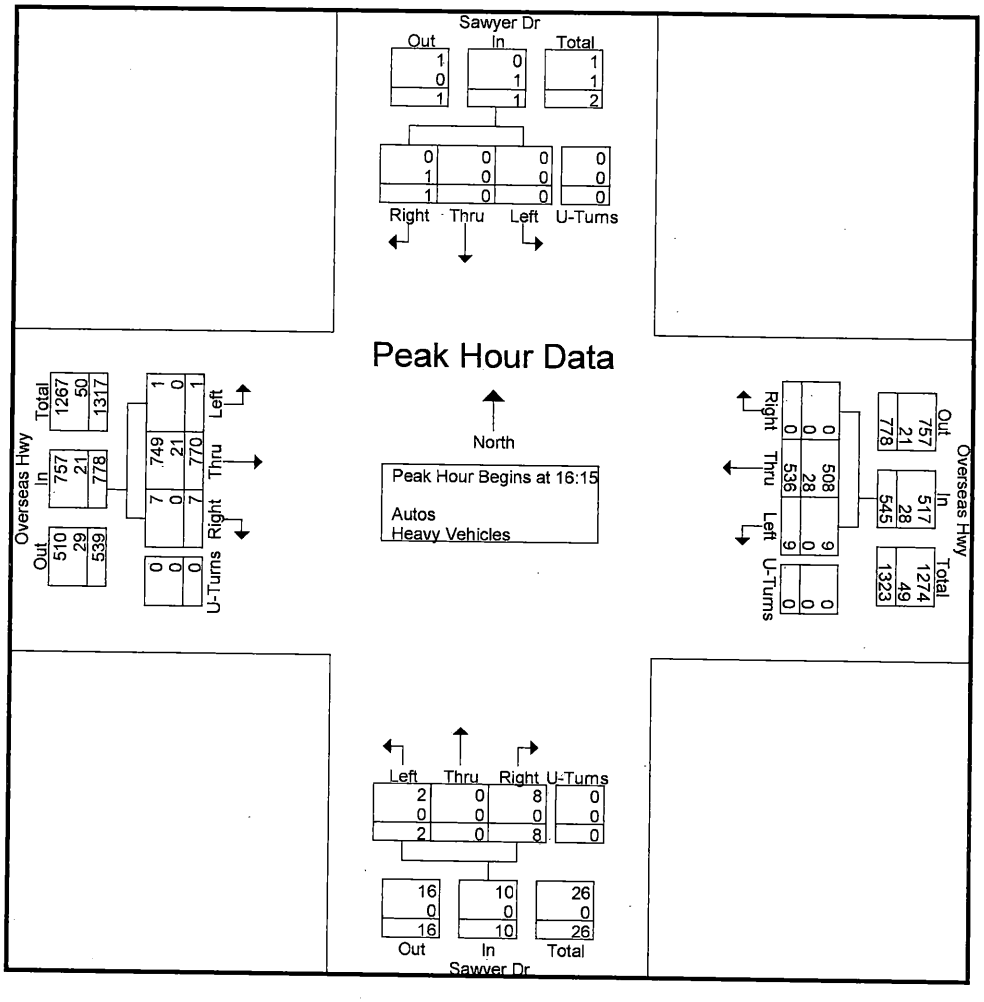
	Sawyer Dr From North					Overseas Hwy From East					Sawyer Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	1	0	0	0	1	0	202	1	0	203	0	0	2	0	2	0	85	1	0	86	292
07:30	0	0	0	0	0	0	181	1	0	182	1	0	0	0	1	1	78	0	0	79	262
07:45	0	0	0	0	0	0	153	2	0	155	0	0	1	0	1	0	92	0	0	92	248
08:00	1	0	0	0	1	0	169	3	0	172	0	0	1	0	1	1	126	0	0	127	301
Total Volume	2	0	0	0	2	0	705	7	0	712	1	0	4	0	5	2	381	1	0	384	1103
% App. Total	100	0	0	0		0	99	1	0		20	0	80	0		0.5	99.2	0.3	0		
PHF	.500	.000	.000	.000	.500	.000	.873	.583	.000	.877	.250	.000	.500	.000	.625	.500	.756	.250	.000	.756	.916
Autos	2	0	0	0	2	0	638	7	0	645	1	0	4	0	5	2	340	1	0	343	995
% Autos	100	0	0	0	100	0	90.5	100	0	90.6	100	0	100	0	100	100	89.2	100	0	89.3	90.2
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	9.5	0	0	9.4	0	0	0	0	0	0	10.8	0	0	10.7	9.8



KBP Consulting, Inc.

File Name : 2- Overseas Hwy & Sawyer Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 5

	Sawyer Dr From North					Overseas Hwy From East					Sawyer Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:15																					
16:15	1	0	0	0	1	0	142	2	0	144	2	0	0	0	2	1	189	1	0	191	338
16:30	0	0	0	0	0	0	133	0	0	133	3	0	1	0	4	2	205	0	0	207	344
16:45	0	0	0	0	0	0	120	5	0	125	2	0	0	0	2	1	180	0	0	181	308
17:00	0	0	0	0	0	0	141	2	0	143	1	0	1	0	2	3	196	0	0	199	344
Total Volume	1	0	0	0	1	0	536	9	0	545	8	0	2	0	10	7	770	1	0	778	1334
% App. Total	100	0	0	0		0	98.3	1.7	0		80	0	20	0		0.9	99	0.1	0		
PHF	.250	.000	.000	.000	.250	.000	.944	.450	.000	.946	.667	.000	.500	.000	.625	.583	.939	.250	.000	.940	.969
Autos	0	0	0	0	0	0	508	9	0	517	8	0	2	0	10	7	749	1	0	757	1284
% Autos	0	0	0	0	0	0	94.8	100	0	94.9	100	0	100	0	100	100	97.3	100	0	97.3	96.3
Heavy Vehicles																					
% Heavy Vehicles	100	0	0	0	100	0	5.2	0	0	5.1	0	0	0	0	0	0	2.7	0	0	2.7	3.7



KBP Consulting, Inc.

File Name : 3- Overseas Hwy & Blimp Rd
Site Code : 00000000
Start Date : 11/16/2022
Page No : 1

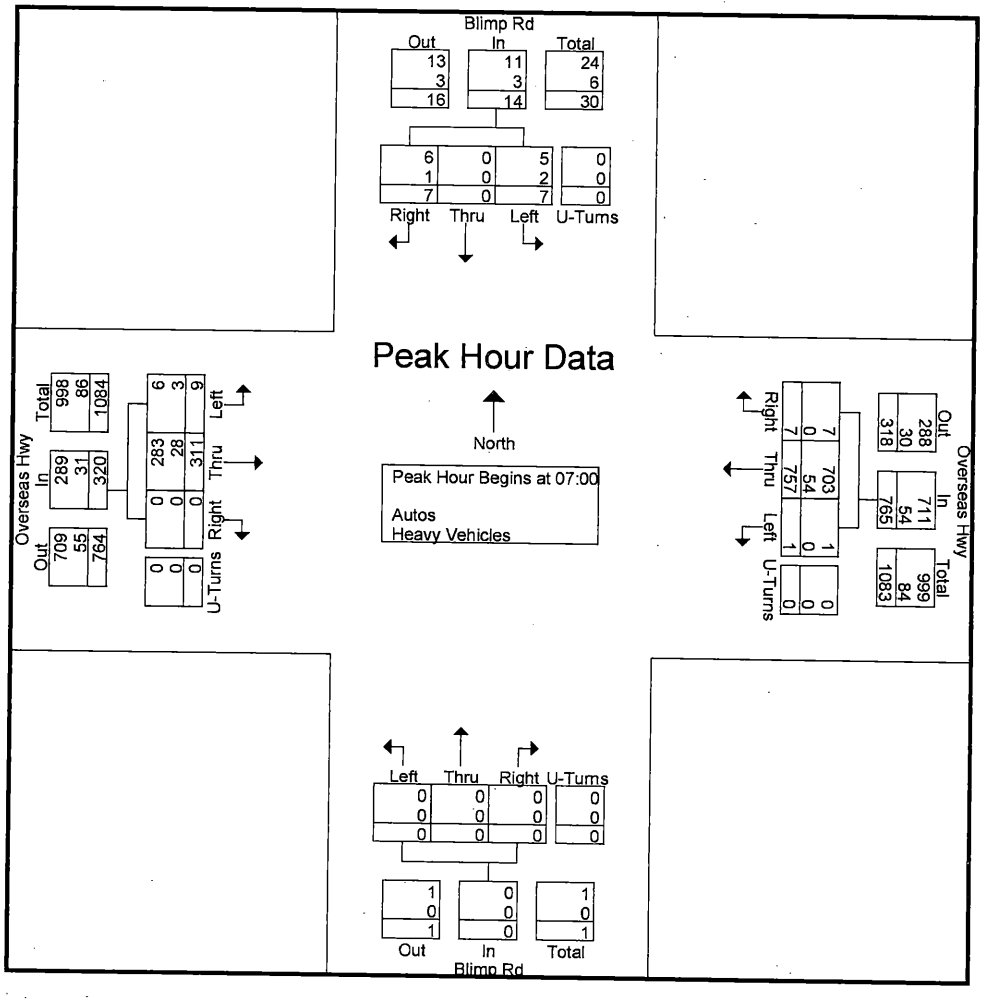
Groups Printed- Autos - Heavy Vehicles

	Blimp Rd From North					Overseas Hwy From East					Blimp Rd From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
07:00	0	0	2	0	2	0	227	0	0	227	0	0	0	0	0	0	64	3	0	67	296
07:15	2	0	1	0	3	1	193	0	0	194	0	0	0	0	0	0	82	1	0	83	280
07:30	2	0	1	0	3	1	178	0	0	179	0	0	0	0	0	0	80	3	0	83	265
07:45	3	0	3	0	6	5	159	1	0	165	0	0	0	0	0	0	85	2	0	87	258
Total	7	0	7	0	14	7	757	1	0	765	0	0	0	0	0	0	311	9	0	320	1099
08:00	6	0	2	0	8	3	165	0	0	168	0	0	0	0	0	0	110	4	0	114	290
08:15	5	0	2	0	7	2	133	0	0	135	0	0	0	0	0	0	118	4	0	122	264
08:30	2	0	4	0	6	2	107	0	0	109	0	0	0	0	0	0	120	3	0	123	238
08:45	4	0	3	0	7	3	116	0	0	119	0	0	0	0	0	0	104	2	0	106	232
Total	17	0	11	0	28	10	521	0	0	531	0	0	0	0	0	0	452	13	0	465	1024
*** BREAK ***																					
16:00	2	0	3	0	5	3	116	0	0	119	0	0	0	0	0	0	176	1	0	177	301
16:15	2	0	2	0	4	1	142	0	0	143	0	0	0	0	0	0	182	4	0	186	333
16:30	0	0	1	0	1	0	139	0	0	139	0	0	0	0	0	0	209	1	0	210	350
16:45	1	0	1	0	2	4	122	0	0	126	0	0	0	0	0	0	183	3	0	186	314
Total	5	0	7	0	12	8	519	0	0	527	0	0	0	0	0	0	750	9	0	759	1298
17:00	4	0	1	0	5	2	139	0	0	141	0	0	0	0	0	0	214	3	0	217	363
17:15	4	0	0	0	4	1	106	0	0	107	0	0	0	0	0	0	161	2	0	163	274
17:30	5	0	0	0	5	0	92	0	0	92	0	0	0	0	0	0	157	2	0	159	256
17:45	1	0	1	0	2	0	98	0	0	98	0	0	0	0	0	0	172	4	0	176	276
Total	14	0	2	0	16	3	435	0	0	438	0	0	0	0	0	0	704	11	0	715	1169
Grand Total	43	0	27	0	70	28	2232	1	0	2261	0	0	0	0	0	0	2217	42	0	2259	4590
Apprch %	61.4	0	38.6	0		1.2	98.7	0	0		0	0	0	0		0	98.1	1.9	0		
Total %	0.9	0	0.6	0	1.5	0.6	48.6	0	0	49.3	0	0	0	0	0	0	48.3	0.9	0	49.2	
Autos	36	0	22	0	58	22	2093										2098				
% Autos	83.7	0	81.5	0	82.9	78.6	93.8	100	0	93.6	0	0	0	0	0	0	94.6	78.6	0	94.3	93.8
Heavy Vehicles																					
% Heavy Vehicles	16.3	0	18.5	0	17.1	21.4	6.2	0	0	6.4	0	0	0	0	0	0	5.4	21.4	0	5.7	6.2

KBP Consulting, Inc.

File Name : 3- Overseas Hwy & Blimp Rd
Site Code : 00000000
Start Date : 11/16/2022
Page No : 4

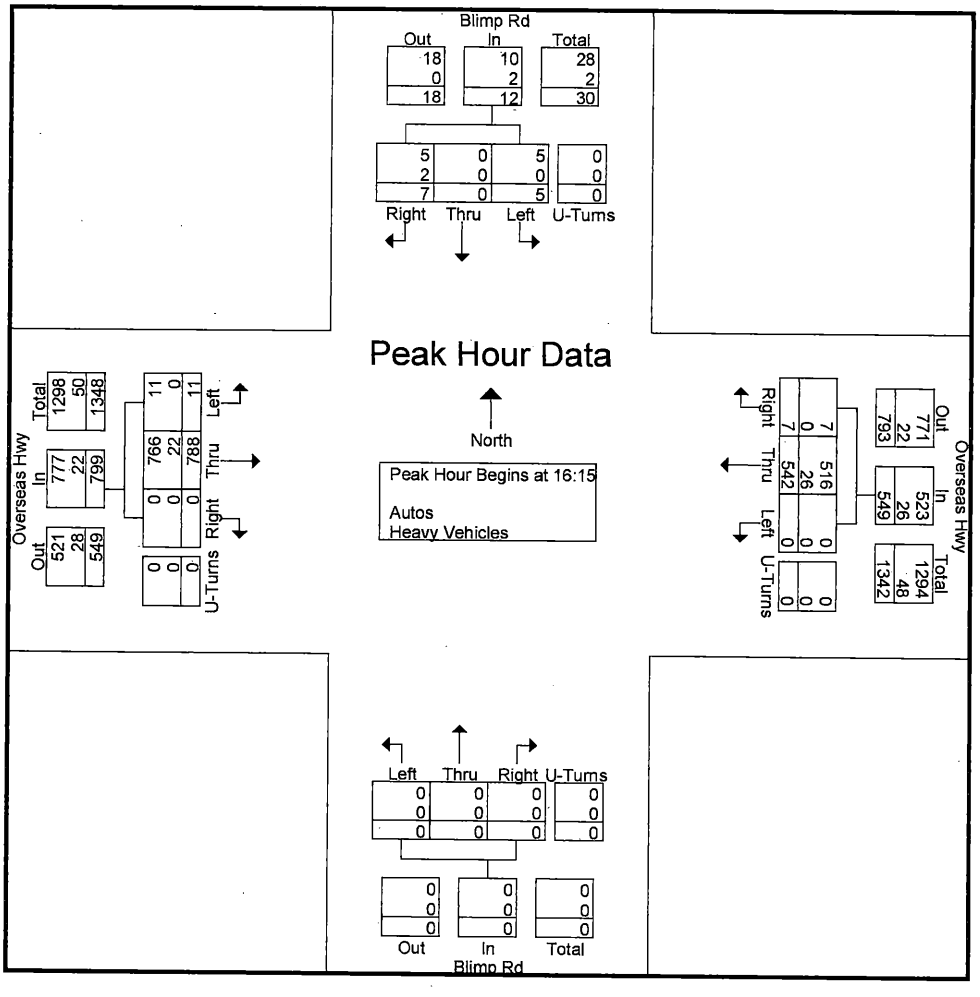
Start Time	Blimp Rd From North					Overseas Hwy From East					Blimp Rd From South					Overseas Hwy From West					
	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00																					
07:00	0	0	2	0	2	0	227	0	0	227	0	0	0	0	0	0	64	3	0	67	296
07:15	2	0	1	0	3	1	193	0	0	194	0	0	0	0	0	0	82	1	0	83	280
07:30	2	0	1	0	3	1	178	0	0	179	0	0	0	0	0	0	80	3	0	83	265
07:45	3	0	3	0	6	5	159	1	0	165	0	0	0	0	0	0	85	2	0	87	258
Total Volume	7	0	7	0	14	7	757	1	0	765	0	0	0	0	0	0	311	9	0	320	1099
% App. Total	50	0	50	0		0.9	99	0.1	0		0	0	0	0		0	97.2	2.8	0		
PHF	.583	.000	.583	.000	.583	.350	.834	.250	.000	.843	.000	.000	.000	.000	.000	.000	.915	.750	.000	.920	.928
Autos	6	0	5	0	11	7	703	1	0	711	0	0	0	0	0	0	283	6	0	289	1011
% Autos	85.7	0	71.4	0	78.6	100	92.9	100	0	92.9	0	0	0	0	0	0	91.0	66.7	0	90.3	92.0
Heavy Vehicles																					
% Heavy Vehicles	14.3	0	28.6	0	21.4	0	7.1	0	0	7.1	0	0	0	0	0	0	9.0	33.3	0	9.7	8.0



KBP Consulting, Inc.

File Name : 3- Overseas Hwy & Blimp Rd
Site Code : 00000000
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	Blimp Rd From North					Overseas Hwy From East					Blimp Rd From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:15																					
16:15	2	0	2	0	4	1	142	0	0	143	0	0	0	0	0	0	182	4	0	186	333
16:30	0	0	1	0	1	0	139	0	0	139	0	0	0	0	0	0	209	1	0	210	350
16:45	1	0	1	0	2	4	122	0	0	126	0	0	0	0	0	0	183	3	0	186	314
17:00	4	0	1	0	5	2	139	0	0	141	0	0	0	0	0	0	214	3	0	217	363
Total Volume	7	0	5	0	12	7	542	0	0	549	0	0	0	0	0	0	788	11	0	799	1360
% App. Total	58.3	0	41.7	0		1.3	98.7	0	0		0	0	0	0		0	98.6	1.4	0		
PHF	.438	.000	.625	.000	.600	.438	.954	.000	.000	.960	.000	.000	.000	.000	.000	.000	.921	.688	.000	.921	.937
Autos	5	0	5	0	10	7	516	0	0	523	0	0	0	0	0	0	766	11	0	777	1310
% Autos	71.4	0	100	0	83.3	100	95.2	0	0	95.3	0	0	0	0	0	0	97.2	100	0	97.2	96.3
Heavy Vehicles																					
% Heavy Vehicles	28.6	0	0	0	16.7	0	4.8	0	0	4.7	0	0	0	0	0	0	2.8	0	0	2.8	3.7



KBP Consulting, Inc.

File Name : 4- Overseas Hwy & Cutthroat Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 1

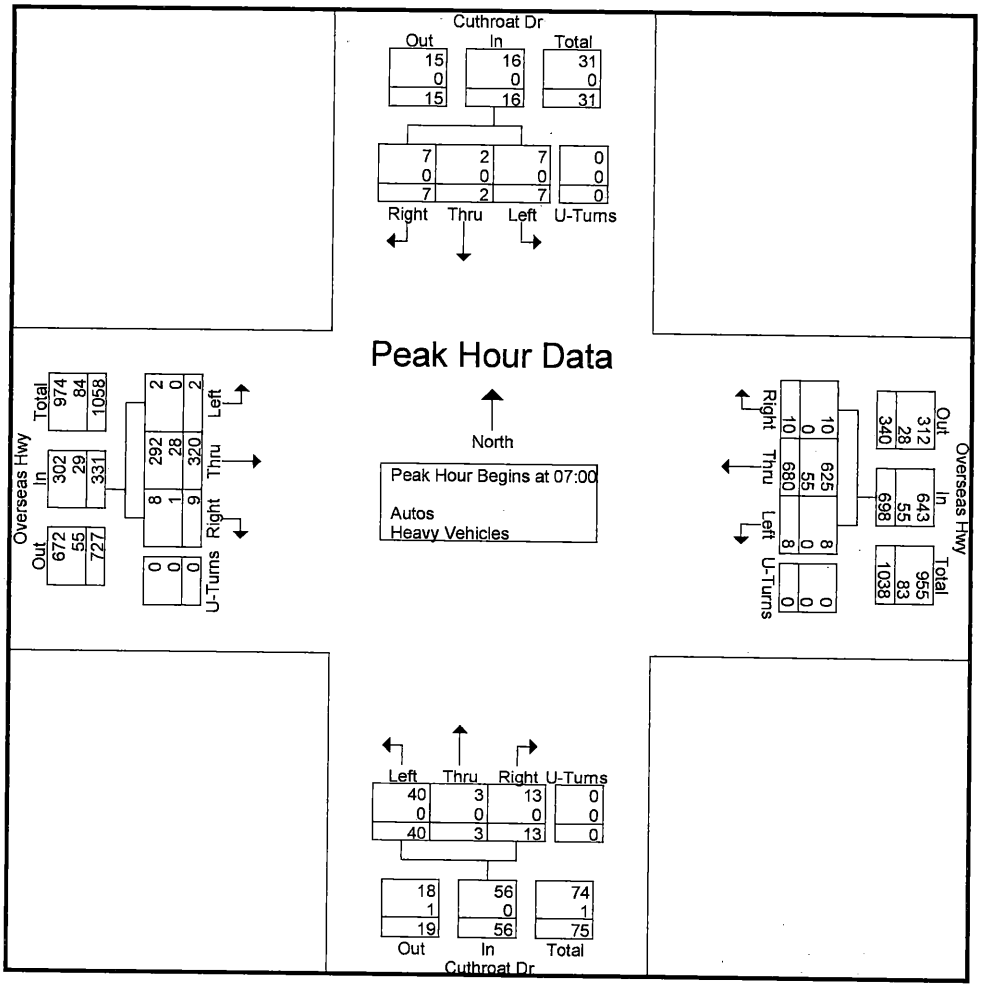
Groups Printed- Autos - Heavy Vehicles

	Cuthroat Dr From North					Overseas Hwy From East					Cuthroat Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
07:00	2	0	0	0	2	1	184	4	0	189	4	1	8	0	13	1	67	0	0	68	272
07:15	2	1	2	0	5	2	170	1	0	173	3	0	12	0	15	4	72	1	0	77	270
07:30	1	1	2	0	4	2	165	3	0	170	2	0	10	0	12	3	89	0	0	92	278
07:45	2	0	3	0	5	5	161	0	0	166	4	2	10	0	16	1	92	1	0	94	281
Total	7	2	7	0	16	10	680	8	0	698	13	3	40	0	56	9	320	2	0	331	1101
08:00	0	0	1	0	1	2	138	1	0	141	4	0	6	0	10	2	104	0	0	106	258
08:15	3	0	2	0	5	4	133	2	0	139	4	0	9	0	13	4	104	3	0	111	268
08:30	1	1	5	0	7	1	119	1	0	121	5	1	3	0	9	3	115	2	0	120	257
08:45	3	1	5	0	9	3	119	1	0	123	1	1	3	0	5	4	101	4	0	109	246
Total	7	2	13	0	22	10	509	5	0	524	14	2	21	0	37	13	424	9	0	446	1029
*** BREAK ***																					
16:00	0	0	4	0	4	1	121	6	0	128	5	0	5	0	10	9	166	5	0	180	322
16:15	6	1	1	0	8	5	163	7	0	175	3	0	3	0	6	10	198	4	0	212	401
16:30	5	0	4	0	9	3	93	5	0	101	4	0	4	0	8	17	166	4	0	187	305
16:45	2	1	8	0	11	6	105	8	0	119	10	0	5	0	15	13	167	4	0	184	329
Total	13	2	17	0	32	15	482	26	0	523	22	0	17	0	39	49	697	17	0	763	1357
17:00	3	1	3	0	7	4	113	13	0	130	7	1	2	0	10	15	158	4	0	177	324
17:15	2	1	5	0	8	5	125	11	0	141	7	0	6	0	13	11	161	6	0	178	340
17:30	1	0	3	0	4	1	111	7	0	119	8	0	11	0	19	12	166	4	0	182	324
17:45	0	0	1	0	1	2	80	12	0	94	5	0	4	0	9	4	142	2	0	148	252
Total	6	2	12	0	20	12	429	43	0	484	27	1	23	0	51	42	627	16	0	685	1240
Grand Total	33	8	49	0	90	47	2100	82	0	2229	76	6	101	0	183	113	2068	44	0	2225	4727
Apprch %	36.7	8.9	54.4	0		2.1	94.2	3.7	0		41.5	3.3	55.2	0		5.1	92.9	2	0		
Total %	0.7	0.2	1	0	1.9	1	44.4	1.7	0	47.2	1.6	0.1	2.1	0	3.9	2.4	43.7	0.9	0	47.1	
Autos	32	8	48	0	88	46	1959										1953				
% Autos	97	100	98	0	97.8	97.9	93.3	100	0	93.6	97.4	100	97	0	97.3	93.8	94.4	100	0	94.5	94.3
Heavy Vehicles																					
% Heavy Vehicles	3	0	2	0	2.2	2.1	6.7	0	0	6.4	2.6	0	3	0	2.7	6.2	5.6	0	0	5.5	5.7

KBP Consulting, Inc.

File Name : 4- Overseas Hwy & Cutthroat Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 4

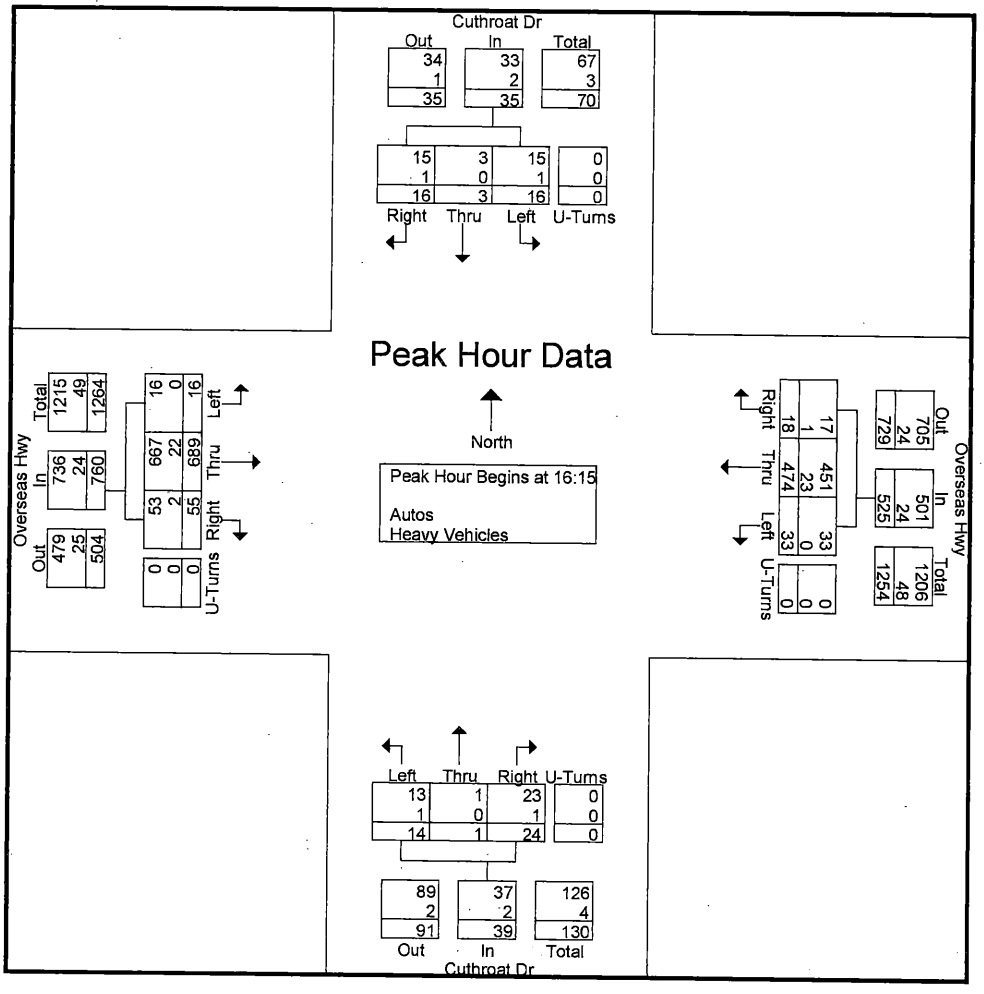
	Cuthroat Dr From North					Overseas Hwy From East					Cuthroat Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00																					
07:00	2	0	0	0	2	1	184	4	0	189	4	1	8	0	13	1	67	0	0	68	272
07:15	2	1	2	0	5	2	170	1	0	173	3	0	12	0	15	4	72	1	0	77	270
07:30	1	1	2	0	4	2	165	3	0	170	2	0	10	0	12	3	89	0	0	92	278
07:45	2	0	3	0	5	5	161	0	0	166	4	2	10	0	16	1	92	1	0	94	281
Total Volume	7	2	7	0	16	10	680	8	0	698	13	3	40	0	56	9	320	2	0	331	1101
% App. Total	43.8	12.5	43.8	0		1.4	97.4	1.1	0		23.2	5.4	71.4	0		2.7	96.7	0.6	0		
PHF	.875	.500	.583	.000	.800	.500	.924	.500	.000	.923	.813	.375	.833	.000	.875	.563	.870	.500	.000	.880	.980
Autos	7	2	7	0	16	10	625	8	0	643	13	3	40	0	56	8	292	2	0	302	1017
% Autos	100	100	100	0	100	100	91.9	100	0	92.1	100	100	100	0	100	88.9	91.3	100	0	91.2	92.4
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	8.1	0	0	7.9	0	0	0	0	0	11.1	8.8	0	0	8.8	7.6



KBP Consulting, Inc.

File Name : 4- Overseas Hwy & Cutthroat Dr
Site Code : 00000000
Start Date : 11/16/2022
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	Cuthroat Dr From North					Overseas Hwy From East					Cuthroat Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:15																					
16:15	6	1	1	0	8	5	163	7	0	175	3	0	3	0	6	10	198	4	0	212	401
16:30	5	0	4	0	9	3	93	5	0	101	4	0	4	0	8	17	166	4	0	187	305
16:45	2	1	8	0	11	6	105	8	0	119	10	0	5	0	15	13	167	4	0	184	329
17:00	3	1	3	0	7	4	113	13	0	130	7	1	2	0	10	15	158	4	0	177	324
Total Volume	16	3	16	0	35	18	474	33	0	525	24	1	14	0	39	55	689	16	0	760	1359
% App. Total	45.7	8.6	45.7	0		3.4	90.3	6.3	0		61.5	2.6	35.9	0		7.2	90.7	2.1	0		
PHF	.667	.750	.500	.000	.795	.750	.727	.635	.000	.750	.600	.250	.700	.000	.650	.809	.870	1.00	.000	.896	.847
Autos	15	3	15	0	33	17	451	33	0	501	23	1	13	0	37	53	667	16	0	736	1307
% Autos	93.8	100	93.8	0	94.3	94.4	95.1	100	0	95.4	95.8	100	92.9	0	94.9	96.4	96.8	100	0	96.8	96.2
Heavy Vehicles																					
% Heavy Vehicles	6.3	0	6.3	0	5.7	5.6	4.9	0	0	4.6	4.2	0	7.1	0	5.1	3.6	3.2	0	0	3.2	3.8



KBP Consulting, Inc.

File Name : 5- Overseas Hwy & Spanish Main Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 1

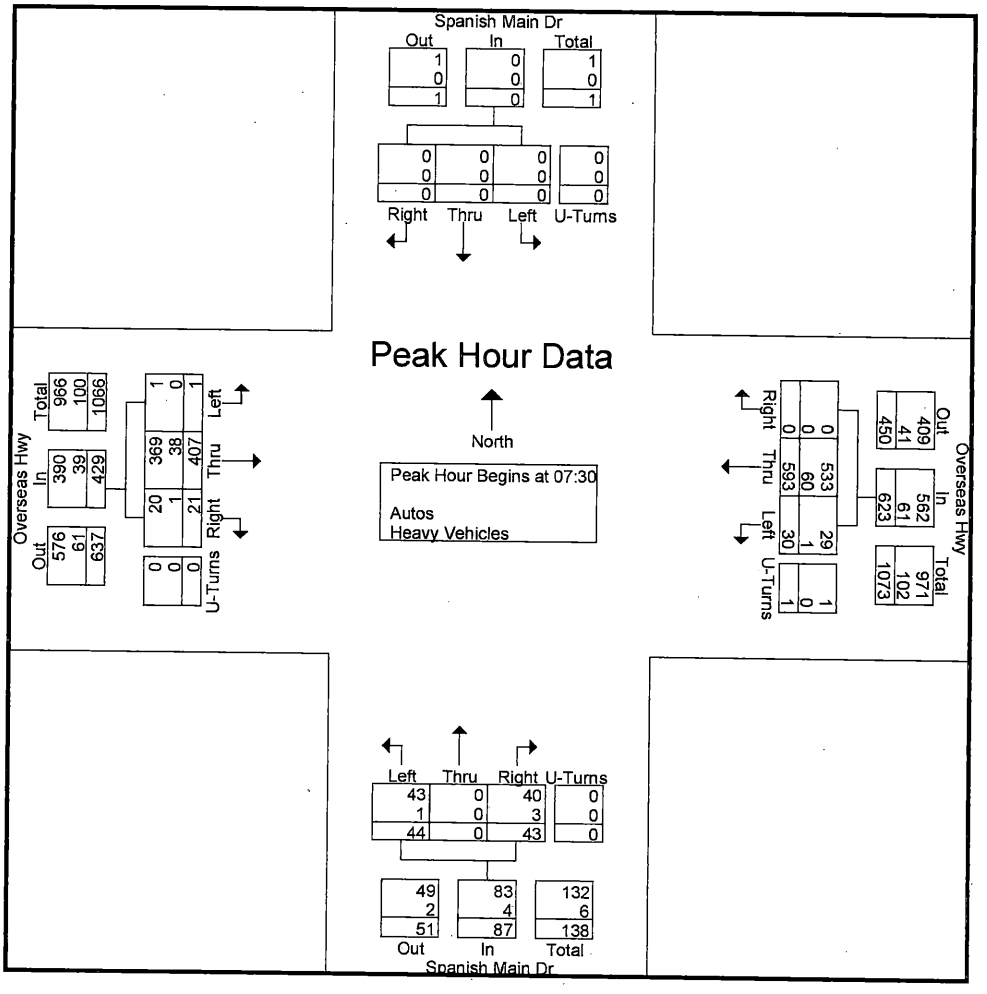
Groups Printed- Autos - Heavy Vehicles

	Spanish Main Dr From North					Overseas Hwy From East					Spanish Main Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
07:00	0	0	0	0	0	0	171	5	0	176	7	0	13	0	20	2	70	0	0	72	268
07:15	0	0	0	0	0	0	168	4	0	172	6	0	11	0	17	4	71	0	0	75	264
07:30	0	0	0	0	0	0	151	5	0	156	12	0	17	0	29	3	96	0	0	99	284
07:45	0	0	0	0	0	0	160	11	0	171	12	0	6	0	18	6	100	0	0	106	295
Total	0	0	0	0	0	0	650	25	0	675	37	0	47	0	84	15	337	0	0	352	1111
08:00	0	0	0	0	0	0	146	7	0	153	11	0	13	0	24	3	100	1	0	104	281
08:15	0	0	0	0	0	0	136	7	1	144	8	0	8	0	16	9	111	0	0	120	280
08:30	0	0	0	0	0	0	110	8	0	118	14	0	9	0	23	9	121	0	0	130	271
08:45	0	0	0	0	0	0	113	7	0	120	12	0	8	0	20	9	91	0	0	100	240
Total	0	0	0	0	0	0	505	29	1	535	45	0	38	0	83	30	423	1	0	454	1072
*** BREAK ***																					
16:00	0	0	0	0	0	0	111	9	0	120	12	0	6	0	18	10	180	0	0	190	328
16:15	0	0	0	0	0	0	142	6	0	148	10	0	8	0	18	11	172	0	0	183	349
16:30	0	0	0	0	0	0	140	13	0	153	7	0	9	0	16	10	177	0	0	187	356
16:45	0	0	0	0	0	0	129	13	0	142	12	0	9	0	21	10	149	0	0	159	322
Total	0	0	0	0	0	0	522	41	0	563	41	0	32	0	73	41	678	0	0	719	1355
17:00	0	0	0	0	0	0	145	14	0	159	11	0	3	0	14	7	173	0	0	180	353
17:15	0	0	0	0	0	0	117	12	0	129	16	0	9	0	25	12	133	0	1	146	300
17:30	0	0	0	0	0	0	93	8	0	101	9	0	3	0	12	11	167	0	0	178	291
17:45	0	0	0	0	0	0	91	8	0	99	11	0	7	0	18	9	159	0	0	168	285
Total	0	0	0	0	0	0	446	42	0	488	47	0	22	0	69	39	632	0	1	672	1229
Grand Total	0	0	0	0	0	0	2123	137	1	2261	170	0	139	0	309	125	2070	1	1	2197	4767
Apprch %	0	0	0	0		0	93.9	6.1	0		55	0	45	0		5.7	94.2	0	0		
Total %	0	0	0	0	0	0	44.5	2.9	0	47.4	3.6	0	2.9	0	6.5	2.6	43.4	0	0	46.1	
Autos	0	0	0	0	0	0	1987										1955				
% Autos	0	0	0	0	0	0	93.6	97.8	100	93.9	96.5	0	96.4	0	96.4	98.4	94.4	100	100	94.7	94.4
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	6.4	2.2	0	6.1	3.5	0	3.6	0	3.6	1.6	5.6	0	0	5.3	5.6

KBP Consulting, Inc.

File Name : 5- Overseas Hwy & Spanish Main Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 4

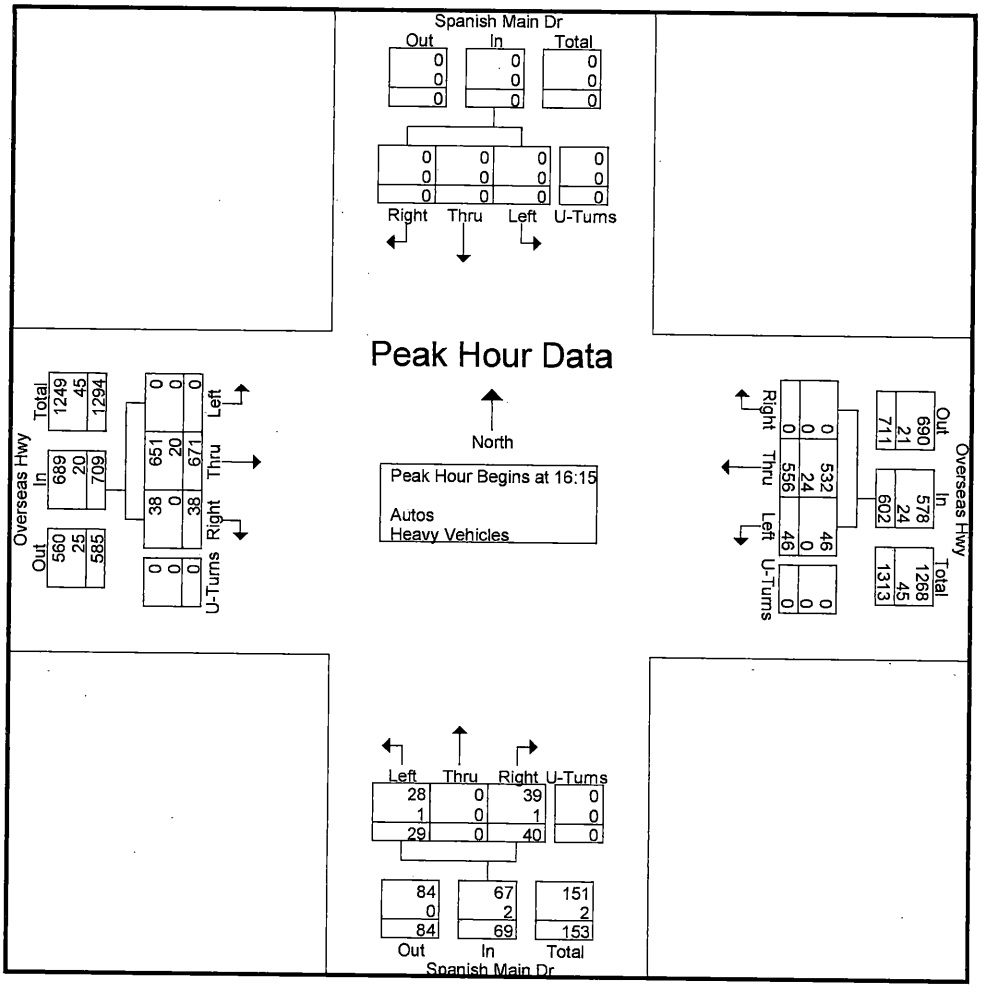
	Spanish Main Dr From North					Overseas Hwy From East					Spanish Main Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	0	0	0	0	0	151	5	0	156	12	0	17	0	29	3	96	0	0	99	284
07:45	0	0	0	0	0	0	160	11	0	171	12	0	6	0	18	6	100	0	0	106	295
08:00	0	0	0	0	0	0	146	7	0	153	11	0	13	0	24	3	100	1	0	104	281
08:15	0	0	0	0	0	0	136	7	1	144	8	0	8	0	16	9	111	0	0	120	280
Total Volume	0	0	0	0	0	0	593	30	1	624	43	0	44	0	87	21	407	1	0	429	1140
% App. Total	0	0	0	0		0	95	4.8	0.2		49.4	0	50.6	0		4.9	94.9	0.2	0		
PHF	.000	.000	.000	.000	.000	.000	.927	.682	.250	.912	.896	.000	.647	.000	.750	.583	.917	.250	.000	.894	.966
Autos	0	0	0	0	0	0	533	29	1	563	40	0	43	0	83	20	369	1	0	390	1036
% Autos	0	0	0	0	0	0	89.9	96.7	100	90.2	93.0	0	97.7	0	95.4	95.2	90.7	100	0	90.9	90.9
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	10.1	3.3	0	9.8	7.0	0	2.3	0	4.6	4.8	9.3	0	0	9.1	9.1



KBP Consulting, Inc.

File Name : 5- Overseas Hwy & Spanish Main Dr
Site Code : 00000000
Start Date : 11/16/2022
Page No : 5

	Spanish Main Dr From North					Overseas Hwy From East					Spanish Main Dr From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:15																					
16:15	0	0	0	0	0	0	142	6	0	148	10	0	8	0	18	11	172	0	0	183	349
16:30	0	0	0	0	0	0	140	13	0	153	7	0	9	0	16	10	177	0	0	187	356
16:45	0	0	0	0	0	0	129	13	0	142	12	0	9	0	21	10	149	0	0	159	322
17:00	0	0	0	0	0	0	145	14	0	159	11	0	3	0	14	7	173	0	0	180	353
Total Volume	0	0	0	0	0	0	556	46	0	602	40	0	29	0	69	38	671	0	0	709	1380
% App. Total	0	0	0	0		0	92.4	7.6	0		58	0	42	0		5.4	94.6	0	0		
PHF	.000	.000	.000	.000	.000	.000	.959	.821	.000	.947	.833	.000	.806	.000	.821	.864	.948	.000	.000	.948	.969
Autos	0	0	0	0	0	0	532	46	0	578	39	0	28	0	67	38	651	0	0	689	1334
% Autos	0	0	0	0	0	0	95.7	100	0	96.0	97.5	0	96.6	0	97.1	100	97.0	0	0	97.2	96.7
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	4.3	0	0	4.0	2.5	0	3.4	0	2.9	0	3.0	0	0	2.8	3.3



Appendix F

FDOT Peak Season Factor Category Report

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9000 MONROE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.93 PSCF
1	01/01/2021 - 01/02/2021	0.98	1.05
2	01/03/2021 - 01/09/2021	1.02	1.10
3	01/10/2021 - 01/16/2021	1.06	1.14
4	01/17/2021 - 01/23/2021	1.04	1.12
5	01/24/2021 - 01/30/2021	1.02	1.10
6	01/31/2021 - 02/06/2021	1.00	1.08
7	02/07/2021 - 02/13/2021	0.98	1.05
8	02/14/2021 - 02/20/2021	0.97	1.04
9	02/21/2021 - 02/27/2021	0.95	1.02
*10	02/28/2021 - 03/06/2021	0.93	1.00
*11	03/07/2021 - 03/13/2021	0.92	0.99
*12	03/14/2021 - 03/20/2021	0.90	0.97
*13	03/21/2021 - 03/27/2021	0.91	0.98
*14	03/28/2021 - 04/03/2021	0.92	0.99
*15	04/04/2021 - 04/10/2021	0.92	0.99
*16	04/11/2021 - 04/17/2021	0.93	1.00
*17	04/18/2021 - 04/24/2021	0.94	1.01
*18	04/25/2021 - 05/01/2021	0.94	1.01
*19	05/02/2021 - 05/08/2021	0.95	1.02
*20	05/09/2021 - 05/15/2021	0.96	1.03
*21	05/16/2021 - 05/22/2021	0.95	1.02
*22	05/23/2021 - 05/29/2021	0.95	1.02
23	05/30/2021 - 06/05/2021	0.95	1.02
24	06/06/2021 - 06/12/2021	0.94	1.01
25	06/13/2021 - 06/19/2021	0.94	1.01
26	06/20/2021 - 06/26/2021	0.94	1.01
27	06/27/2021 - 07/03/2021	0.95	1.02
28	07/04/2021 - 07/10/2021	0.95	1.02
29	07/11/2021 - 07/17/2021	0.96	1.03
30	07/18/2021 - 07/24/2021	0.97	1.04
31	07/25/2021 - 07/31/2021	0.99	1.06
32	08/01/2021 - 08/07/2021	1.01	1.09
33	08/08/2021 - 08/14/2021	1.03	1.11
34	08/15/2021 - 08/21/2021	1.05	1.13
35	08/22/2021 - 08/28/2021	1.07	1.15
36	08/29/2021 - 09/04/2021	1.08	1.16
37	09/05/2021 - 09/11/2021	1.10	1.18
38	09/12/2021 - 09/18/2021	1.11	1.19
39	09/19/2021 - 09/25/2021	1.10	1.18
40	09/26/2021 - 10/02/2021	1.10	1.18
41	10/03/2021 - 10/09/2021	1.09	1.17
42	10/10/2021 - 10/16/2021	1.09	1.17
43	10/17/2021 - 10/23/2021	1.08	1.16
44	10/24/2021 - 10/30/2021	1.07	1.15
45	10/31/2021 - 11/06/2021	1.05	1.13
46	11/07/2021 - 11/13/2021	1.04	1.12
47	11/14/2021 - 11/20/2021	1.03	1.11
48	11/21/2021 - 11/27/2021	1.02	1.10
49	11/28/2021 - 12/04/2021	1.01	1.09
50	12/05/2021 - 12/11/2021	1.00	1.08
51	12/12/2021 - 12/18/2021	0.98	1.05
52	12/19/2021 - 12/25/2021	1.02	1.10
53	12/26/2021 - 12/31/2021	1.06	1.14

* PEAK SEASON

Appendix G

Relevant Excerpts from the ITE

Trip Generation Manual (11th Edition)

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

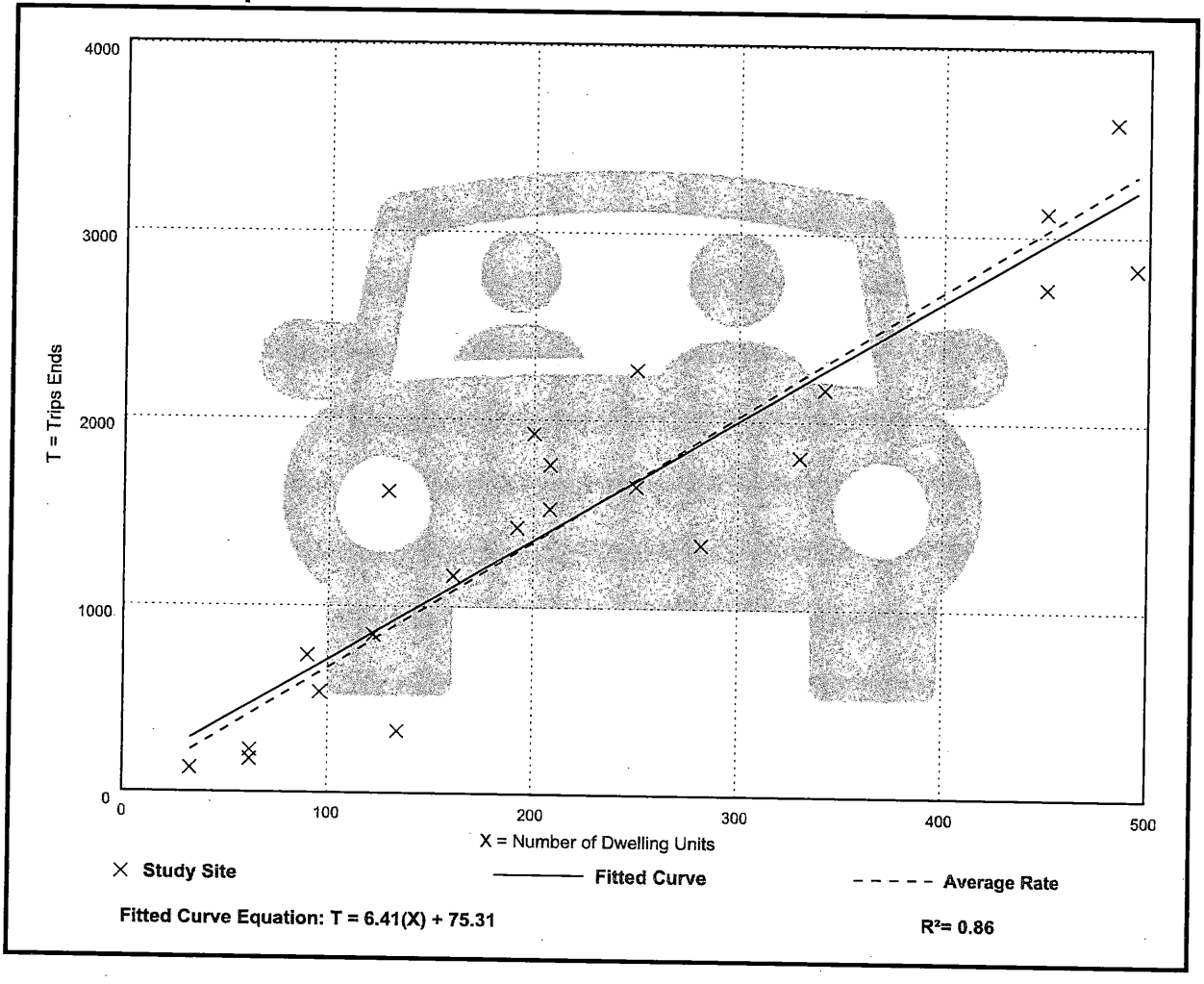
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

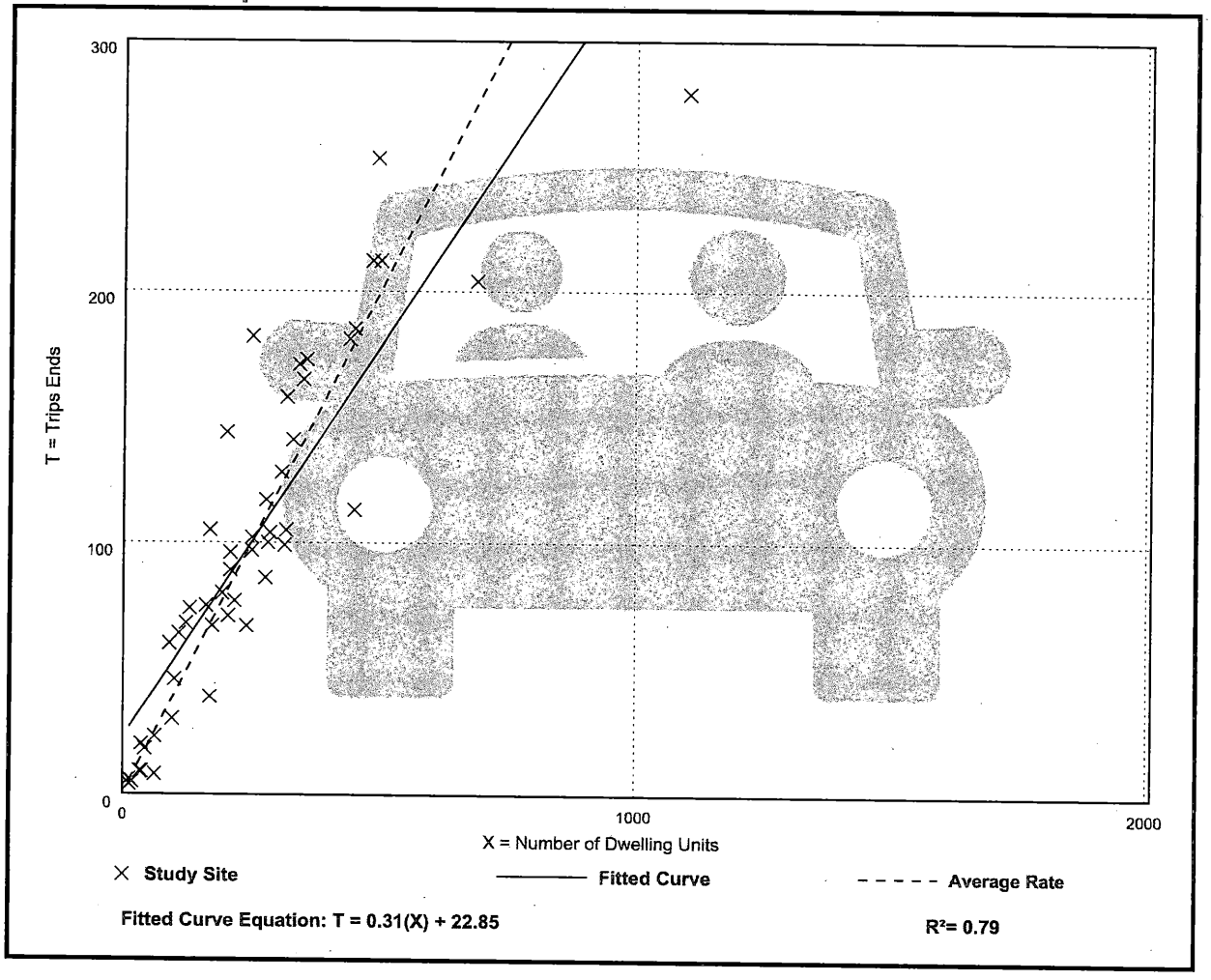
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Fitted Curve Equation: T = 0.31(X) + 22.85

R^2= 0.79

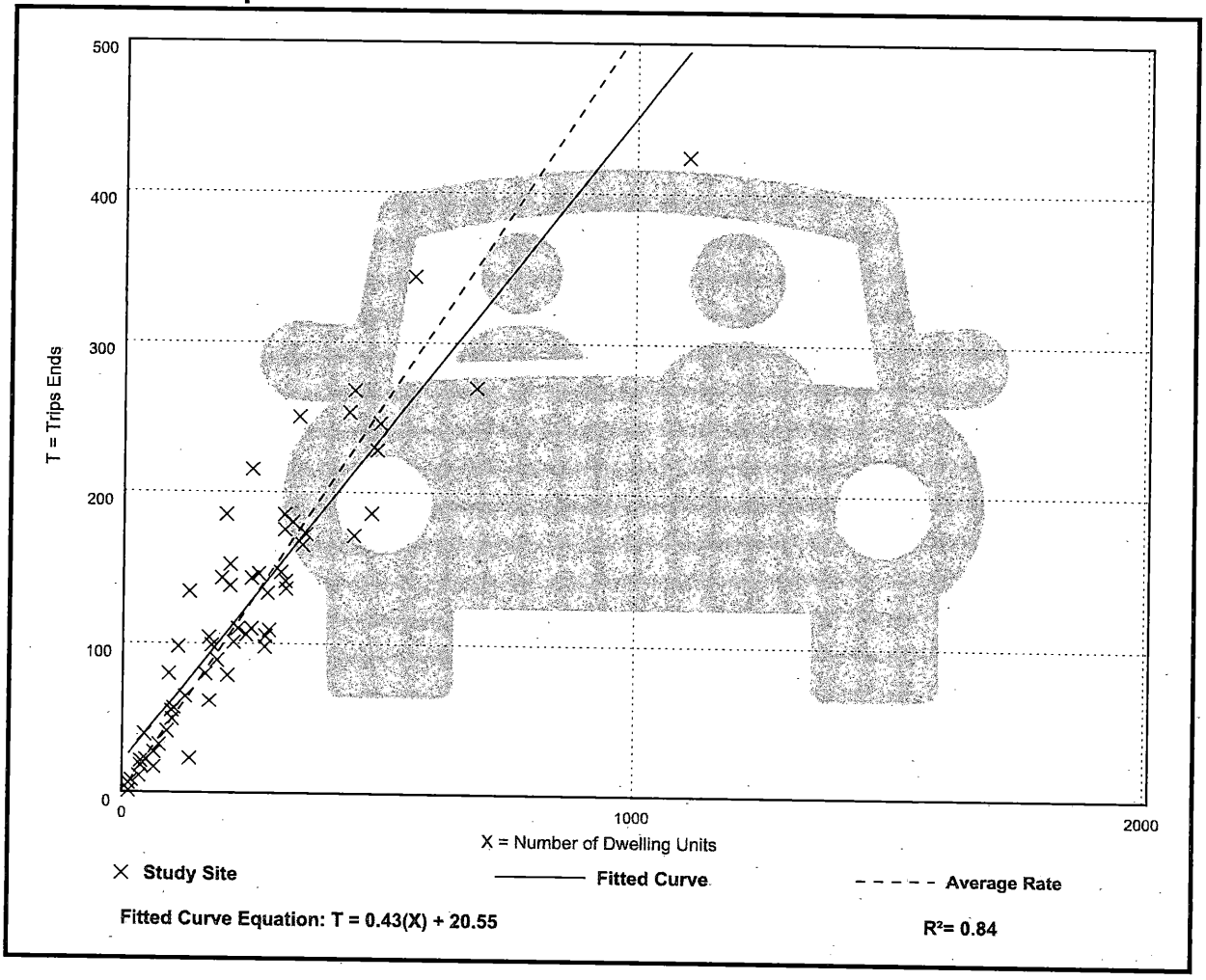
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

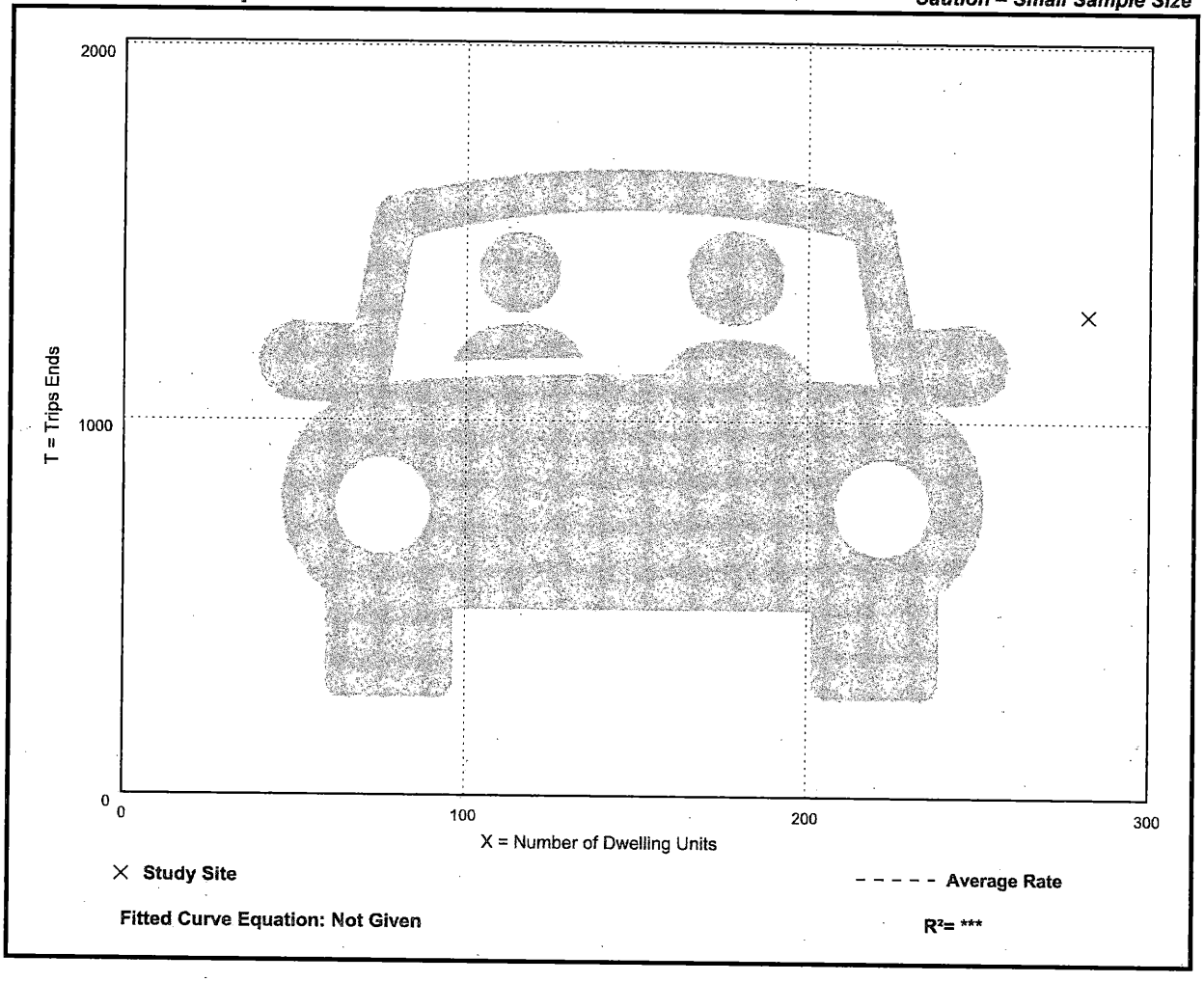
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.55	4.55 - 4.55	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

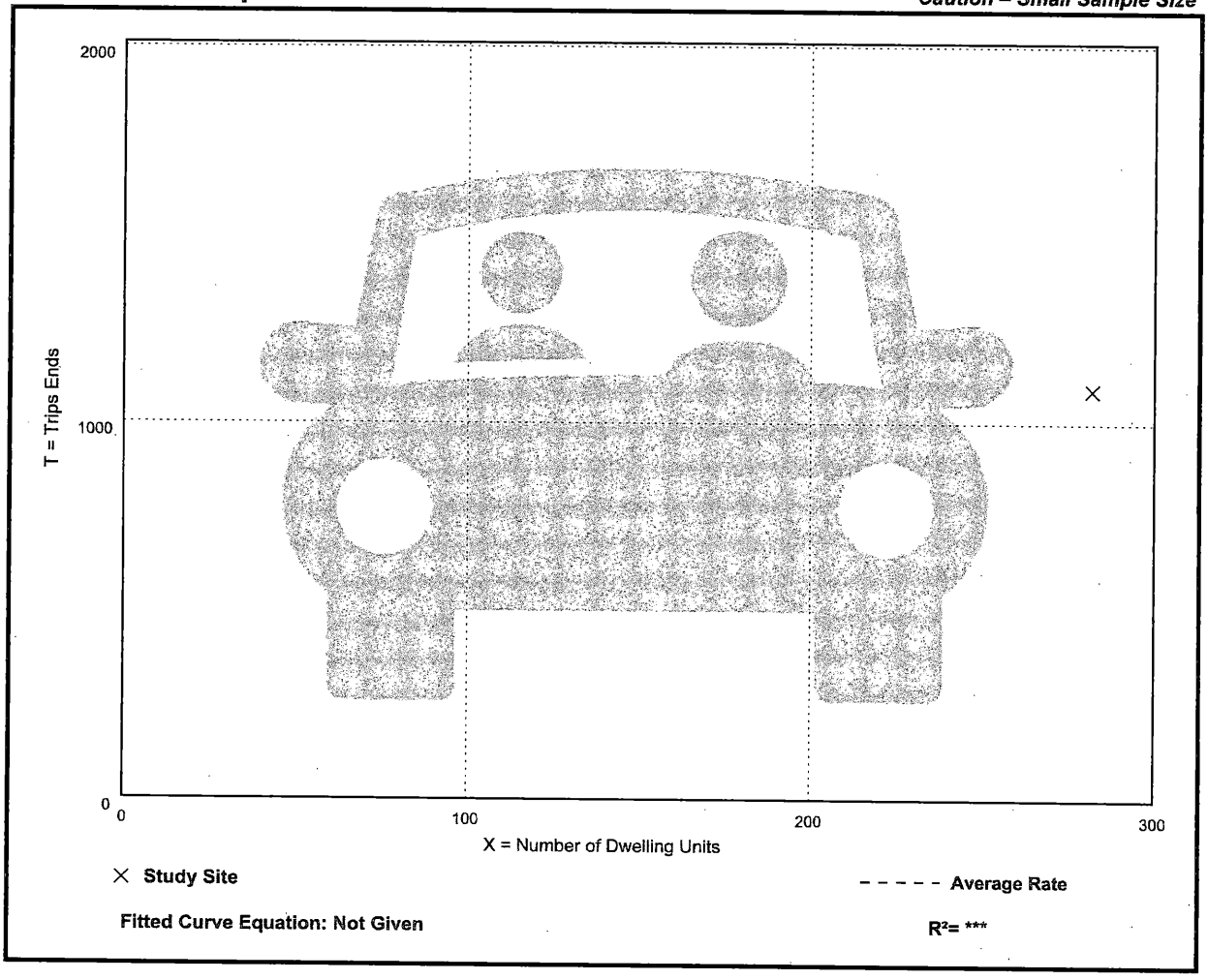
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.86	3.86 - 3.86	***

Data Plot and Equation

Caution – Small Sample Size



Land Use: 851
Convenience Store

Description

A convenience store is a small retail business that sells grocery and other everyday items that a person may need or want as a matter of convenience. Convenience stores are typically located along major thoroughfares to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) further support the convenience of the store. A convenience store is also commonly called a convenience market.

The product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine.

Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

Convenience store/gas station (Land Use 945) is a related use.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arizona, California, New Jersey, New York, Ontario, Canada, Oregon, Pennsylvania, Texas, and Virginia.

Source Numbers

168, 253, 282, 542, 550, 862, 863, 882, 931, 955, 975

Convenience Store
(851)

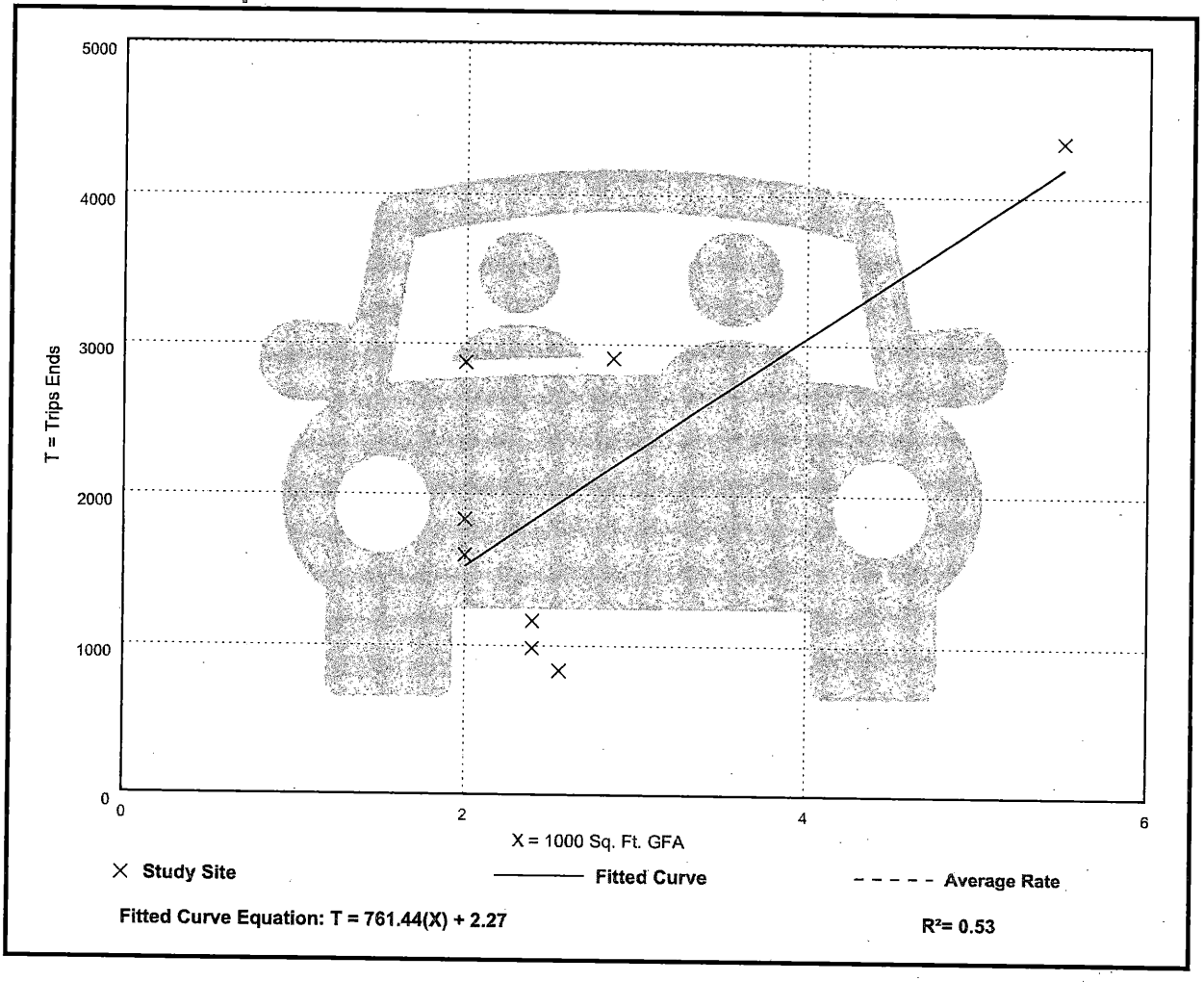
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
762.28	325.78 - 1438.00	333.89

Data Plot and Equation



Fitted Curve Equation: T = 761.44(X) + 2.27

R^2= 0.53

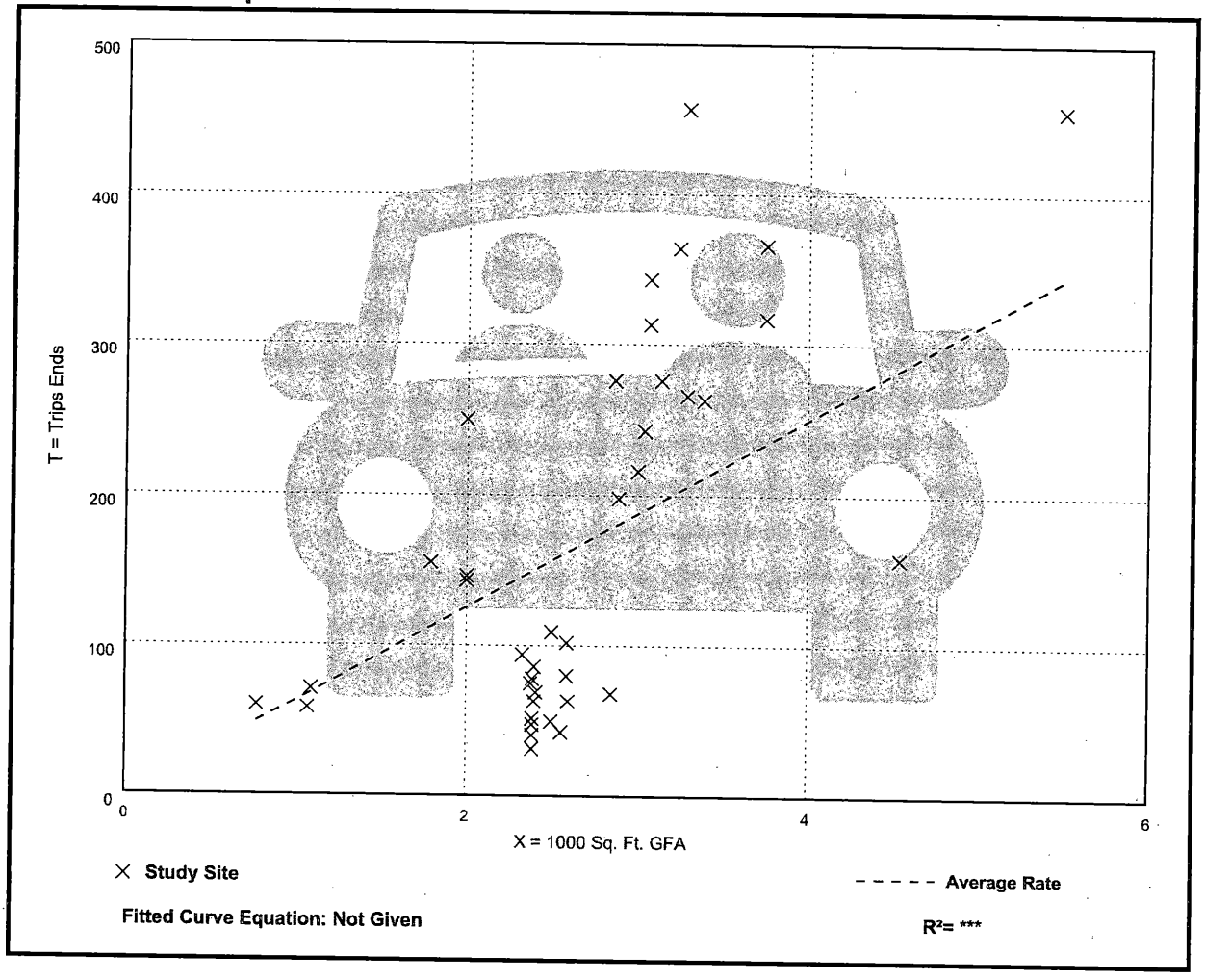
Convenience Store
(851)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 39
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
62.54	12.97 - 138.91	35.04

Data Plot and Equation



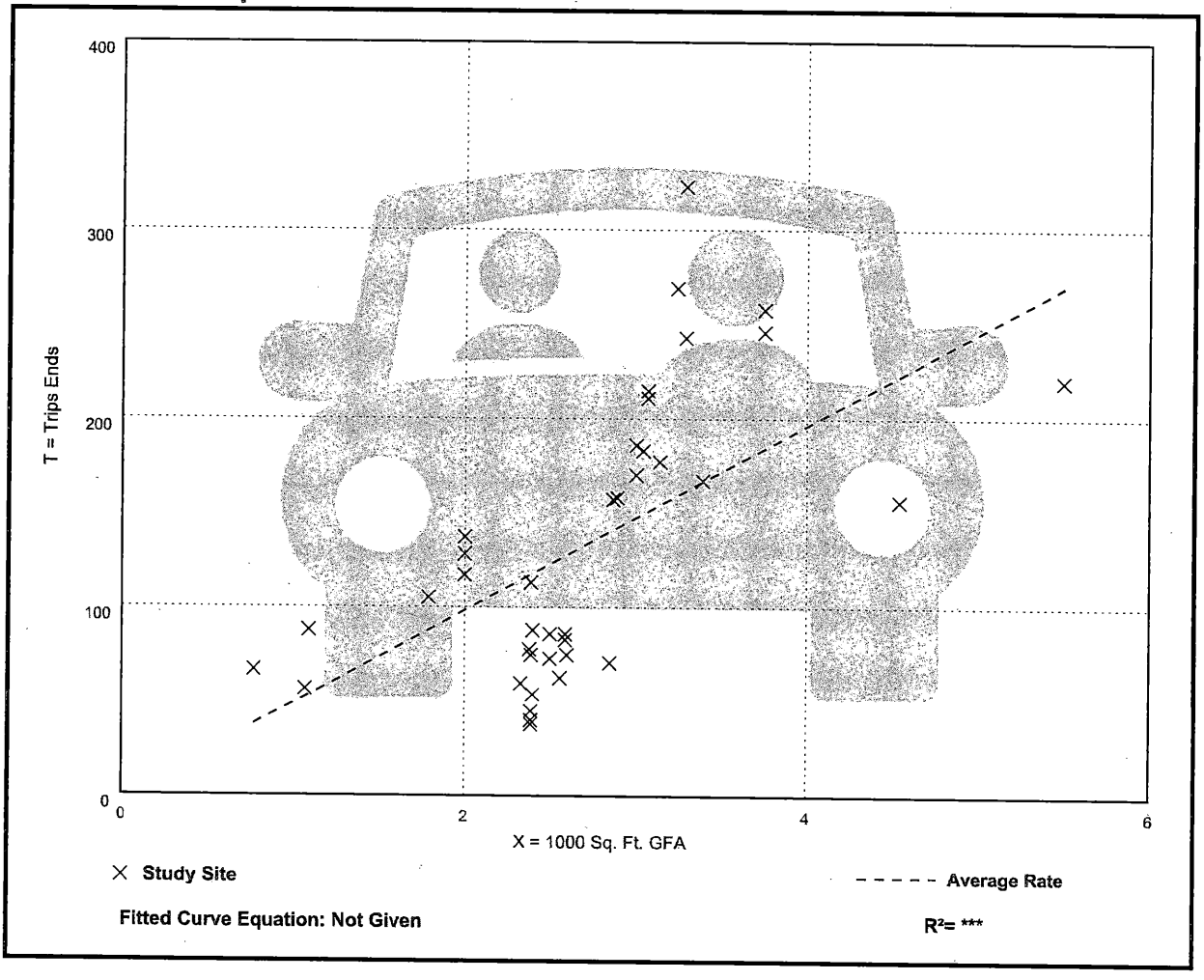
Convenience Store
(851)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 39
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
49.11	15.90 - 98.18	20.84

Data Plot and Equation



Convenience Store
(851)

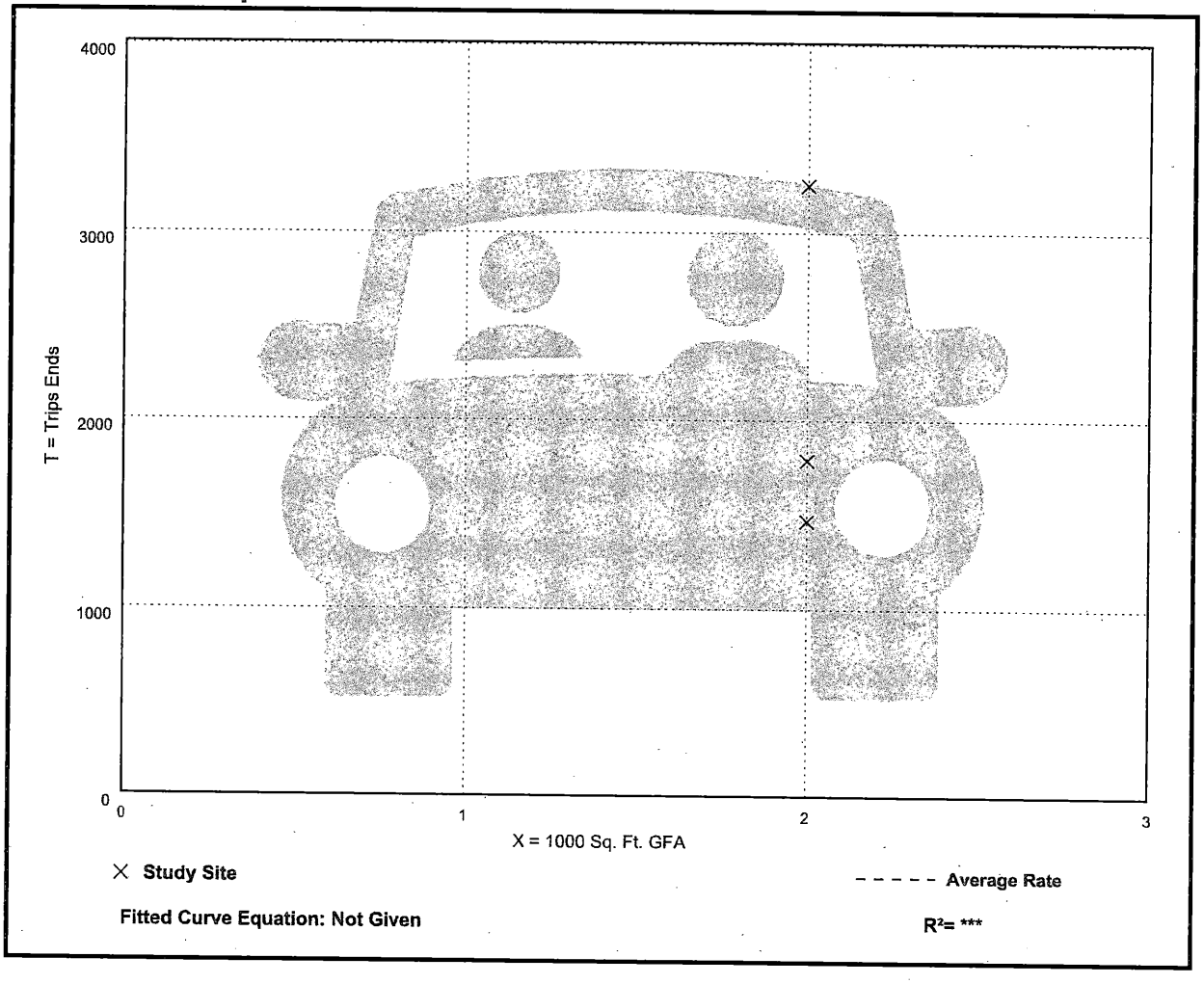
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1084.17	732.50 - 1627.00	476.91

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Convenience Store
(851)

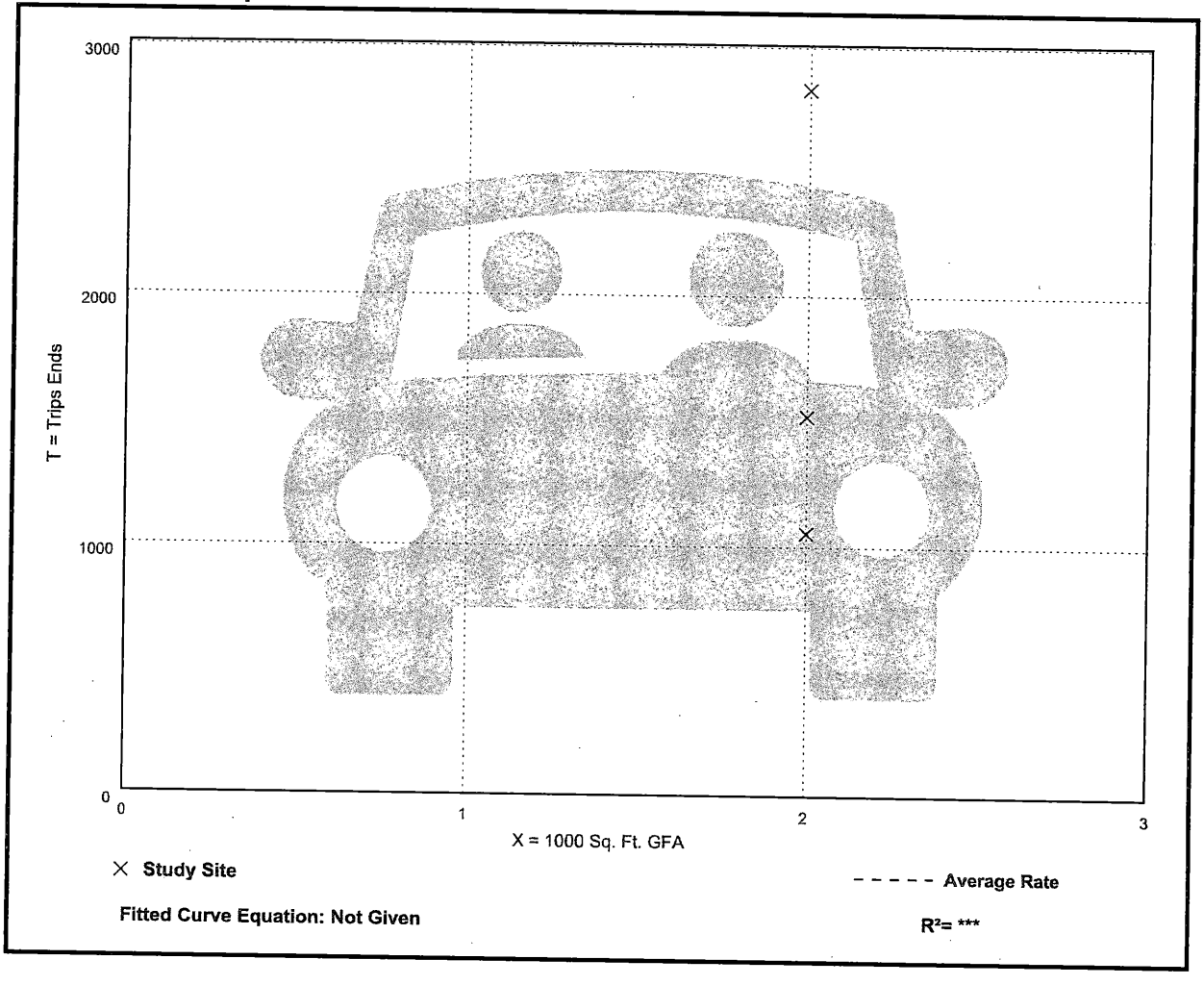
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
901.17	528.00 - 1416.00	460.64

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Land Use: 945
Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory "none."

Additional Data

ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052

Convenience Store/Gas Station - GFA (2-4k) (945)

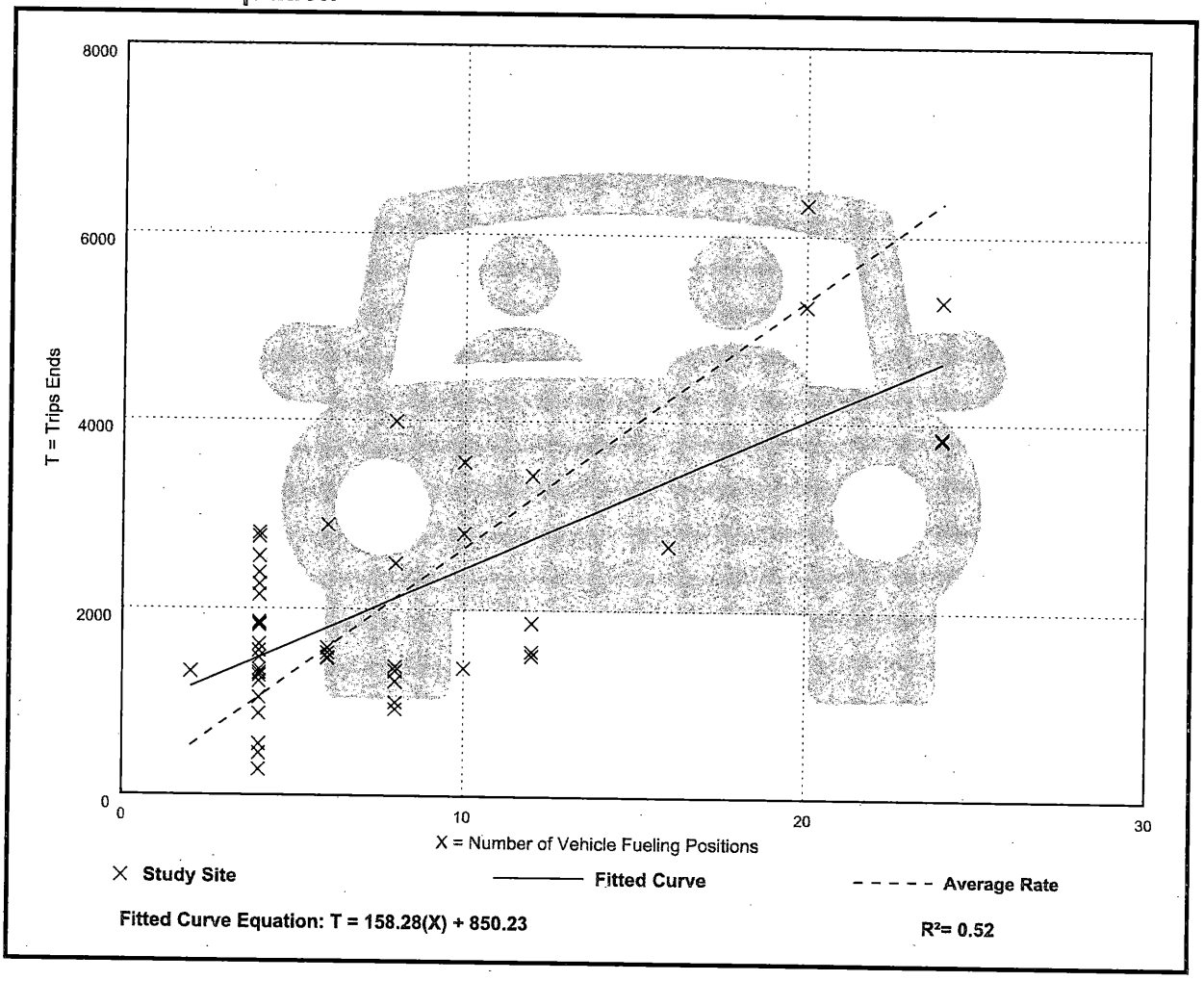
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
265.12	68.50 - 701.00	142.37

Data Plot and Equation



Fitted Curve Equation: T = 158.28(X) + 850.23

R^2= 0.52

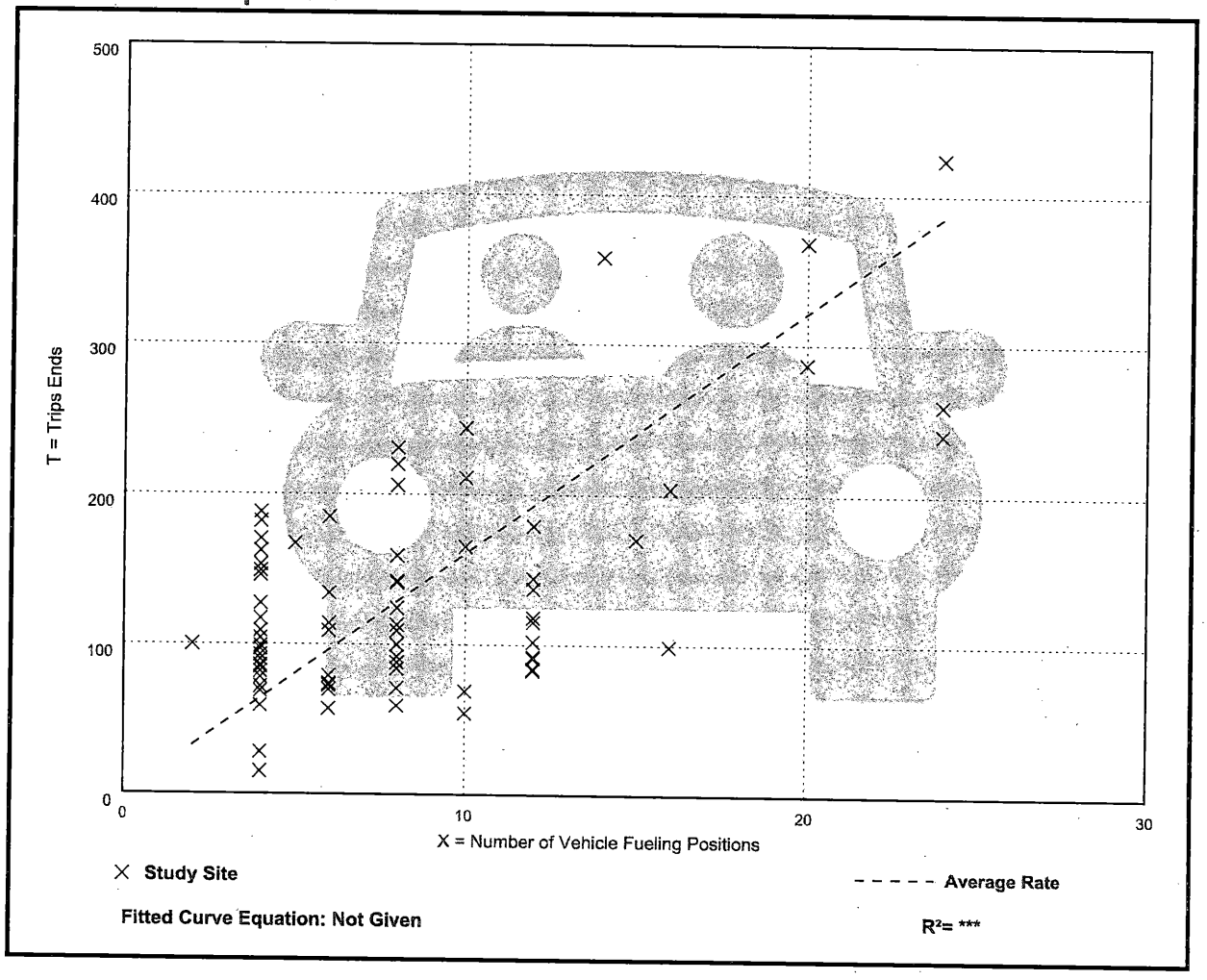
Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 76
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
16.06	3.75 - 50.00	8.79

Data Plot and Equation



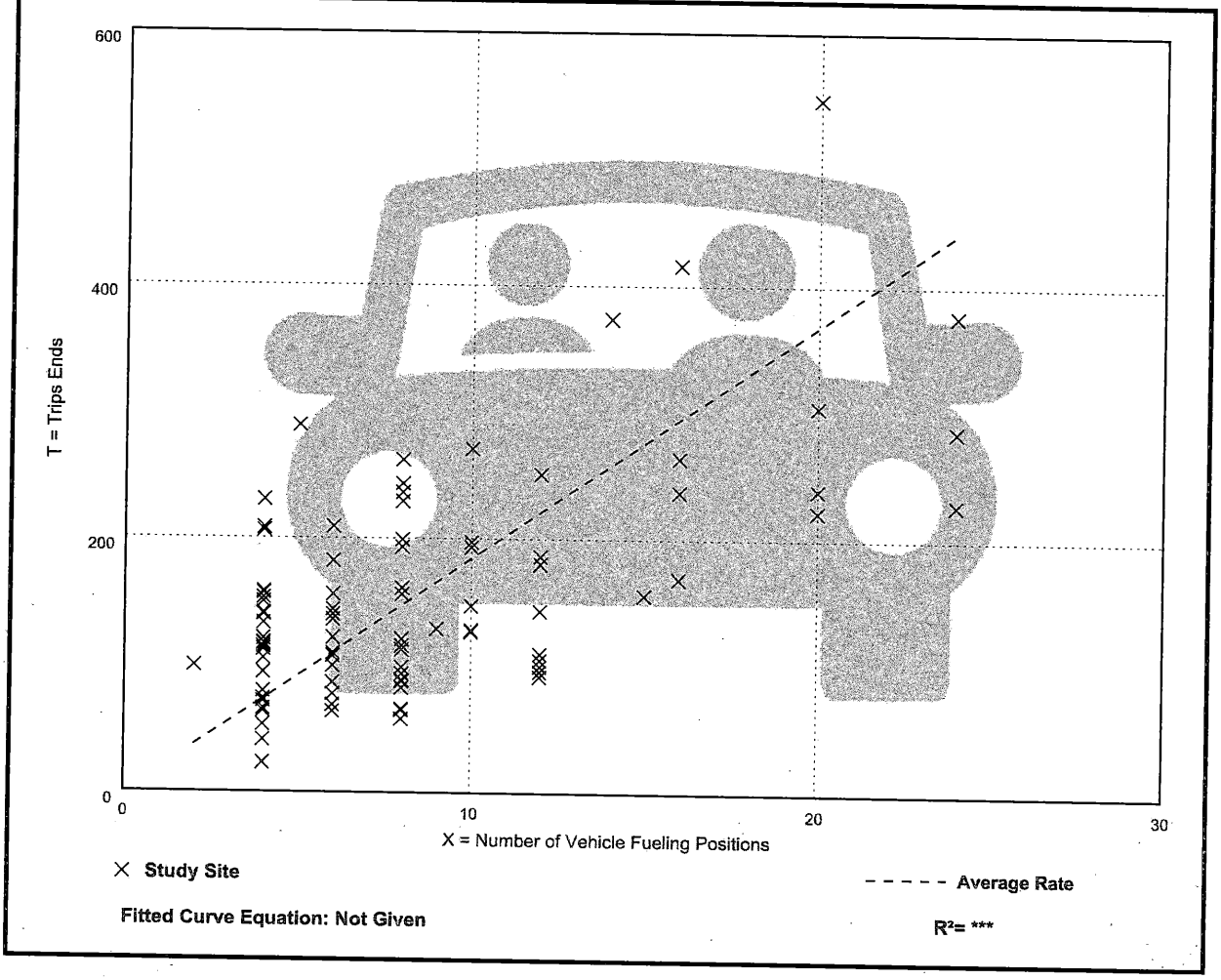
Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 93
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
18.42	5.75 - 57.80	10.16

Data Plot and Equation



Appendix H

Future Intersection Turning Movement Volume Development Worksheets

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Drost Drive
Weekday AM Peak Hour

Description	Overseas Highway Eastbound			Overseas Highway Westbound			Drost Drive Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	0	302	12	13	744	0	21	0	23	0	0	0
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	0	335	13	14	826	0	23	0	26	0	0	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	342	14	15	842	0	24	0	26	0	0	0
Kickin Back												
Pass-By					1							
2024 Total Traffic	**0**	**342**	**14**	**15**	**843**	**0**	**24**	**0**	**26**	**0**	**0**	**0**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Drost Drive
Weekday PM Peak Hour

Description	Overseas Highway Eastbound			Overseas Highway Westbound			Drost Drive Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	0	739	20	24	503	0	15	0	31	0	0	0
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	0	820	22	27	558	0	17	0	34	0	0	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	838	23	27	570	0	17	0	35	0	0	0
Kickin Back		3		1	2				1			
2024 Total Traffic	**0**	**841**	**23**	**28**	**572**	**0**	**17**	**0**	**36**	**0**	**0**	**0**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Sawyer Drive
Weekday AM Peak Hour

Description	Overseas Highway Eastbound			Overseas Highway Westbound			Sawyer Drive Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	0	382	2	7	705	0	4	0	1	0	0	0
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	0	424	2	8	783	0	4	0	1	0	0	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	433	2	8	798	0	5	0	1	0	0	0
Kickin Back												
Pass-By					1							
2024 Total Traffic	**0**	**433**	**2**	**8**	**799**	**0**	**5**	**0**	**1**	**0**	**0**	**0**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Sawyer Drive
Weekday PM Peak Hour

Description	Overseas Highway Eastbound			Overseas Highway Westbound			Sawyer Drive Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	0	771	7	9	536	0	2	0	8	0	0	0
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	0	856	8	10	595	0	2	0	9	0	0	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	873	8	10	607	0	2	0	9	0	0	0
Kickin Back		4		1	3				1			
2024 Total Traffic	**0**	**877**	**8**	**11**	**610**	**0**	**2**	**0**	**10**	**0**	**0**	**0**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Blimp Road
Weekday AM Peak Hour

Description	Overseas Highway Eastbound			Overseas Highway Westbound			Northbound			Blimp Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	9	311	0	0	758	7	0	0	0	7	0	7
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	10	345	0	0	841	8	0	0	0	8	0	8
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	10	352	0	0	858	8	0	0	0	8	0	8
Kickin Back												
2024 Total Traffic	**10**	**352**	**0**	**0**	**858**	**8**	**0**	**0**	**0**	**8**	**0**	**8**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Blimp Road
Weekday PM Peak Hour

Description	Overseas Highway Eastbound			Overseas Highway Westbound			Northbound			Blimp Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	11	788	0	0	542	7	0	0	0	5	0	7
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	12	875	0	0	602	8	0	0	0	6	0	8
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	12	892	0	0	614	8	0	0	0	6	0	8
Kickin Back		4			4							
2024 Total Traffic	**12**	**896**	**0**	**0**	**618**	**8**	**0**	**0**	**0**	**6**	**0**	**8**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Cutthroat Drive
AM Peak Hour

Description	Overseas Highway / US 1 Eastbound			Overseas Highway / US 1 Westbound			Cutthroat Drive Northbound			Cuttthroat Drive Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	2	320	9	8	680	10	40	3	13	7	2	7
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	2	355	10	9	755	11	44	3	14	8	2	8
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	2	362	10	9	770	11	45	3	15	8	2	8
Kickin Back												
2024 Total Traffic	**2**	**362**	**10**	**9**	**770**	**11**	**45**	**3**	**15**	**8**	**2**	**8**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Cutthroat Drive
PM Peak Hour

Description	Overseas Highway / US 1 Eastbound			Overseas Highway / US 1 Westbound			Cutthroat Drive Northbound			Cuttthroat Drive Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	16	689	55	33	474	18	14	1	24	16	3	16
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	18	765	61	37	526	20	16	1	27	18	3	18
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	18	780	62	37	537	20	16	1	27	18	3	18
Kickin Back		3	1		3							1
2024 Total Traffic	**18**	**783**	**63**	**37**	**540**	**20**	**16**	**1**	**27**	**18**	**3**	**19**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Spanish Main Drive
AM Peak Hour

Description	Overseas Highway / US 1 Eastbound			Overseas Highway / US 1 Westbound			Spanish Main Drive Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	0	408	21	31	593	0	44	0	43	0	0	0
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	0	453	23	34	658	0	49	0	48	0	0	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	462	24	35	671	0	50	0	49	0	0	0
Kickin Back												
2024 Total Traffic	**0**	**462**	**24**	**35**	**671**	**0**	**50**	**0**	**49**	**0**	**0**	**0**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Spanish Main Drive
PM Peak Hour

Description	Overseas Highway / US 1 Eastbound			Overseas Highway / US 1 Westbound			Spanish Main Drive Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	0	671	38	46	556	0	29	0	40	0	0	0
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	0	745	42	51	617	0	32	0	44	0	0	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	760	43	52	630	0	33	0	45	0	0	0
Kickin Back		2	1		2		1					
2024 Total Traffic	**0**	**762**	**44**	**52**	**632**	**0**	**34**	**0**	**45**	**0**	**0**	**0**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Project Driveway
AM Peak Hour

Description	Overseas Highway / US 1 Eastbound			Overseas Highway / US 1 Westbound			Project Driveway Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	0	320	0	0	764	0	0	0	0	0	0	0
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	0	355	0	0	848	0	0	0	0	0	0	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	362	0	0	865	0	0	0	0	0	0	0
Kickin Back			14	12			14		13			
Pass-By		-25	25	13	-13		14		25			
2024 Total Traffic	**0**	**337**	**39**	**25**	**852**	**0**	**28**	**0**	**38**	**0**	**0**	**0**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Project Driveway
PM Peak Hour

Description	Overseas Highway / US 1 Eastbound			Overseas Highway / US 1 Westbound			Project Driveway Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (11/16/2022)	0	799	0	0	549	0	0	0	0	0	0	0
Season Adjustment Factor	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
2022 Peak Season Traffic	0	887	0	0	609	0	0	0	0	0	0	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	905	0	0	622	0	0	0	0	0	0	0
Kickin Back			19	16			17		16			
Pass-By		-27	27	14	-14		14		27			
2024 Total Traffic	**0**	**878**	**46**	**30**	**608**	**0**	**31**	**0**	**43**	**0**	**0**	**0**

Appendix I

Intersection Analyses

Existing (2022) Conditions

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	335	13	14	826	23	26
Future Vol, veh/h	335	13	14	826	23	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	235	325	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	360	14	15	888	25	28

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	374	0	1278	360
Stage 1	-	-	-	-	360	-
Stage 2	-	-	-	-	918	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1184	-	254	813
Stage 1	-	-	-	-	706	-
Stage 2	-	-	-	-	389	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1184	-	251	813
Mov Cap-2 Maneuver	-	-	-	-	251	-
Stage 1	-	-	-	-	706	-
Stage 2	-	-	-	-	384	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	15.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	396	-	-	1184	-
HCM Lane V/C Ratio	0.133	-	-	0.013	-
HCM Control Delay (s)	15.5	-	-	8.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.5	-	-	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	424	2	8	783	4	1
Future Vol, veh/h	424	2	8	783	4	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	225	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	461	2	9	851	4	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	463	0	1330	461
Stage 1	-	-	-	-	461	-
Stage 2	-	-	-	-	869	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1098	-	240	748
Stage 1	-	-	-	-	635	-
Stage 2	-	-	-	-	410	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1098	-	238	748
Mov Cap-2 Maneuver	-	-	-	-	238	-
Stage 1	-	-	-	-	635	-
Stage 2	-	-	-	-	407	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	18.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	276	-	-	1098	-
HCM Lane V/C Ratio	0.02	-	-	0.008	-
HCM Control Delay (s)	18.3	-	-	8.3	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	345	841	8	8	8
Future Vol, veh/h	10	345	841	8	8	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	325	-	-	272	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	371	904	9	9	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	913	0	-	0	1297	904
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	393	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	746	-	-	-	179	335
Stage 1	-	-	-	-	395	-
Stage 2	-	-	-	-	682	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	746	-	-	-	176	335
Mov Cap-2 Maneuver	-	-	-	-	176	-
Stage 1	-	-	-	-	389	-
Stage 2	-	-	-	-	682	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	21.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	746	-	-	-	231
HCM Lane V/C Ratio	0.014	-	-	-	0.074
HCM Control Delay (s)	9.9	-	-	-	21.8
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	355	10	9	755	11	44	3	14	8	2	8
Future Vol, veh/h	2	355	10	9	755	11	44	3	14	8	2	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	Free	-	-	None	-	-	None
Storage Length	390	-	430	345	-	520	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	362	10	9	770	11	45	3	14	8	2	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	770	0	-	362	0	0	1159	1154	362	1163	1154	770
Stage 1	-	-	-	-	-	-	366	366	-	788	788	-
Stage 2	-	-	-	-	-	-	793	788	-	375	366	-
Critical Hdwy	4.12	-	-	4.12	-	-	5.5	6.52	4.5	5.5	6.52	4.5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	844	-	0	1197	-	0	291	197	812	290	197	579
Stage 1	-	-	0	-	-	0	653	623	-	384	402	-
Stage 2	-	-	0	-	-	0	382	402	-	646	623	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	844	-	-	1197	-	-	283	195	812	279	195	579
Mov Cap-2 Maneuver	-	-	-	-	-	-	283	195	-	279	195	-
Stage 1	-	-	-	-	-	-	652	622	-	383	399	-
Stage 2	-	-	-	-	-	-	372	399	-	630	622	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	18.7	16.2
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	SBLn1
Capacity (veh/h)	324	844	-	1197	-	341
HCM Lane V/C Ratio	0.192	0.002	-	0.008	-	0.054
HCM Control Delay (s)	18.7	9.3	-	8	-	16.2
HCM Lane LOS	C	A	-	A	-	C
HCM 95th %tile Q(veh)	0.7	0	-	0	-	0.2

Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	453	23	34	658	49	48
Future Vol, veh/h	453	23	34	658	49	48
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	1000	325	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	467	24	35	678	51	49

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	491	0	1215	467
Stage 1	-	-	-	-	467	-
Stage 2	-	-	-	-	748	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1072	-	273	745
Stage 1	-	-	-	-	631	-
Stage 2	-	-	-	-	468	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1072	-	264	745
Mov Cap-2 Maneuver	-	-	-	-	264	-
Stage 1	-	-	-	-	631	-
Stage 2	-	-	-	-	453	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	16.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	264	745	-	-	1072	-
HCM Lane V/C Ratio	0.191	0.066	-	-	0.033	-
HCM Control Delay (s)	21.8	10.2	-	-	8.5	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.7	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	820	22	27	558	17	34
Future Vol, veh/h	820	22	27	558	17	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	235	325	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	882	24	29	600	18	37

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	906	0	1540	882
Stage 1	-	-	-	-	882	-
Stage 2	-	-	-	-	658	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	751	-	188	526
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	515	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	751	-	181	526
Mov Cap-2 Maneuver	-	-	-	-	181	-
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	495	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	18.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	322	-	-	751	-
HCM Lane V/C Ratio	0.17	-	-	0.039	-
HCM Control Delay (s)	18.5	-	-	10	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	856	8	10	595	2	9
Future Vol, veh/h	856	8	10	595	2	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	225	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	882	8	10	613	2	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	890	0	1515	882
Stage 1	-	-	-	-	882	-
Stage 2	-	-	-	-	633	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	761	-	194	526
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	529	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	761	-	191	526
Mov Cap-2 Maneuver	-	-	-	-	191	-
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	522	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	14.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	399	-	-	761	-
HCM Lane V/C Ratio	0.028	-	-	0.014	-
HCM Control Delay (s)	14.3	-	-	9.8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	875	602	8	6	8
Future Vol, veh/h	12	875	602	8	6	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	325	-	-	272	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	931	640	9	6	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	649	0	-	0	1597	640
Stage 1	-	-	-	-	640	-
Stage 2	-	-	-	-	957	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	937	-	-	-	117	475
Stage 1	-	-	-	-	525	-
Stage 2	-	-	-	-	373	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	937	-	-	-	115	475
Mov Cap-2 Maneuver	-	-	-	-	115	-
Stage 1	-	-	-	-	518	-
Stage 2	-	-	-	-	373	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	24.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	937	-	-	-	203
HCM Lane V/C Ratio	0.014	-	-	-	0.073
HCM Control Delay (s)	8.9	-	-	-	24.1
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	765	61	37	526	20	16	1	27	18	3	18
Future Vol, veh/h	18	765	61	37	526	20	16	1	27	18	3	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	Free	-	-	None	-	-	None
Storage Length	390	-	430	345	-	520	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	900	72	44	619	24	19	1	32	21	4	21

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	619	0	-	900	0	0	1662	1649	900	1666	1649	619
Stage 1	-	-	-	-	-	-	942	942	-	707	707	-
Stage 2	-	-	-	-	-	-	720	707	-	959	942	-
Critical Hdwy	4.12	-	-	4.12	-	-	5.5	6.52	4.5	5.5	6.52	4.5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	961	-	0	755	-	0	163	99	518	163	99	657
Stage 1	-	-	0	-	-	0	316	342	-	426	438	-
Stage 2	-	-	0	-	-	0	419	438	-	309	342	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	961	-	-	755	-	-	144	91	518	142	91	657
Mov Cap-2 Maneuver	-	-	-	-	-	-	144	91	-	142	91	-
Stage 1	-	-	-	-	-	-	309	334	-	417	413	-
Stage 2	-	-	-	-	-	-	379	413	-	283	334	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.7	22.9	27.1
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	SBLn1
Capacity (veh/h)	253	961	-	755	-	208
HCM Lane V/C Ratio	0.205	0.022	-	0.058	-	0.221
HCM Control Delay (s)	22.9	8.8	-	10.1	-	27.1
HCM Lane LOS	C	A	-	B	-	D
HCM 95th %tile Q(veh)	0.7	0.1	-	0.2	-	0.8

Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	745	42	51	617	32	44
Future Vol, veh/h	745	42	51	617	32	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	1000	325	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	768	43	53	636	33	45

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	811	0	1510	768
Stage 1	-	-	-	-	768	-
Stage 2	-	-	-	-	742	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	815	-	195	580
Stage 1	-	-	-	-	458	-
Stage 2	-	-	-	-	471	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	815	-	182	580
Mov Cap-2 Maneuver	-	-	-	-	182	-
Stage 1	-	-	-	-	458	-
Stage 2	-	-	-	-	440	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	19
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	182	580	-	-	815	-
HCM Lane V/C Ratio	0.181	0.078	-	-	0.065	-
HCM Control Delay (s)	29.1	11.7	-	-	9.7	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	0.6	0.3	-	-	0.2	-

Future (2024) Background Conditions

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	342	14	15	842	24	26
Future Vol, veh/h	342	14	15	842	24	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	235	325	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	368	15	16	905	26	28

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	383	0	1305	368
Stage 1	-	-	-	-	368	-
Stage 2	-	-	-	-	937	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1175	-	247	808
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	381	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1175	-	244	808
Mov Cap-2 Maneuver	-	-	-	-	244	-
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	376	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	15.9
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	383	-	-	1175	-
HCM Lane V/C Ratio	0.14	-	-	0.014	-
HCM Control Delay (s)	15.9	-	-	8.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.5	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	433	2	8	798	5	1
Future Vol, veh/h	433	2	8	798	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	225	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	471	2	9	867	5	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	473	0	1356	471
Stage 1	-	-	-	-	471	-
Stage 2	-	-	-	-	885	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1089	-	233	742
Stage 1	-	-	-	-	628	-
Stage 2	-	-	-	-	403	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1089	-	231	742
Mov Cap-2 Maneuver	-	-	-	-	231	-
Stage 1	-	-	-	-	628	-
Stage 2	-	-	-	-	400	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	19.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	261	-	-	1089	-
HCM Lane V/C Ratio	0.025	-	-	0.008	-
HCM Control Delay (s)	19.1	-	-	8.3	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	352	858	8	8	8
Future Vol, veh/h	10	352	858	8	8	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	325	-	-	272	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	378	923	9	9	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	932	0	-	0	1323	923
Stage 1	-	-	-	-	923	-
Stage 2	-	-	-	-	400	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	734	-	-	-	172	327
Stage 1	-	-	-	-	387	-
Stage 2	-	-	-	-	677	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	734	-	-	-	169	327
Mov Cap-2 Maneuver	-	-	-	-	169	-
Stage 1	-	-	-	-	381	-
Stage 2	-	-	-	-	677	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	22.5
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	734	-	-	-	223
HCM Lane V/C Ratio	0.015	-	-	-	0.077
HCM Control Delay (s)	10	-	-	-	22.5
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	362	10	9	770	11	45	3	15	8	2	8
Future Vol, veh/h	2	362	10	9	770	11	45	3	15	8	2	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	Free	-	-	None	-	-	None
Storage Length	390	-	430	345	-	520	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	369	10	9	786	11	46	3	15	8	2	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	786	0	-	369	0	0	1182	1177	369	1186	1177	786
Stage 1	-	-	-	-	-	-	373	373	-	804	804	-
Stage 2	-	-	-	-	-	-	809	804	-	382	373	-
Critical Hdwy	4.12	-	-	4.12	-	-	5.5	6.52	4.5	5.5	6.52	4.5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	833	-	0	1190	-	0	284	191	807	282	191	571
Stage 1	-	-	0	-	-	0	648	618	-	377	396	-
Stage 2	-	-	0	-	-	0	374	396	-	640	618	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	833	-	-	1190	-	-	275	189	807	271	189	571
Mov Cap-2 Maneuver	-	-	-	-	-	-	275	189	-	271	189	-
Stage 1	-	-	-	-	-	-	647	617	-	376	393	-
Stage 2	-	-	-	-	-	-	364	393	-	623	617	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	19.2	16.4
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	SBLn1
Capacity (veh/h)	318	833	-	1190	-	333
HCM Lane V/C Ratio	0.202	0.002	-	0.008	-	0.055
HCM Control Delay (s)	19.2	9.3	-	8	-	16.4
HCM Lane LOS	C	A	-	A	-	C
HCM 95th %tile Q(veh)	0.7	0	-	0	-	0.2

Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	462	24	35	671	50	49
Future Vol, veh/h	462	24	35	671	50	49
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	1000	325	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	476	25	36	692	52	51

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	501	0	1240	476
Stage 1	-	-	-	-	476	-
Stage 2	-	-	-	-	764	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1063	-	266	739
Stage 1	-	-	-	-	625	-
Stage 2	-	-	-	-	460	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1063	-	257	739
Mov Cap-2 Maneuver	-	-	-	-	257	-
Stage 1	-	-	-	-	625	-
Stage 2	-	-	-	-	444	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	16.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	257	739	-	-	1063	-
HCM Lane V/C Ratio	0.201	0.068	-	-	0.034	-
HCM Control Delay (s)	22.5	10.2	-	-	8.5	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.7	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	838	23	27	570	17	35
Future Vol, veh/h	838	23	27	570	17	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	235	325	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	901	25	29	613	18	38

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	926	0	1572	901
Stage 1	-	-	-	-	901	-
Stage 2	-	-	-	-	671	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	738	-	181	518
Stage 1	-	-	-	-	396	-
Stage 2	-	-	-	-	508	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	738	-	174	518
Mov Cap-2 Maneuver	-	-	-	-	174	-
Stage 1	-	-	-	-	396	-
Stage 2	-	-	-	-	488	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	18.9
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	315	-	-	738	-
HCM Lane V/C Ratio	0.178	-	-	0.039	-
HCM Control Delay (s)	18.9	-	-	10.1	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	873	8	10	607	2	9
Future Vol, veh/h	873	8	10	607	2	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	225	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	900	8	10	626	2	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	908	0	1546	900
Stage 1	-	-	-	-	900	-
Stage 2	-	-	-	-	646	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	750	-	187	518
Stage 1	-	-	-	-	397	-
Stage 2	-	-	-	-	522	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	750	-	185	518
Mov Cap-2 Maneuver	-	-	-	-	185	-
Stage 1	-	-	-	-	397	-
Stage 2	-	-	-	-	515	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	14.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	390	-	-	750	-
HCM Lane V/C Ratio	0.029	-	-	0.014	-
HCM Control Delay (s)	14.5	-	-	9.9	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	892	614	8	6	8
Future Vol, veh/h	12	892	614	8	6	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	325	-	-	272	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	949	653	9	6	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	662	0	-	0	1628	653
Stage 1	-	-	-	-	653	-
Stage 2	-	-	-	-	975	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	927	-	-	-	112	467
Stage 1	-	-	-	-	518	-
Stage 2	-	-	-	-	366	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	927	-	-	-	110	467
Mov Cap-2 Maneuver	-	-	-	-	110	-
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	366	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	25
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	927	-	-	-	195
HCM Lane V/C Ratio	0.014	-	-	-	0.076
HCM Control Delay (s)	8.9	-	-	-	25
HCM Lane LOS	A	-	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	780	62	37	537	20	16	1	27	18	3	18
Future Vol, veh/h	18	780	62	37	537	20	16	1	27	18	3	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	Free	-	-	None	-	-	None
Storage Length	390	-	430	345	-	520	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	918	73	44	632	24	19	1	32	21	4	21

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	632	0	-	918	0	0	1693	1680	918	1697	1680	632
Stage 1	-	-	-	-	-	-	960	960	-	720	720	-
Stage 2	-	-	-	-	-	-	733	720	-	977	960	-
Critical Hdwy	4.12	-	-	4.12	-	-	5.5	6.52	4.5	5.5	6.52	4.5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	951	-	0	743	-	0	158	95	510	157	95	650
Stage 1	-	-	0	-	-	0	308	335	-	419	432	-
Stage 2	-	-	0	-	-	0	412	432	-	302	335	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	951	-	-	743	-	-	139	87	510	137	87	650
Mov Cap-2 Maneuver	-	-	-	-	-	-	139	87	-	137	87	-
Stage 1	-	-	-	-	-	-	301	328	-	410	407	-
Stage 2	-	-	-	-	-	-	372	407	-	276	328	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.7	23.6	28.1
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	SBLn1
Capacity (veh/h)	245	951	-	743	-	201
HCM Lane V/C Ratio	0.211	0.022	-	0.059	-	0.228
HCM Control Delay (s)	23.6	8.9	-	10.1	-	28.1
HCM Lane LOS	C	A	-	B	-	D
HCM 95th %tile Q(veh)	0.8	0.1	-	0.2	-	0.8

Intersection	
Int Delay, s/veh	1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	760	43	52	630	33	45
Future Vol, veh/h	760	43	52	630	33	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	1000	325	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	784	44	54	649	34	46

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	828	0	1541	784
Stage 1	-	-	-	-	784	-
Stage 2	-	-	-	-	757	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	803	-	188	572
Stage 1	-	-	-	-	450	-
Stage 2	-	-	-	-	463	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	803	-	175	572
Mov Cap-2 Maneuver	-	-	-	-	175	-
Stage 1	-	-	-	-	450	-
Stage 2	-	-	-	-	432	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	19.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	175	572	-	-	803	-
HCM Lane V/C Ratio	0.194	0.081	-	-	0.067	-
HCM Control Delay (s)	30.5	11.8	-	-	9.8	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	0.7	0.3	-	-	0.2	-

Future (2024) Total Conditions

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	342	14	15	843	24	26
Future Vol, veh/h	342	14	15	843	24	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	235	325	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	368	15	16	906	26	28

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	383	0	1306	368
Stage 1	-	-	-	-	368	-
Stage 2	-	-	-	-	938	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1175	-	246	808
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	381	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1175	-	243	808
Mov Cap-2 Maneuver	-	-	-	-	243	-
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	376	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	16
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	382	-	-	1175	-
HCM Lane V/C Ratio	0.141	-	-	0.014	-
HCM Control Delay (s)	16	-	-	8.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.5	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	433	2	8	799	5	1
Future Vol, veh/h	433	2	8	799	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	225	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	471	2	9	868	5	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	473	0	1357	471
Stage 1	-	-	-	-	471	-
Stage 2	-	-	-	-	886	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1089	-	232	742
Stage 1	-	-	-	-	628	-
Stage 2	-	-	-	-	403	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1089	-	230	742
Mov Cap-2 Maneuver	-	-	-	-	230	-
Stage 1	-	-	-	-	628	-
Stage 2	-	-	-	-	400	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	19.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	260	-	-	1089	-
HCM Lane V/C Ratio	0.025	-	-	0.008	-
HCM Control Delay (s)	19.2	-	-	8.3	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	352	858	8	8	8
Future Vol, veh/h	10	352	858	8	8	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	325	-	-	272	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	378	923	9	9	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	932	0	-	0	1323	923
Stage 1	-	-	-	-	923	-
Stage 2	-	-	-	-	400	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	734	-	-	-	172	327
Stage 1	-	-	-	-	387	-
Stage 2	-	-	-	-	677	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	734	-	-	-	169	327
Mov Cap-2 Maneuver	-	-	-	-	169	-
Stage 1	-	-	-	-	381	-
Stage 2	-	-	-	-	677	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	22.5
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	734	-	-	-	223
HCM Lane V/C Ratio	0.015	-	-	-	0.077
HCM Control Delay (s)	10	-	-	-	22.5
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	362	10	9	770	11	45	3	15	8	2	8
Future Vol, veh/h	2	362	10	9	770	11	45	3	15	8	2	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	Free	-	-	None	-	-	None
Storage Length	390	-	430	345	-	520	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	369	10	9	786	11	46	3	15	8	2	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	786	0	-	369	0	0	1182	1177	369	1186	1177	786
Stage 1	-	-	-	-	-	-	373	373	-	804	804	-
Stage 2	-	-	-	-	-	-	809	804	-	382	373	-
Critical Hdwy	4.12	-	-	4.12	-	-	5.5	6.52	4.5	5.5	6.52	4.5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	833	-	0	1190	-	0	284	191	807	282	191	571
Stage 1	-	-	0	-	-	0	648	618	-	377	396	-
Stage 2	-	-	0	-	-	0	374	396	-	640	618	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	833	-	-	1190	-	-	275	189	807	271	189	571
Mov Cap-2 Maneuver	-	-	-	-	-	-	275	189	-	271	189	-
Stage 1	-	-	-	-	-	-	647	617	-	376	393	-
Stage 2	-	-	-	-	-	-	364	393	-	623	617	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	19.2	16.4
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	SBLn1
Capacity (veh/h)	318	833	-	1190	-	333
HCM Lane V/C Ratio	0.202	0.002	-	0.008	-	0.055
HCM Control Delay (s)	19.2	9.3	-	8	-	16.4
HCM Lane LOS	C	A	-	A	-	C
HCM 95th %tile Q(veh)	0.7	0	-	0	-	0.2

Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	462	24	35	671	50	49
Future Vol, veh/h	462	24	35	671	50	49
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	1000	325	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	476	25	36	692	52	51

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	501	0	1240	476
Stage 1	-	-	-	-	476	-
Stage 2	-	-	-	-	764	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1063	-	266	739
Stage 1	-	-	-	-	625	-
Stage 2	-	-	-	-	460	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1063	-	257	739
Mov Cap-2 Maneuver	-	-	-	-	257	-
Stage 1	-	-	-	-	625	-
Stage 2	-	-	-	-	444	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	16.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	257	739	-	-	1063	-
HCM Lane V/C Ratio	0.201	0.068	-	-	0.034	-
HCM Control Delay (s)	22.5	10.2	-	-	8.5	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.7	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	337	39	25	852	28	38
Future Vol, veh/h	337	39	25	852	28	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	366	42	27	926	30	41

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	408	0	1367	387
Stage 1	-	-	-	-	387	-
Stage 2	-	-	-	-	980	-
Critical Hdwy	-	-	4.12	-	5	4.5
Critical Hdwy Stg 1	-	-	-	-	5	-
Critical Hdwy Stg 2	-	-	-	-	5	-
Follow-up Hdwy	-	-	2.218	-	3	3
Pot Cap-1 Maneuver	-	-	1151	-	301	865
Stage 1	-	-	-	-	820	-
Stage 2	-	-	-	-	450	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1151	-	287	865
Mov Cap-2 Maneuver	-	-	-	-	287	-
Stage 1	-	-	-	-	820	-
Stage 2	-	-	-	-	428	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	466	-	-	1151	-
HCM Lane V/C Ratio	0.154	-	-	0.024	-
HCM Control Delay (s)	14.1	-	-	8.2	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	841	23	28	572	17	36
Future Vol, veh/h	841	23	28	572	17	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	235	325	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	904	25	30	615	18	39

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	929	0	1579	904
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	675	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	736	-	180	517
Stage 1	-	-	-	-	395	-
Stage 2	-	-	-	-	506	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	736	-	173	517
Mov Cap-2 Maneuver	-	-	-	-	173	-
Stage 1	-	-	-	-	395	-
Stage 2	-	-	-	-	485	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	18.9
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	316	-	-	736	-
HCM Lane V/C Ratio	0.18	-	-	0.041	-
HCM Control Delay (s)	18.9	-	-	10.1	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	877	8	11	610	2	10
Future Vol, veh/h	877	8	11	610	2	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	225	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	904	8	11	629	2	10

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	912	0	1555	904
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	651	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	747	-	185	517
Stage 1	-	-	-	-	395	-
Stage 2	-	-	-	-	519	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	747	-	182	517
Mov Cap-2 Maneuver	-	-	-	-	182	-
Stage 1	-	-	-	-	395	-
Stage 2	-	-	-	-	511	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	14.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	396	-	-	747	-
HCM Lane V/C Ratio	0.031	-	-	0.015	-
HCM Control Delay (s)	14.4	-	-	9.9	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	896	618	8	6	8
Future Vol, veh/h	12	896	618	8	6	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	325	-	-	272	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	953	657	9	6	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	666	0	-	0	1636	657
Stage 1	-	-	-	-	657	-
Stage 2	-	-	-	-	979	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	923	-	-	-	111	465
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	364	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	923	-	-	-	109	465
Mov Cap-2 Maneuver	-	-	-	-	109	-
Stage 1	-	-	-	-	509	-
Stage 2	-	-	-	-	364	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	25.1
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	923	-	-	-	194
HCM Lane V/C Ratio	0.014	-	-	-	0.077
HCM Control Delay (s)	9	-	-	-	25.1
HCM Lane LOS	A	-	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	783	63	37	540	20	16	1	27	18	3	19
Future Vol, veh/h	18	783	63	37	540	20	16	1	27	18	3	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	Free	-	-	None	-	-	None
Storage Length	390	-	430	345	-	520	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	921	74	44	635	24	19	1	32	21	4	22

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	635	0	-	921	0	0	1699	1686	921	1703	1686	635
Stage 1	-	-	-	-	-	-	963	963	-	723	723	-
Stage 2	-	-	-	-	-	-	736	723	-	980	963	-
Critical Hdwy	4.12	-	-	4.12	-	-	5.5	6.52	4.5	5.5	6.52	4.5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	948	-	0	741	-	0	156	94	509	156	94	648
Stage 1	-	-	0	-	-	0	307	334	-	417	431	-
Stage 2	-	-	0	-	-	0	411	431	-	301	334	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	948	-	-	741	-	-	137	86	509	136	86	648
Mov Cap-2 Maneuver	-	-	-	-	-	-	137	86	-	136	86	-
Stage 1	-	-	-	-	-	-	300	327	-	408	406	-
Stage 2	-	-	-	-	-	-	370	406	-	275	327	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.7	23.9	27.9
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	SBLn1
Capacity (veh/h)	242	948	-	741	-	204
HCM Lane V/C Ratio	0.214	0.022	-	0.059	-	0.231
HCM Control Delay (s)	23.9	8.9	-	10.2	-	27.9
HCM Lane LOS	C	A	-	B	-	D
HCM 95th %tile Q(veh)	0.8	0.1	-	0.2	-	0.9

Intersection	
Int Delay, s/veh	1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	762	44	52	632	34	45
Future Vol, veh/h	762	44	52	632	34	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	1000	325	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	786	45	54	652	35	46

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	831	0	1546	786
Stage 1	-	-	-	-	786	-
Stage 2	-	-	-	-	760	-
Critical Hdwy	-	-	4.12	-	5.5	4.5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	801	-	187	571
Stage 1	-	-	-	-	449	-
Stage 2	-	-	-	-	462	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	801	-	174	571
Mov Cap-2 Maneuver	-	-	-	-	174	-
Stage 1	-	-	-	-	449	-
Stage 2	-	-	-	-	431	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	20
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	174	571	-	-	801	-
HCM Lane V/C Ratio	0.201	0.081	-	-	0.067	-
HCM Control Delay (s)	30.8	11.9	-	-	9.8	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	0.7	0.3	-	-	0.2	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	878	46	30	608	31	43
Future Vol, veh/h	878	46	30	608	31	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	954	50	33	661	34	47

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1004	0	1706	979
Stage 1	-	-	-	-	979	-
Stage 2	-	-	-	-	727	-
Critical Hdwy	-	-	4.12	-	5	4.5
Critical Hdwy Stg 1	-	-	-	-	5	-
Critical Hdwy Stg 2	-	-	-	-	5.5	-
Follow-up Hdwy	-	-	2.218	-	3	3
Pot Cap-1 Maneuver	-	-	690	-	210	516
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	527	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	690	-	194	516
Mov Cap-2 Maneuver	-	-	-	-	194	-
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	487	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	21
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	304	-	-	690	-
HCM Lane V/C Ratio	0.265	-	-	0.047	-
HCM Control Delay (s)	21	-	-	10.5	0
HCM Lane LOS	C	-	-	B	A
HCM 95th %tile Q(veh)	1	-	-	0.1	-

Appendix J

2021 Monroe County Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	40.0	A	18.0	3,279	3,474	1,348
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	59.9	A	9.7	6,265	7,876	6,071
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	47.5	B	5.6	1,391	1,921	1,341
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	53.5	B	4.3	4,130	6,513	4,034
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	48.8	A	15.1	9,752	10,856	7,944
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	47.9	A	7.4	3,064	3,920	3,188
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	46.1	B	5.6	2,040	2,791	1,639
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	46.5	A	6.0	2,285	3,063	2,133
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	48.8	A	8.3	2,886	3,589	2,504
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	42.7	A	8.1	4,561	5,511	1,295
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	54.8	A	6.9	7,998	10,730	6,723
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	53.2	B	3.3	3,716	6,508	3,603
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	39.6	A	17.6	21,276	22,590	19,221
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	51.4	C	3.4	3,603	6,183	3,286
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.2	C	2.7	1,207	2,344	1,252
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	49.9	C	1.0	1,639	5,619	2,459
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	48.2	C	0.2	149	1,939	224
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	46.6	A	6.1	2,222	2,965	(692)
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	35.3	E	-5.2	(3,531)	(2,187)	(883)
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	39.3	D	-1.2	(378)	271	157
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	34.7	C	2.0	1,921	3,524	3,266
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	49.4	A	9.8	12,983	15,580	8,876
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	45.0	A	9.9	11,148	13,095	8,333
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	49.1	C	2.2	2,259	4,618	5,852
Overall	108.3					45.0	45.5	C	0.5	N/A		

File No.	Project Name	Application Type	Status	COand/Permit Issued	Approval#/ Permit Number	Estimated Daily Trips By Segment Number																							
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
						Smith Marsh Inland Area (4.0 ha)	Base Cross Parkland (5.0 ha)	Big Depot (9.0-10.5)	Shark, Saddlebrook (10.5-14.5)	Lower Sugarloaf, Upper Sugarloaf (10.5-20.5)	Juniper Dr S (0.0)	Summerwood (23.0-25.0)	Harwood (25.0-27.5)	Finch (27.5-29.5)	Big Pine (29.5-31.0)	W Summerwind, Salvia Meadow, Lilac (32.0-40.0)	2-Mile Bridge (40.0-47.0)	Marathon, Bay Colony, Beach (47.0-54.0)	Pet Deer Crowd, Glossy (54.0-60.0)	Duck, Conch (60.5-63.0)	Long, Palms, Crew (63.0-71.0)	Lower Metacombe (72.0-77.5)	Tea Table, Hill (77.5-79.0)	Upper Metacombe (79.5-84.0)	Whidby (84.0-88.0)	Plumadon (86.5-91.5)	Traverse, Salt Ledge (93.5-99.5)	Key Largo (98.5-108.0)	Key Largo, Cross Key (108.0-112.0)
	2021 Reserve Capacity																												
	LOS (2021)					3179	6260	3381	4130	9252	3064	2040	2385	2884	4161	7898	3733	2178	3403	1257	1639	749	2222	3521	575	1965	17361	11148	7258
						A	A	B	B	A	A	B	A	A	A	A	B	A	C	C	C	C	A	B	D	C	A	A	C
	5% ALLOCATION BELOW LOS C				The # in this cell is the MAX. The difference between 0% below and reserve capacity is ACTUAL # of trips allowed once 0% reached	3474	7876	3971	4833	10836	4629	2781	3063	3949	5433	10170	9608	2.2026	3183	2344	3632	3939	2965	4387	671	2549	21696	13970	9618
2019-057 2017-133	Ki Baptist Church	Min. CUP Min. Dev	Permitted Permitted	CO Issued Permit Issued	18030974-ED 7.19.21 19300698 Permit 4.1.19																						13	84	6
2018-139	45 Atlantic Street (Truck Wraps Station) Sugarloaf School	FLUM	Approved		Ord 281 2019																						1	9	1
2017-009/010/011	Thompsons Island (Residential Units)	FLUM/LUD	Under Review			42	91	38	53	87	35	24																	
2017-078/079	Add Holding Density (Hotel or Commercial)	FLUM/LUD	Hold						37	21	17	8	4																
(2018-200) 2019-066	Key Haven (Commercial/Office) +94 (001413)(130400) +38 (001413.3)(106500	Min. CUP	Approved		709 (94-38) +10.39 AF no permits	200	215	92	49	46	37	31	25	18	12														195	24
2018-168	Safe Harbor Community Center (Longboat)	LDC Tkt	Hold			1,105	575																						
(2018-050) 2015-057	Casa Palms (Residential Units)	TIS (not Rpvd)	Permitted	CO Issued	• 19104307-ED 8.9.21 • 19104306-ED 8.9.21 • 19103355-ED 8.9.21 • 19104704-ED 8.9.21				73	49	36	37	21	29	18	8															
2018-201 (2019-085)	Colony III	TIS	Permitted	CO Issued	•20190958-ED 11.23.21 •20190307-ED 11.23.21 •20190856-Sale Model Only of 8958.11.18.21	250	386	317	160	134	109	92	76	67	53	42														
2016-177	Hewitt Cay Resort	Methodology	Hold																										
2019-058	Beards & Brews Tap Gainesville	Trip Generation	Approved	CO Issued	TIS not Rpvd, bc existing place Trip gen for intensity comparison • 19150044 • 34.21 Dort. w/ Comp																									
2021-161 (2021-12-1961)	Snack Island Harbor Yacht Club/Girl Machine (000) • TRAFFIC ONLY APPROVED - ALL APPLICATIONS STILL UNDER REVIEW BY PLANNING	Min CUP FLUM/LUD Methodology	Approved		•19-22 •drawing comms applied for	97	48	42	24	12	29	26	14	23	18	14	11	13													
20101242	21884 US 1 Cottage	Permit	Permitted	Permit Issued	20101242 Permit 1.1.22						29																		
2020-026 (2020-026)	Landscape and Leveling Apartments	Maj. CUP TIS	Under Review		•PW-20 • Will needs ROCE apvl	231	269	227	145	185	244	231	226	205	182	168	153	135	18												
2020-026	Dockside and Landing Apartments (allotment with 10% reduction). Alternate only if needed, not counted in other total	Maj CUP	Approved for Next App			208	142	254	148	146	239	208	203	185	166	135	104	104	12												
19104843/E10863	Public Park #4	Permit	Permitted	CO Issued	•19105863 - Permit 2.1.21 •CO: 8.17.22 •19104843- Permit 6.8.21 •CO 8.5.22										7															
19101367/20	Bello Construction/ 31 D Mustard Dr	Permit	Permitted	Permit Issued	20101367 Permit 8.11.21				14																				
2020-130	Sawmill Estates (Residence Inn and Hilton Garden Inn) NE 00491370-300000 NE 00491390-300000 NE 00494482-300000	Maj. CUP	Permitted	Permit Issued	• 107 2.21 Site Wk's Permit 21.101643 issued •10.7.21 bldg permits 21301490 21305898 21.471868 - bldg permits 22400461 - 475 issued																38	33	43	53	65	72	122	80	87
2020-056	Dickerson	Min CUP	Approved for Next App		190.05.21	76	85	95	63	58	30	28	23	20	15	10														
20202607 (2021-001)	Big Coppitt City Bldg	Permit	Permitted	Permit Issued	•20102607-issued 9.20.22	30	22	25	11	10	9	7	8	5	4	3													
20102262 (V)	1460 Duval Ave - Mixed use - 22-UDU	Permit	Permitted	CO Issued	20102262 - ED 8.8.22	16	8	7	6	5	5	4	4	3	3	2	2	2											
20103439 thru 20103441 (2020-076)	Wrecker's Cay Apartments 41 0071.4160* 41 0072.4160*	Permit	Permitted	Permit Issued	•20179447-Permit 5.25.21 •20150466-Permit 5.25.21 •20103445-Permit 5.25.21 •20134464-Permit 5.25.21 •20103443-Permit 5.25.21 •20134462-Permit 5.25.21 •20103441-Permit 5.25.21 •20103440-Permit 5.25.21	180	218	137	183	168	122	92	73	60	46														
19100451	St Restaurant - 6840 Front St	Permit	Permitted	CO Issued	19100450 -CO 8.11.22	104	85	58	47	43	40	30	23	20	15	10	14	14											
2021-037	PUDs SFR @ 80 0009.4850* APT RE 0009.4860*	CUP Renewal	Permitted		•21101801-Applied 8.2.21 •21101798-Applied 8.2.21 •21102348-Applied 8.2.21 •20101302-Applied 8.20.20 •20011301-Applied 8.20.20 •20011305-Applied 8.20.20 •20021205-Applied 8.20.20 •20021207-Applied 8.20.20 •20011295-Applied 8.20.20 •20011282-Applied 8.20.20 APT • All personally filled •19402539	New																						
20103436	mini storage - 114 Otto, Rockland	Permit	Permitted	CO Issued	20103436-CO 7.16.22	76	62	20	12																				
19102478 21302621 (2020-148)	16 individuals from 10 mobile homes and new 8 unit apartment building on 27 "SFR" units, 116 Otto Dr N. Mini warehouse, RPC investments	Permit Permit	Permitted Permitted	Permit Issued Permit Issued	19102478 Permit 10.19.21 30 05-20 •21302621 Issued 4.28.21	9	3	3	3	2	2	2	1	1															
2020-211 (2021-067 CUP)	Shell Gas of Summerland 36 0018.8980-300001	Tkt Appl/ Min CUP	Under Review																										
2021-069	Bullet Bob Gas Station and C Store	Methodology	Approved							53	90	143	118	87	43														
2021-076	Pilsner Pub (6150 2nd Street, Italy		Withdrawn																										
2021-152	Little Farm - Dolphin Resort		Hold																										
2021-158 (21109686)	+12.17.21 elevhant submitted TIS with CUP 21884 Overseas Highway (Mary Anne's Coffee Shop)	Permit/no appr TIS	Permitted	Permit Issued	•21109686 Issued 4.26.22						31																		
2021-165	Lisbon 45 warehouse	Min CUP	Approved		•DC 09.22																								
2021-219 (2021-021 CUP) (21302620)	41 Public Overall trips reduced	No App TIS	Approved for Next App	Permit Issued	•21302620 - issued 8.13.22																							2	
2021-237	Dion's BBQ *PR file 1 approved, application still under rev with planning	Minor CUP	Under Review								27	80	134	166	84														
2021-245	Dickerson Sig	Maj CUP	Under Review			157	120	133	93	94	47	48	32	29	22	14													
2021-248	Little Palm - Dolphin Resort	Maj CUP	Under Review						24	48	68	81	92	114	118	73	50	19											
2022-081 (21101154)	Landlop LLC (Tom Thumb BPK)	Permit	Permitted		•21303154 - applied 10.18.21						11	14	17	228	49														
2021-021 2021-176	41 Gas Station Check Overseas Property, LLC	Maj CUP Min CUP	Under Review Under Review																										
2022-150	3 Safe Townhomes (Aerial trips reduced	Minor CUP Amend	Under Review						1	1	2	1	1	2	1	1											1	76	33
	Potential Remaining Capacity - Reserve Capacity - Total Input					747	4327	189	1792	4638	1045	1120	1424	1237	1732	1983	1021	21985	3087	1207	1613	518	2177	3534	475	1750	12838	10606	2151
	Actual Remaining Capacity - = Reserve Capacity - Permitted Projects (in roll-ins if, status)					3,474	3,976	811	5,625	5,343	7,913	8,724	7,827	7,649	6,162	7,898	3,748	21,696	3,183	1,257	1,639	518	2,177	3,534	475	1,750	12,714	10,974	7,231
	ACTUAL# of trips allowed once 0% reached					105	1,851	930	4,383	3,104	866	751	778	702	865	2,742	2,780	1,114	2,780	1,117	1,380	1,790	743	1,343	475	1,401	2,307	1,047	1,358

SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,294 S.F. (1.016 ACRE)
4. EXISTING LOT COVERAGE:

-CONVENIENT STORE	= 2,120 S.F.	(4.8%)
-PAVEMENT	= 30,436 S.F.	(68.7%)
-OPEN AREAS / LANDSCAPING	= 6,740 S.F.	(15.2%)

5. THIS PROJECT:

-WORKFORCE HOUSING	= 3,505 S.F.	(7.9%)
-NEW GAS PUMP CANOPY	= 900 S.F.	(2.0%)
-NEW CONVENIENCE	= 378 S.F.	(85%)
-NEW DIESEL PUMP	= 32 S.F.	(.07%)
-NEW TRANSFORMERS	= 181 S.F.	(0.4%)
TOTAL	= 44,294 S.F.	(100%)

Area 3

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING

6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDPs,, TOTAL OF 900 S.F. NEW CANOPY.

6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS

6.4- NEW 378 SF. CONVENIENCE ADDITION

6.5- NEW 1,283 SF OF CONC. SLAB

7. PROJECT DESCRIPTION

7.1- COMMERCIAL : RETAIL REQUIRED 4 PARKING PER 1,000 S.F.

7.2- CONVENIENT STORE = 2,500 S.F. : PARKING REQUIRED = 10.0

WORKFORCE HOUSING = 6,650 S.F.
: PARKING REQUIRED = 2.0 PER DWELLING
: PARKING PROVIDED = 10 (TEN) NEW

TOTAL PARKING REQUIRED = 21.0 PROVIDED = 27 + BIKE RACK = 28

NOTES:
ALL PARKING WILL BE 8.5'x18.0'
:PARKING INCLUDES (2)TWO HANDICAPPED SPACE 12.0'x18'

8. LOADING ZONE: Sec. 9.5-354

-COMMERCIAL USE 2,500 = (1)ONE LOADING ZONE REQUIRED

PROVIDED (1)ONE LOADING ZONE 655 SQ.FT.

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	39.167'	NORTH AT O/S HWY
PRIMARY SIDE :	10.0'	40.0'	WEST
SECONDARY SIDE :	5.0'	44.0'	EAST
REAR YARD	10.0'	28.0	SOUTH

10. FLOOD ZONE:

PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB#-6031005 - 2016-050
FLOOD ZONE = AE' 11.0'
EXISTING BUILDING FFL = 7.87' NGVD

11. OPEN SPACE RATIO: Sec. 9.5-262

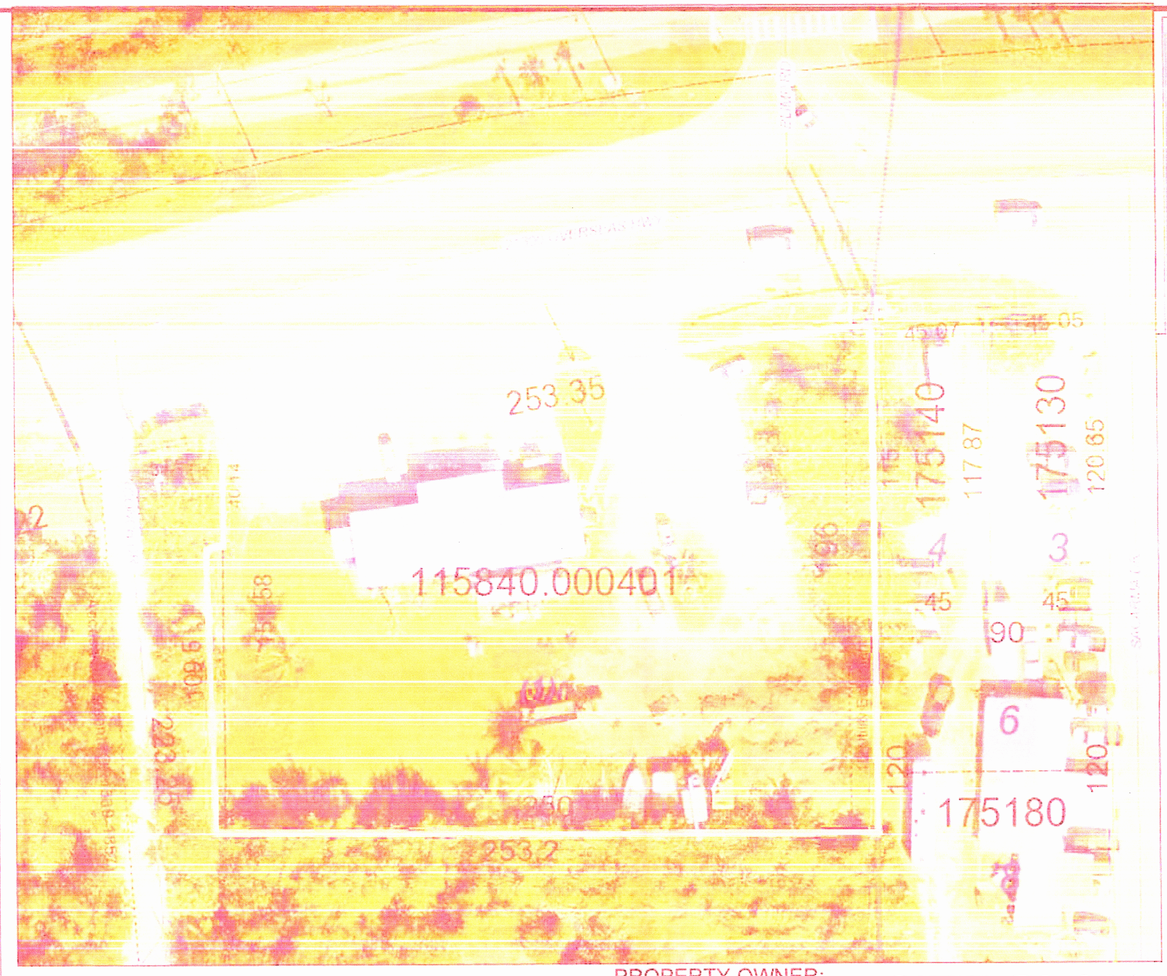
SC=0.2 OSR
OPEN SPACE PROVIDED = 15.12% (6,740 S.F.)

12. SITE LIGHTING: Sec.9.5-392, 393, 394

12.1- ALL OUTDOOR LIGHTING SHALL BE MAX.18' ABOVE GRADE, NON-CUTOFF
MAX.35' ABOVE GRADE, CUT-OFF
(MEASURED AT PROPERTY LINE)

12.2- MAX ILLUMINATION SHALL BE 0.5 FOOT CANDLES FOR NON-CUTOFF
1.5 FOOT CANDLES FOR CUT-OFF
(MEASURED AT PROPERTY LINE)

12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RCS DENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED





PROJECT LOCATION MAP

DRAWING INDEX

SITE PLAN AND NOTES	C-1
SITE SURVEY	C-2
SITE PLAN AERIAL PHOTO	C-3
EROSION CONTROL PLAN AND NOTES	C-4
DRIVEWAY PLAN AND NOTES	C-4(a)
UTILITY PLAN & NOTES	C-5
SEWER PLAN AND NOTES	C-6
SEWER PLAN AND AND PROFILE	C-6 a)
LIFT STATION NO 1 PLAN, SPECIFICATIONS, NOTES AND ELECTRICAL CONTROL PANEL DETAILS	C-7
SEWER DETAILS	D-1
DETAILS AND NOTES	D-2
DRAINAGE STORMWATER MANAGEMENT PLAN AND NOTES	C-8
DRAINAGE DETAILS	C-9

LEGEND

- EXISTING WATER LINE
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SAN.TARY SEWER LINE
- PROPOSED UNDERGROUND TELEPHONE LINE
- PROPOSED UNDERGROUND ELECTRICAL PRIMARY
- PROPOSED UNDERGROUND ELECTRICAL SECONDARY
- PROPOSED UNDERGROUND LIGHTING CONDUIT 3/4" MIN. FOR #12 AWG.
- PROPOSED 500 GALLON PROPANE TANK
- PROPOSED FIRE HYDRANT
- LIGHT POLE
- MH TELEPHONE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL TRANSFORMER
- VACUUM SAN.TARY SEWER LINE
- SEWER LINE CLEANOUT
- Proposed Elevation Ft MSL
- Existing Elevation Ft MSL
- Storm Water Flow Direction
- 6-Inch Storm Drain HDPE Pipe
- Filtration Trench

PROPERTY OWNER:
JOINED ISLAND INC
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

APPLICANT:
JOINED ISLAND INC
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

PROJECT ENGINEER:
Mr. JAMES R. BRUSH, P.E.
103650 O/S Hwy., #46-
KeyLargo, FL 33037
PHONE: (305) 305-8032

AGENT:

SITE PLAN

RECEIVED
MAY 31 2024
2024-111
MONROE CO. PLANNING DEPT.

SCOPE OF WORK

1. DEVELOP GAS STATION WITH FUELING STATIONS, 1 CONVENIENCE STORE, AND FIVE (5) AFFORDABLE WORKFORCE HOUSING RESIDENTIAL 2 & 3 BEDROOM DWELLING UNITS. EV CHARGING STATIONS WITH TRANSFORMER.
2. CONTRACTOR TO PERFORM SITE PREPARATION, SITE GRADING, EROSION CONTROL, AND CONSTRUCTION STAKING.
3. INSTALL WATER, SEWER, ELECTRICAL , DRAINAGE AND LIGHTING UTILITIES. INSTALL LIFT STATION NO. 1 WITH ELECTRICAL CONTROL PANEL AS DETAILED. INSTALL WASTEWATER FORCE MAIN TO FKAA STREET CONNECTION.
4. PROVIDE DRAINAGE TO NEW STORMWATER PIPING, CATCH BASINS, DRAINAGE SWALES AND EXFILTRATION TRENCHES IN LANDSCAPE AREAS;
5. CONSTRUCT ACCESS DRIVEWAYS FROM US NO.1 ROW TO SITE IN ACCORDANCE WITH FDOT REQUIREMENTS AND PERMITS;
6. ALL CONSTRUCTION IN FDOT ROW SHALL CONFORM TO FDOT DESIGN STANDARDS;
7. PROVIDE LANDSCAPING AS PER LANDSCAPE PLAN

Parcel ID 00115840-000401 Alternate ID 1147532 Sec/Twp/Rg 29/66/28 Class RETAIL-CONVENIENCE STORE

Flood Zone= AE/VE 10'/11' VE 11' FIRM PANEL NUMBER MAP NO. 12087C-1292K&1311K 2/18/2005

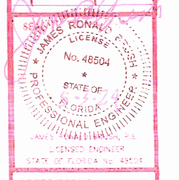
INDUSTRY & ENVIRONMENT ENGINEERS / CONSULTANTS
103650 O/S Hwy, #46
KEY LARGO, FL 33037
TELEPHONE (305) 305-8032
Certificate of Authorization # 8225

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE



ISE PROJECT NO	
#2022-2362-057	
CHECKED BY	
AM	
DRAWN BY	
HR	
ISSUE	
PERMIT REVIEW	
DATE	MAR 11, 2024
1/31/22	
SHEET INDEX	

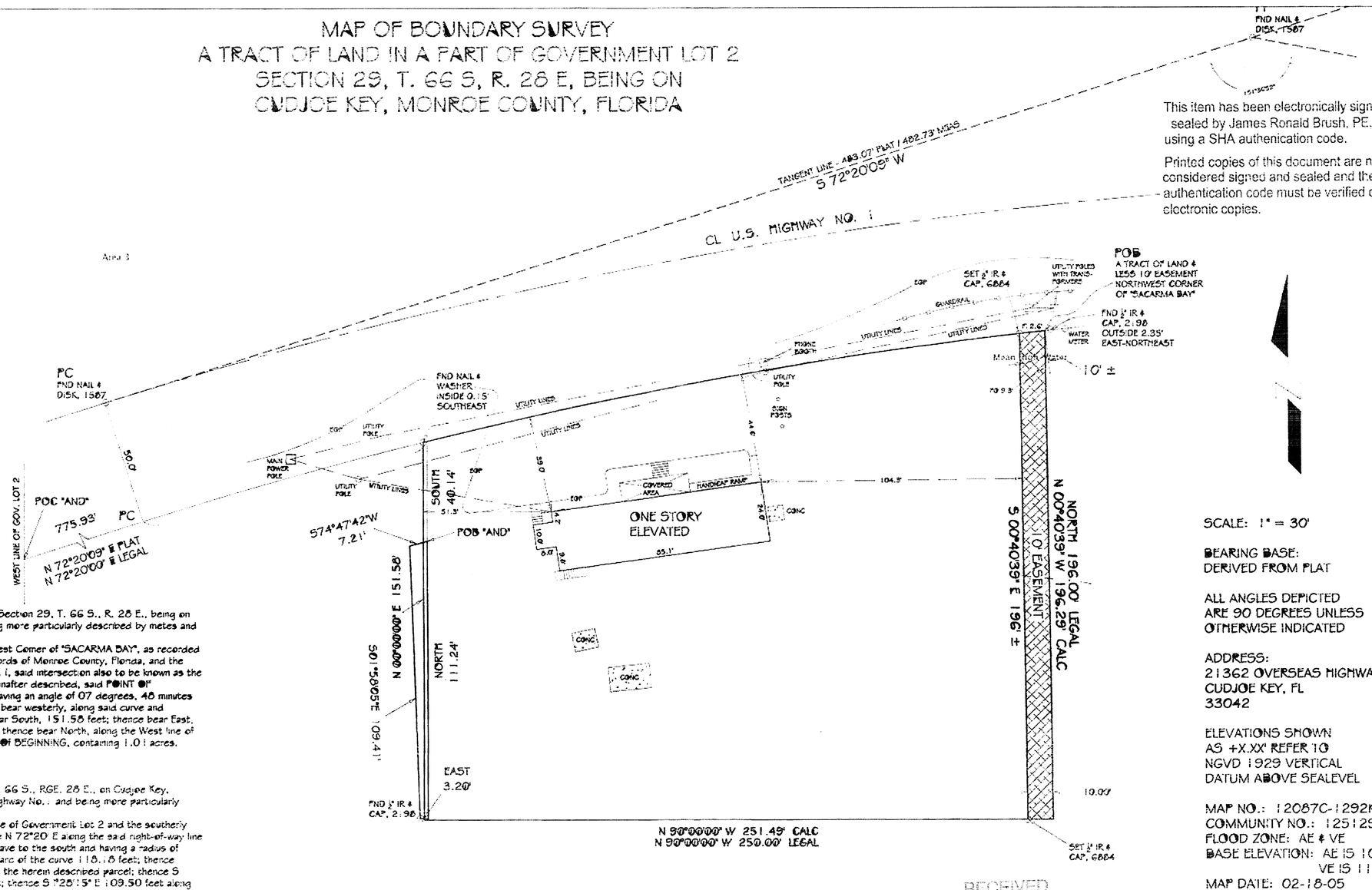
SITE PLAN AND NOTES

SHEET NUMBER

C-1

MAP OF BOUNDARY SURVEY
A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2 SECTION 29, T. 66 S., R. 28 E, BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA

LOCATION MAP - N.T.S.



SCALE: 1" = 30'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL
33042

ELEVATIONS SHOWN AS +X.XX' REFER TO NGVD 1929 VERTICAL DATUM ABOVE SEALEVEL

MAP NO.: 12087C-1292K & 1311K
COMMUNITY NO.: 125129
FLOOD ZONE: AE & VE
BASE ELEVATION: AE IS 10'
VE IS 11'
MAP DATE: 02-18-05

This item has been electronically signed and sealed by James Ronald Brush, PE. on 3-11-24 using a SHA authenication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

RECEIVED
MAY 31 2024
2024-112
MONROE CO. PLANNING DEPT.

SITE SURVEY

LEGAL DESCRIPTION

A tract of land in a part of Government Lot 2, Section 29, T. 66 S., R. 28 E., being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128 of the Public Records of Monroe County, Florida, and the southerly right-of-way line of U.S. Highway No. 1, said intersection also to be known as the POINT OF BEGINNING of the tract of land hereinafter described, said POINT OF BEGINNING also being on a curve, said curve having an angle of 07 degrees, 48 minutes and 14 seconds and a radius of 1860.08 feet, bear westerly, along said curve and deflecting to the left, 253.35 feet; thence bear South, 151.58 feet; thence bear East, 250 feet to the West line of "SACARMA BAY", thence bear North, along the West line of "SACARMA BAY", 196 feet, back to the POINT OF BEGINNING, containing 1.01 acres.

AND

A part of Government Lot 2, Section 29, TWP. 66 S., RGE. 28 E., on Cudjoe Key, Monroe County, Florida, lying south of U.S. Highway No. 1 and being more particularly described as follows:
Commencing at the intersection of the west line of Government Lot 2 and the southerly right-of-way line of U.S. Highway No. 1; thence N 72°20' E along the said right-of-way line 775.93 feet to the beginning of a curve, concave to the south and having a radius of 1860.08 feet; thence northeasterly along the arc of the curve 118.18 feet; thence South 40.14 feet to the Point of Beginning of the herein described parcel; thence S 74°47' 42" W 7.21 feet to a metal fence post; thence S 1°28'15" E 109.50 feet along said fence; thence East 3.2 feet; thence North 111.24 feet to Point of Beginning.

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:

A ten foot strip of land in a part of Government Lot 2, Section 29, T. 66 S., R. 28 E., being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128, of the Public Records of Monroe County, Florida, said Northwest Corner to be known as the POINT OF BEGINNING of the 10 foot strip of land hereinafter described, bear South, along the West line of "SACARMA BAY", 196 feet; thence bear West, 10 feet; thence bear North, 196 feet, more or less, to a point on the southerly right-of-way line of U.S. Highway No. 1; thence bear easterly, along the southerly right-of-way line of U.S. Highway No. 1, 10 feet, more or less, back to the POINT OF BEGINNING.

CERTIFIED TO -
JOINED ISLANDS, INC.

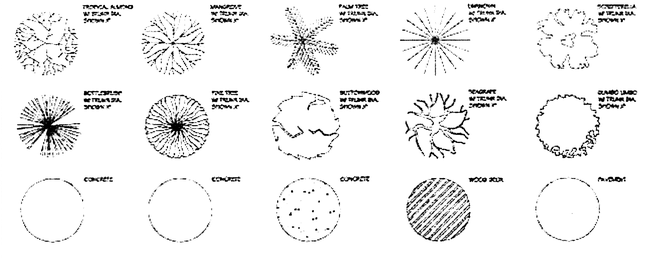
SCALE:	1"=30'
FIELD WORK DATE:	03-15-06
REVISION DATE:	-/-/-
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RR
INVOICE NO.:	6031005

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHICH SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (CHEMICALS), (D)(ENCROACHMENTS), & (E)(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, FSM #5452, PROFESSIONAL SURVEYOR AND MAPPER, LB #6504

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

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ADEQUACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR GAPS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

DELTA = CENTRAL ANGLE
ASPH = ASPHALT
A = ARC LENGTH
CL = CENTERLINE
CM = CONCRETE MONUMENT
CONC = CONCRETE
COVED = COVERED
DE&BE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
ENCR = ENCROACHMENT
EOP = EDGE OF PAVEMENT
FF = FINISHED FLOOR
FL = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
IP = IRON PIPE
IR = IRON ROD
MEAS = MEASURED
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER-KALON NAIL
PL = PROPERTY LINE
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY
ROL = ROOF OVERHANG LINE
ROW = RIGHT OF WAY
RCNL = RIGHT OF WAY LINE
TYP = TYPICAL
UE&SE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER

KEYSTONE ENVIRONMENTAL
ENGINEERING CONSULTANTS
103350 O/S Hwy #4B
KEY LARGO, FL 33037
TELEPHONE (305) 396-8092
Certificate of Authorization # 8384

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE
1	NOV 21, 2023

STATE OF FLORIDA
JAMES RONALD BRUSH
LICENSE No. 48504
PROFESSIONAL ENGINEER
3-11-24

KE PROJECT NO.
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NOTES: AERIS PLANS SHEET INDEX

SITE SURVEY AND NOTES

SHEET NUMBER
C-2



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KEY LARGO, FL 33037
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21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

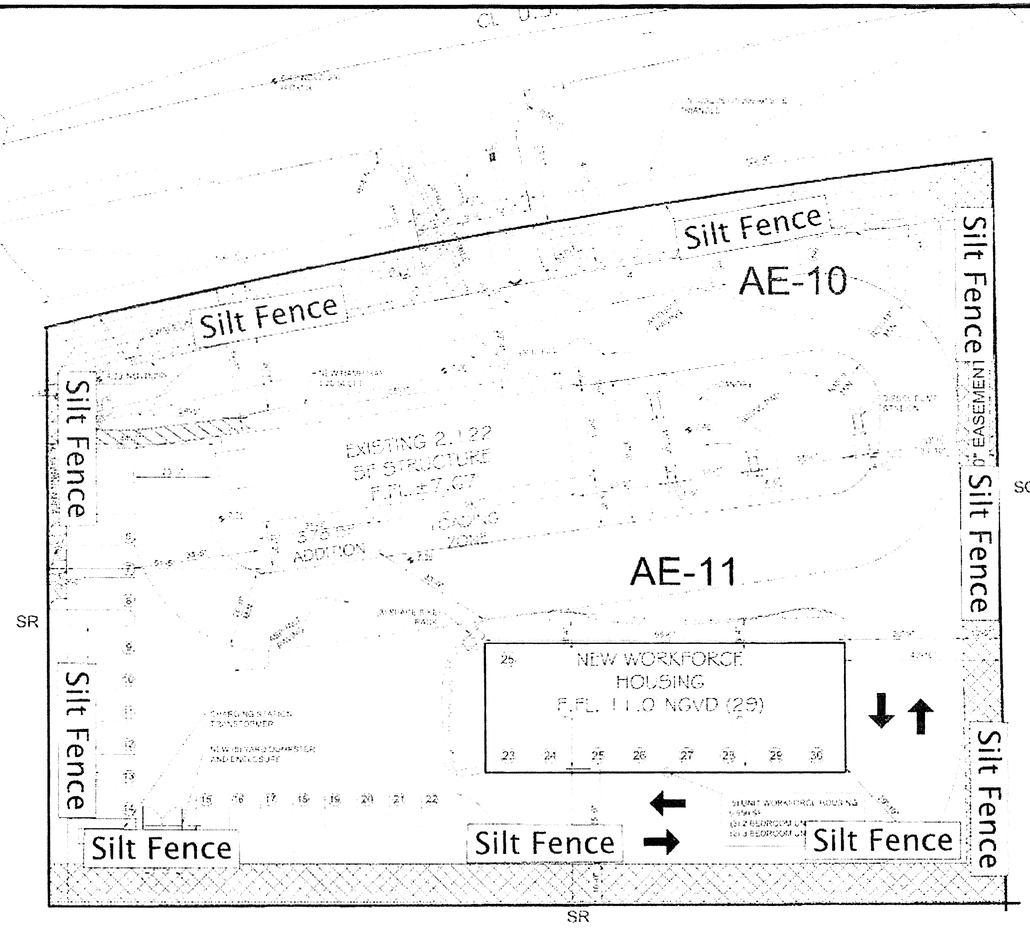
MINOR CONDITIONAL USE APPLICATION

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JAMES RONALD BRUSH
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PROFESSIONAL ENGINEER
5-3-24
STATE OF FLORIDA No. 48504

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SITE PLAN
AERIAL PHOTO

SHEET NUMBER
C-3



EROSION CONTROL PLAN

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES THAT EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CORRECTIONS TO THE PLANS.
3. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR ELEVATIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. CONTRACTOR SHALL BECOME FAMILIAR WITH SITE CONDITIONS, SUBSURFACE GEOLOGICAL CONDITIONS, OBJECTIVES, TERTIARY AND SUBORDINATE CONSTRUCTION TO PREVENT IMPACTS TO THE SITE AND ADJACENT PROPERTIES.
5. FINAL ELEVATIONS, DIMENSIONS, & METHODS FOR CATCH BASINS, AND EXFILTRATION TRENCH INSTALLATION SHALL BE SUBMITTED AS SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO BEGINNING CONSTRUCTION

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING THE FLOW OR OFF-SITE TRACKING OF SEDIMENT AND OTHER POLLUTANTS FROM LEAVING THE SITE.
2. PERIMETER EROSION CONTROL MEASURES AND CONSTRUCTION EXIT MUST BE IN PLACE BEFORE STARTING SOIL DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL CONSTRUCT AND USE AN ON-SITE WASHOUT PIT FOR CONCRETE TRUCKS.
4. THE CONTRACTOR SHALL CONSTRUCT A BERM OF OTHER SOIL PROTECTION MEASURES FOR ANY TEMPORARY ON-SITE FUEL STORAGE TANKS.
5. ALL WATERING DISCHARGES SHALL BE FILTERED TO REMOVE SEDIMENT AND OTHER POLLUTANTS PRIOR TO THE WATER LEAVING THE SITE.
6. ALL SOIL STABILIZATION SHALL BE MIXED AND COMPACTED AT THE END OF EACH WORKING DAY.
7. VEHICLE PARKING, VEHICLE STAGING, STOCKPILES, SPOILS AND MATERIALS ON MATERIALS STORAGE SHALL BE LOCATED SO AS TO NOT ADVERSELY AFFECT STORM WATER QUALITY. STOCKPILES AND MATERIALS STORAGE AREAS SHALL BE COVERED OR CONTAINED WITHIN A BERM TO PREVENT DISCHARGE OF SILT LADEN MATERIAL FROM THE SITE.
8. ALL TRASH ON-SITE AND BUILDING MATERIAL WASTE SHALL BE STORED IN AN ENCLOSED CONTAINER UNTIL PROPERLY DISPOSED OF OFF-SITE.
9. ALL SURFACE AREAS DISTURBED BY VEHICLES AND CONSTRUCTION WITHIN OR ADJACENT TO THIS PROPERTY MUST BE PERMANENTLY STABILIZED. THIS INCLUDES SWALES, SLOPES AND RETENTION AREAS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITY. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH VEGETATION, GRAVEL, ROAD BASE OR PAVING. STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
10. THE GENERAL CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES SHALL BE REPAIRED OR REPLACED. EROSION CONTROL MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN CALENDAR DAYS.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH FDEP & SFWMD "CONSTRUCTION BEST MANAGEMENT PRACTICES".

NOTES:

STEEL POSTS SUPPORTING THE FENCE SHALL BE INSTALLED W/ A SLIGHT ANGLE TOWARD THE RUNOFF SOURCE.

THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN W/ A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

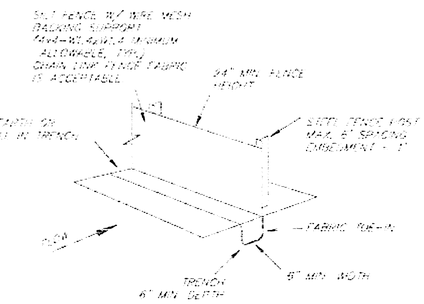
THE TRENCH MUST BE A MIN. OF 6" DEEP AND 6" WIDE.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 1" OVERLAP SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.

INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW.

ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SITATION.



SILT FENCE

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LEGEND

- Proposed Elevation Ft MSL
- Existing Elevation Ft MSL
- Storm Water Flow Direction
- Storm Water Retention Area
- 18-Inch Storm Drain HDPE Pipe

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INDUSTRY & ENVIRONMENTAL PROPERTY CONSULTANTS
103880 O.S. Hwy. #4/6
KEY LARGO FL 33037
TELEPHONE 305 1664932
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CONSULTANTS

KICKIN BACK CONVENIENCE STORE
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CUDJOE KEY, FLORIDA

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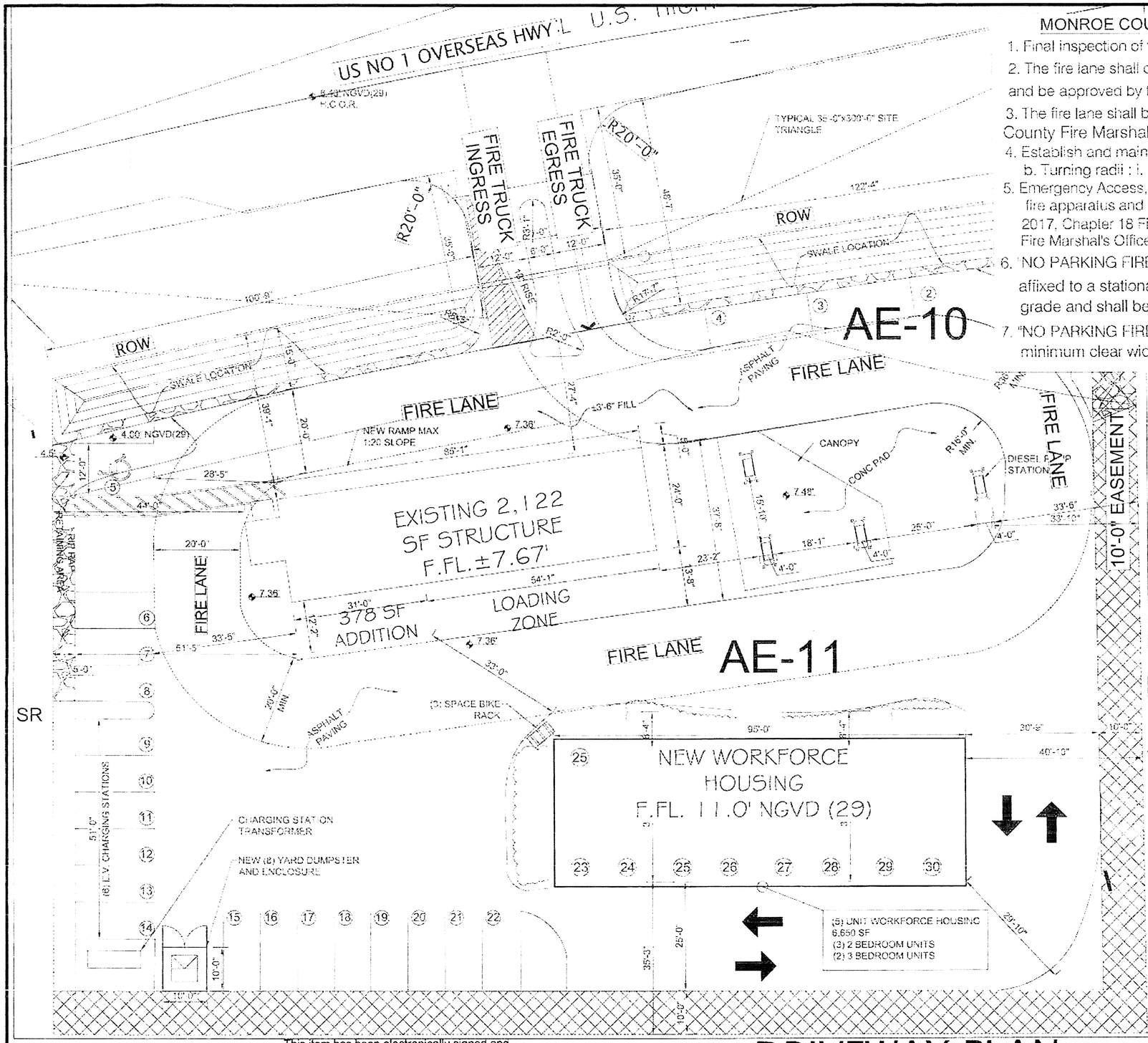
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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EROSION CONTROL PLAN DETAILS & NOTES

SHEET NUMBER
C-4

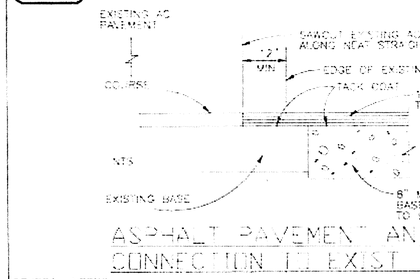


DRIVEWAY PLAN

MONROE COUNTY FIRE MARSHAL'S REQUIREMENTS:

1. Final inspection of the fire driveway by Fire Marshal is required:
2. The fire lane shall comply with Florida Fire Prevention Code, NFPA 1 Chapter 18 and be approved by the Monroe County Fire Marshal's Office:
3. The fire lane shall be designated as no parking with signage as approved by the Monroe County Fire Marshal's Office;
4. Establish and maintain 'Fire Lanes' during site work: a. Minimum clear width 20 feet. b. Turning radii : i. 25 Ft inside, ii. 50 Ft outside.
5. Emergency Access, ingress and egress shall be established and maintained for fire apparatus and EMS vehicles in compliance with Florida Fire Prevention Code 2017, Chapter 18 Fire Department Access and Water Supply as approved by the Fire Marshal's Office:
6. 'NO PARKING FIRE LANE' signs shall be 12 inches wide and 18 inches, permanently affixed to a stationary post with bottom of the sign six feet, six inches above finished grade and shall be spaced not more than 50 feet apart along both sides of fire lane.
7. "NO PARKING FIRE LANE" Red Striping affixed to the Fire Lane Pavement with minimum clear width of 20 feet.

1 PAVING PROFILE ILLUSTRATION



ASPHALT PAVEMENT AND CONNECTION TO EXIST PVMT

GENERAL NOTES
Asphalt pavement to match existing grades and shall drain efficiently to catch basins

NOTES: ASPHALT PAVEMENT

1. Perform surface preparation for new pavement.
2. Pavement to be built in compliance with FDOT standards & specifications;
3. Tie-in into existing asphalt surface and match existing surface elevations;
4. Stabilization of base to include adding additional lime rock;
5. Apply emulsified asphalt tack solution to all surfaces to be paved and ; paving prepared surfaces with hot type SP 9.5 Traffic Level C asphalt at one and one-half inches in thickness; FDOT specification Section 331 Type S Asphalt Concrete

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103650 Old Hwy. #48
KEY LARGO, FL 33037
TELEPHONE (305) 453-0535
Certificate of Authorization # 8364

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

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PROFESSIONAL ENGINEER

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DRIVEWAY PLAN AND NOTES

SHEET NUMBER
C-4(a)

20 0 20 40 60

SCALE IN FEET

CL U.S. HIGHWAY NO. 1

Exist 3-Inch LP Force Main

Exist 8-Inch PVC Water

TIE INTO EXIST. FKAA 8" WATER LINE W/ 8"X 4" TAPPING SLEEVE, VALVE & PIPE PER FKAA SPEC. #7

ELECTRICAL CONTRACTOR TO CONNECT ELECTICAL WIRING TO BUILDING ELECTRICAL SYSTEM SEE ELECTRICAL SHEETS

NEW 3"X2" TEE & GATE VALVE CONNECTION

6.48' NGVD(29) H.C.O.R.

TYPICAL 35'-0"X30'-0" SITE TRIANGLE

INSTALL 2-INCH PVC IRRIGATION WATER METER TO IRRIGATION SYSTEM

2-INCH RPZ ASSEMBLY

INSTALL 2-INCH METER BOX FOR DOMESTIC WATER

4-INCH RPZ ASSEMBLY FKAA DETAIL

ROW

SWALE LOCATION

AE-10

New 2-Inch HDPE Force Main - 85 LF

NEW DUPLEX PUMP STATION NO. 1 - RIM ELEV 8.0' NGVD

VALVE VAULT

NEW PUMP CONTROL & ALARM PANEL ABOVE AE/VE FLOOD ELEV.

58 LF 8" PVC @ 0.40%

ASPHALT PAVING

NEW RAMP MAX 1:20 SLOPE

4.30' NGVD(29)

7.36'

7.48'

CANOPY

CONC PAD

DIESEL FUEL STATION

EXISTING 2,122 SF STRUCTURE F.FL.±7.67'

378 SF ADDITION

LOADING ZONE

ELECTRICAL CONTRACTOR TO CONNECT ELECTICAL WIRING TO BUILDING ELECTRICAL SYSTEM

PLUMBING CONTRACTOR TO CONNECT NEW WATER PIPING TO BUILDING PLUMBING SYSTEM SEE PLUMBING SHEETS

(3) SPACE BIKE RACK

NEW WORKFORCE HOUSING F.FL. 11.0' NGVD (29)

GROUND FLR. 5.25' NGVD (29)

MH NO 2

New 8-Inch PVC Sewer Lateral @ 0.40% 105 LF

MH NO 1

SS SS SS

New 2-Inch PVC Water

CHARGING STATION TRANSFORMER

(6) E.V. CHARGING STATIONS

NEW (E) YARD DUMPSTER AND ENCLOSURE

(5) UNIT WORKFORCE HOUSING
6,690 SF
(3) 2 BEDROOM UNITS
(2) 3 BEDROOM UNITS

10'-0" EASEMENT

SR

SC

ENERGY & ENVIRONMENT ENGINEERING CONSULTANTS
103550 O.S Hwy #45
KEY LARGO, FL 33037
TELEPHONE: 305-395-0272
Certificate of Authorization # 8354

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21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

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JAMES RONALD BRUSH
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PROFESSIONAL ENGINEER

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UTILITY PLAN AND NOTES

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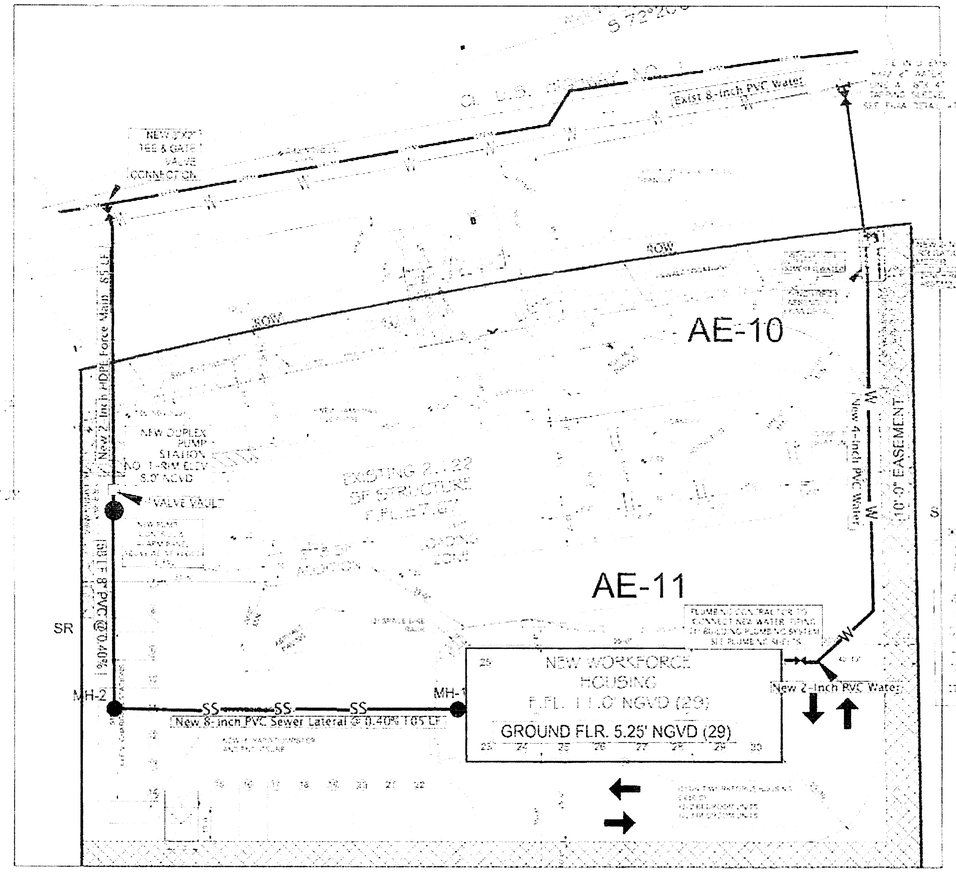
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CONSTRUCTION NOTES

1. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), MONROE COUNTY, FKAA REGULATIONS SHALL GOVERN ALL UTILITY WORK. WHERE THERE IS A CONFLICT BETWEEN THE GOVERNING CODES OR REFERENCED MATERIAL OR INSTALLATION METHODS, THE REQUIREMENTS OF THE MORE STRINGENT SPECIFICATION SHALL HAVE PRECEDENCE.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING MARKING LIMITS OF EXCAVATION, AND THE SERVICES OF A LOCATING COMPANY & CONTACTING THE UTILITY COMPANIES AS NECESSARY PRIOR TO THE START OF CONSTRUCTION.
3. ALL MATERIALS SHALL BE NEW AND IN GOOD CONDITION.
4. ALL WORK SHALL BE DONE TO THE MINIMUM SPECIFICATION COVER AND DEPTH BELOW IT SHALL BE MODIFIED IN SPECIFIED BY THE OWNER.
5. ALL POTABLE WATER REQUIRED FOR CONSTRUCTION PURPOSES SHALL BE METERED BY APPROVED METER WITH APPROVED BACK FLOW PREVENTION DEVICE.
6. PUBLIC MAINS MUST BE IN SEPARATE TRENCHES FROM SEWER AND WHERE WATER MAINS WITH A MINIMUM HORIZONTAL SEPARATION OF TEN FEET (10') ARE REQUIRED TO BE LAID IN THE SAME TRENCH AS POTABLE WATER MAINS AT PROVIDE A VERTICAL SEPARATION OF 18 INCHES (18") BETWEEN THE OUTSIDE OF THE PIPES. WHERE THIS IS NOT POSSIBLE, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH. WATER MAINS SHALL BE LAID AT LEAST THREE FEET (3') HORIZONTALLY FROM SEWER OR FORCE MAIN PIPES. PIPE JOINTS SHALL BE LOCATED AT LEAST THREE FEET (3') FROM ANY CROSSING SEWER OR FORCE MAIN PIPE. WHERE A WATER MAIN MUST CROSS OVER A SEWER OR FORCE MAIN, IT SHALL BE LAID IN CONCRETE OR PLACED IN A PIPING SLEEVE FOR AT LEAST TEN FEET (10') ON EITHER SIDE OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE SEWER.
7. ALL PIPING MATERIALS SHALL BE TESTED IN ACCORDANCE WITH AWWA C600 LATEST EDITION WITH A TEST PRESSURE OF 150 PSI FOR MINIMUM DURATION OF TWO HOURS. ALLOWABLE WATER LOSS/LEAKAGE SHALL BE IN ACCORDANCE WITH AWWA C600 LATEST EDITION. ALLOWABLE LEAKAGE IN GALLONS PER HOUR SHALL NOT EXCEED THE NUMBER OF PIPE JOINTS IN THE SECTION TESTED MULTIPLIED BY THE DIAMETER OF THE PIPE IN INCHES MULTIPLIED BY THE LENGTH OF THE PIPE IN FEET DIVIDED BY 7400. WATER MAINS SHALL BE CHLORINATED IN ACCORDANCE WITH AWWA C651 LATEST EDITION. ALL MAIN SHALL PASS LEAKAGE TEST PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
8. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
9. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK.
10. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AND THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
11. FORCE MAINS SHALL BE SEWER RED OR PIPE SEWER PIPE.
12. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY, FKAA, FDEP PERMITTING REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
13. NO SEWER SHALL BE CONNECTED TO AN EXISTING FKEC POWER POLE WITHOUT AUTHORIZATION FROM THE FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.
14. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE 100 YEAR FLOOD OR AE ZONE FLOOD ELEVATION.
15. CONTRACTOR SHALL RESTORE ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO, PAVEMENT, PLANTERS AND CONCRETE TO PRECONSTRUCTION CONDITIONS.
16. ALL FINAL TESTING SHALL BE MADE IN THE PRESENCE OF A REPRESENTATIVE FROM THE FKAA A MINIMUM OF 72 HOURS NOTICE SHALL BE PROVIDED TO THE VILLAGE AND KLWD PRIOR TO THE INITIATION OF ALL FINAL SYSTEM TESTING.
17. ALL GRASS AREAS DISTURBED BY CONSTRUCTION SHALL BE SOD.
18. OTHER SOIL TREATMENTS MAY BE SUBSTITUTED WITH EQUIVALENT APPROVAL.
19. CONSTRUCTION WORK AT PLANTS TO MINIMIZE INTERRUPTION OF THE SANITARY SEWER SERVICE. SANITARY SEWER SHALL REMAIN IN OPERATION THROUGHOUT THE CONSTRUCTION PERIOD.
20. PUMP STATION WET WELL SHALL BE VACUUM TESTED AND INSPECTED AND A DATA REPORT SHALL BE PROVIDED TO ENSURE THE ABSENCE OF LEAKS PRIOR TO PLACING IN OPERATION.
21. ALL EXISTING WATER WITHIN PROPERTY LIMITS SHALL BE DISPOSED OF IN THE PUBLIC SANITARY SEWER SYSTEM. ALL DISPOSAL INTO THE EXISTING WASTEWATER TREATMENT SYSTEMS SHALL BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
22. CONTRACTOR SHALL COORDINATE TESTING WITH ENGINEER & FKAA. CONTRACTOR TO INSTALL SYSTEM AS SHOWN.
23. ALL ENTRY AND APPROVAL SYSTEM MUST BE CLEARED FOR USE BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FKAA.
24. ALL MANHOLES AND REFURBISHED MANHOLES SHALL BE WATER TESTED IN ACCORDANCE WITH ASTM C1244.
25. WHERE CLEANOUTS AND PROPERTY APPURTENANCES ARE NOT SHOWN ON THE PLANS FOR BUILDING SERVICE LINES, THE CONTRACTOR SHALL VERIFY & INSTALL NEW CO's & BFP's
26. THE CONTRACTOR SHALL VERIFY ALL SEWER LOCATIONS, INVERTS, INVERT ELEVATIONS AS SHOWN AND MODIFY AS REQ'D.

GENERAL NOTES

1. EXISTING AND NEW COLLECTION SYSTEM INFRASTRUCTURE DESIGN STANDARDS AND THE FKAA TESTING REQUIREMENTS
2. ALL FINAL TESTING SHALL BE MADE IN THE PRESENCE OF A REPRESENTATIVE OF THE FKAA. A MINIMUM 72-HOUR NOTICE SHALL BE PROVIDED TO THE FKAA AND THE ENGINEER PRIOR TO THE INITIATION OF ALL FINAL SYSTEM TESTING
3. ALL TESTING REQUIRED BY THE FKAA & FDEP SHALL BE PAID FOR BY THE OWNER/CONTRACTOR
4. COMMERCIAL SERVICE LATERALS WITH MULTIPLE CONNECTIONS SHALL BE GREEN 6-INCH DIAMETER OR LARGER
5. ALL GRAVITY SANITARY SEWER LINES SHALL BE GREEN PVC SDR 26, ASTM D-3034 IN LOCATIONS WHERE A MINIMUM COVER OF 2½ FEET CANNOT BE MAINTAINED, AWWA C-900 OR C-905 GREEN PVC DR-18, CLASS 100, OR CONCRETE ENCASEMENT SHALL BE USED.
6. MINIMUM SLOPE FOR GRAVITY LATERALS 4-in INCHES IN DIAMETER SHALL BE ¼ (.25) INCH PER FOOT (0.40).
7. ALL GRINDER PUMP SERVICE LATERALS SHALL BE CONSTRUCTED WITH WITH A MINIMUM 24 INCHES OF COVER.
8. ALL EXISTING PUMP STATION WET WELLS OF NOT NEW REPLACEMENT MANHOLES SHALL BE COATED OR LINED USING NSF61 APPROVED SUBSTRATE, OR APPROVED EQUAL, IN ACCORDANCE WITH FKAA AND FDEP PLUMBING MINIMUM STANDARDS.
9. ALL GRINDER PUMP SERVICE LATERALS SHALL BE TESTED AFTER THE GRINDER SYSTEM IS COMPLETELY INSTALLED, PRIOR TO COMMENCEMENT OF POSITIVE SERVICE. LATERAL PIPE RELIONS SHALL BE FIRST FLUSHED TO REMOVE ANY DEBRIS THAT MAY REMAIN INSIDE THE LATERAL. THE FLUSHING PROCEDURE SHALL DEVELOP A WATER VELOCITY OF AT LEAST 4.0 FEET PER SECOND AND SHALL RESULT IN AT LEAST 100% TURNOVER OF THE WATER IN THE SERVICE LATERAL.
10. ALL CREANE INTERCEPTOR HYDROSTATIC TESTING SHALL BE CONDUCTED AT THE SAME TIME AS GRAVITY SEWER, PUMP STATION WET WELLS, AND FORCE MAINS WHICH ARE WITNESSED BY THE FKAA AND DESCRIBED IN FKAA GREASE INTERCEPTOR POLICY
11. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH FKAA MINIMUM STANDARDS.
12. ALL TESTING SHALL BE WITNESSED AND TESTING REPORTS SIGNED AND SEALED BY BY A FLORIDA PROFESSIONAL ENGINEER
13. A CONDITION REPORT, SIGNED AND SEALED BY A FLORIDA PROFESSIONAL ENGINEER, FOR ANY EXISTING AND NEW PIPING TYING INTO THE NEW SYSTEM, SHALL BE SUBMITTED PRIOR TO CONNECTION.



SITE PLAN

SCOPE OF WORK

1. NEW +/- 85 LIN. FT. OF 2" HDPE FORCE MAIN FROM PS 1 TO FKAA STREET LPFM CONNECTION.
2. CONSTRUCT 167+/-LI N. FT. OF 8" SCH 40 PVC SEWER LATERAL; INSTALL TWO (2) STANDARD MANHOLES.
3. INSTALL NEW DUPLEX PUMP STATION (PS 1) AND VALVE VAULT.
4. NEW ELECTRICAL SERVICE TO PUMP STATION SYSTEM;
5. PROVIDE CONTROL / ALARM PANEL AS SPECIFIED;
6. PUMP STATION CONTROL AND ALARM PANEL TO BE INSTALLED IN THE ABOVE THE AE/VE FLOOD ZONE OF 10-11 FT.

DESIGN SUMMARY - LIFT STATION NO. 1

STA NO.	PUMP MODEL	PUMP EFF	PUMP RPM	PUMP FLOW (GPM)	PUMP HEAD (FEET)	AVL STATIC PRESSURE (PSI)	AVL DYN PRESSURE (PSI)	HGL @ FORCE MAIN (FEET)	FLOW @ FORCE MAIN (GPM)
1	1147532	70.8%	3500	87.4	74.6	19.7	32.3	64.0	74

BASIS OF DESIGN FOR DOMESTIC SEWAGE AND WORKFORCE HOUSING

FLOW IS ESTIMATED ON THE BASIS OF TABLE 2 OF FAC 64E-6. 2 BEDROOMS WITH 751-1000 SQ FT OF BUILDING AREA = 300 GPD, PER RESIDENCE, 3 BEDROOMS WITH 1001-1250 SQ FT OF BUILDING AREA = 360 GPD, THERE ARE THREE (3) 2 BEDROOM UNITS AND FOUR (4) 3 BEDROOM UNITS. FLOW CALCULATION (3 X 300 GPD) + (4 X 360 GPD) = 2,340 GPD, TOTAL FLOW = 900 GPD + 1,440 GPD = 2,340 GPD CONVENIENCE STORE SERVICE STATION PER WATER CLOSET, WHEN MORE THAN 16 HOURS PER DAY = 385 PER WATER CLOSET. THERE ARE FOUR (4) WATER CLOSETS = 4 X 385 GPD = 1540 GPD FOR SERVICE STATION. TOTAL DESIGN FLOW = 1880 GPD = 1.305 GPS = 1880 GPD.

DESIGN FLOW (GPD) SINGLE GPD @ 1.5 GPD EQU = 1598 FOUR PEAKING FACTOR (4) 4.4 X DESIGN FLOW (GPD) = 7,080 GPD OR 4.95 GPM OR 7.6 GPM

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Flood Zone= AE/VE 10'/11' VE 11' FIRM PANEL NUMBER MAP NO. 12087C-1292K&1311K 2/18/2005

KEYS ENGINEERING, INC.
103350 O.S. Hwy #4B
KEY LARGO, FL 33037
TELEPHONE (305) 394-2202
CA# 26000 / LB AUTHORIZATION # 8384

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE
1	

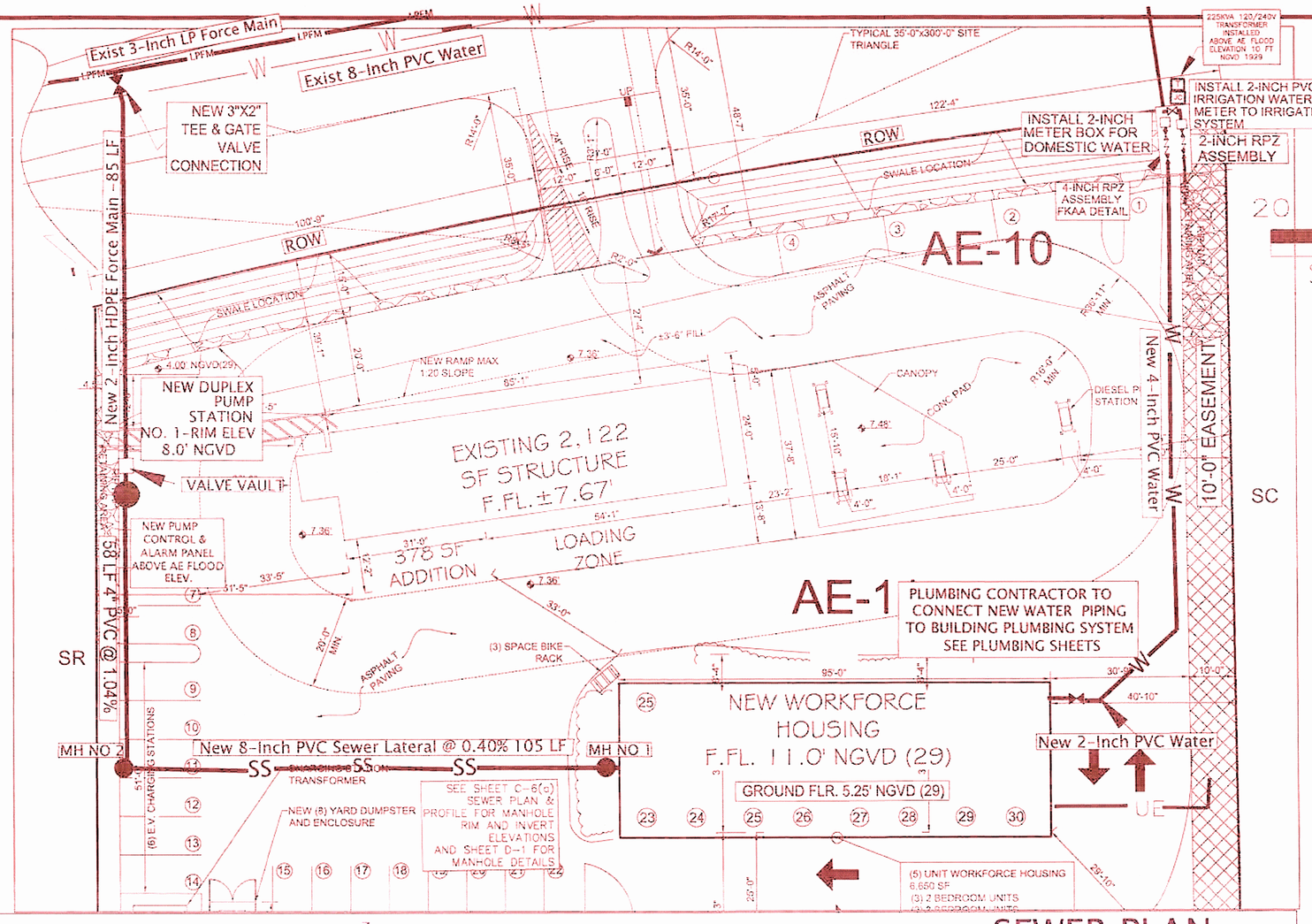
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LICENSE No. 48504
STATE OF FLORIDA
PROFESSIONAL ENGINEER

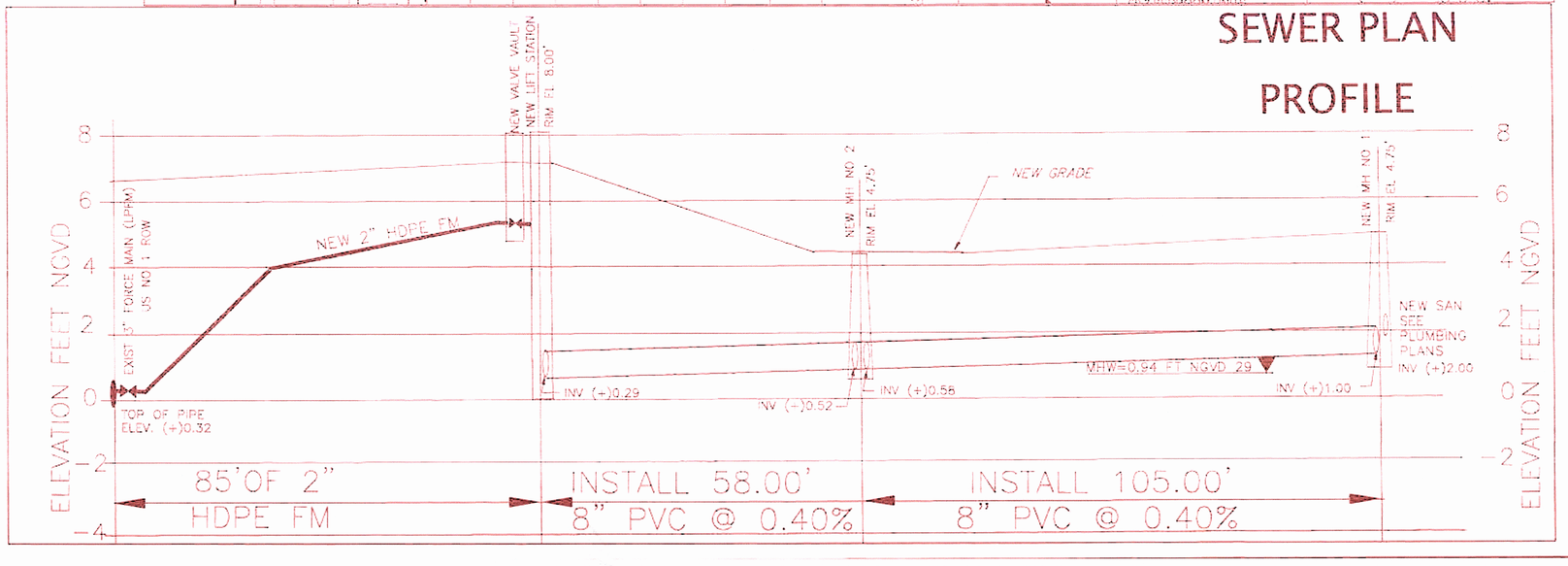
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SEWER PLAN AND NOTES

SHEET NUMBER

C-6





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INDUSTRY & ENVIRONMENT
ENGINEERS/ CONSULTANTS
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KEY LARGO, FL 33037
TELEPHONE (305) 395-8032
Certificate of Authorization # 8384

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

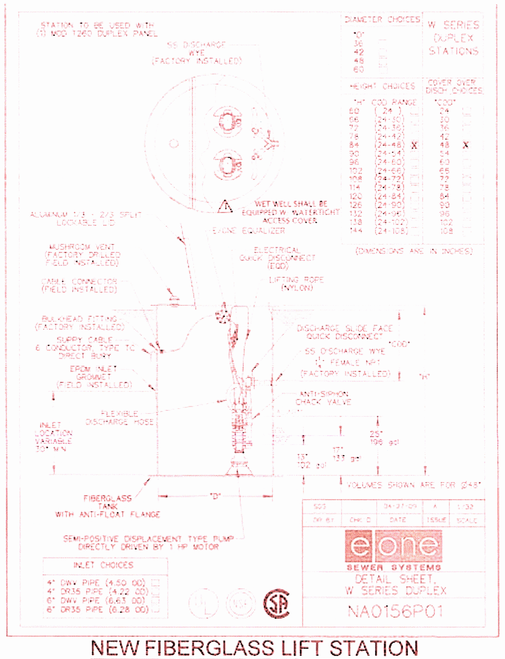
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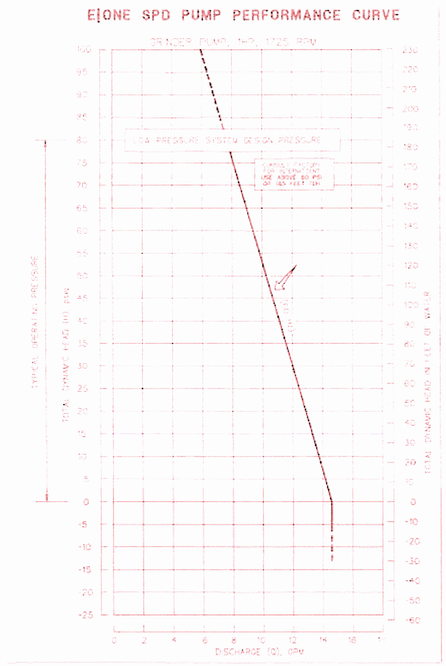
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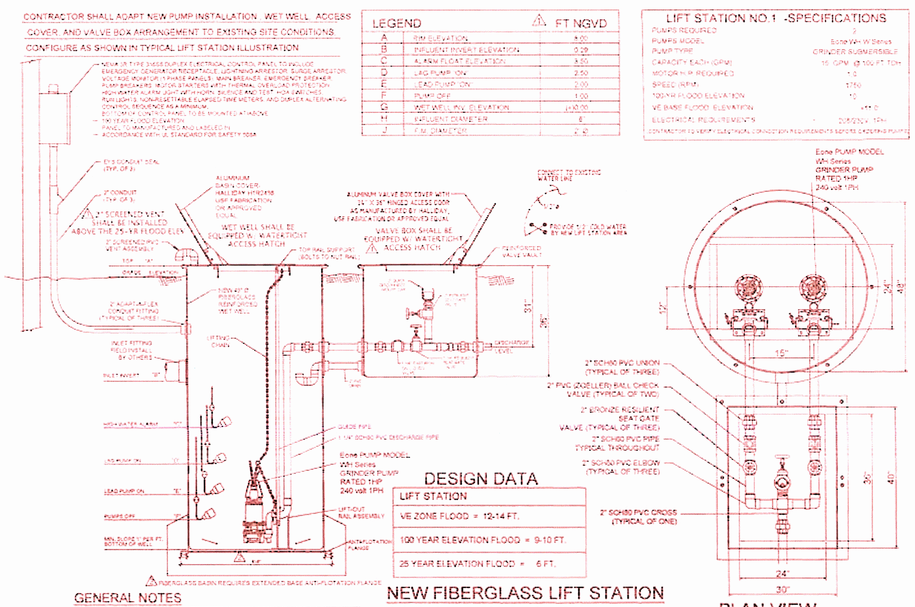
SEWER PLAN AND PROFILE

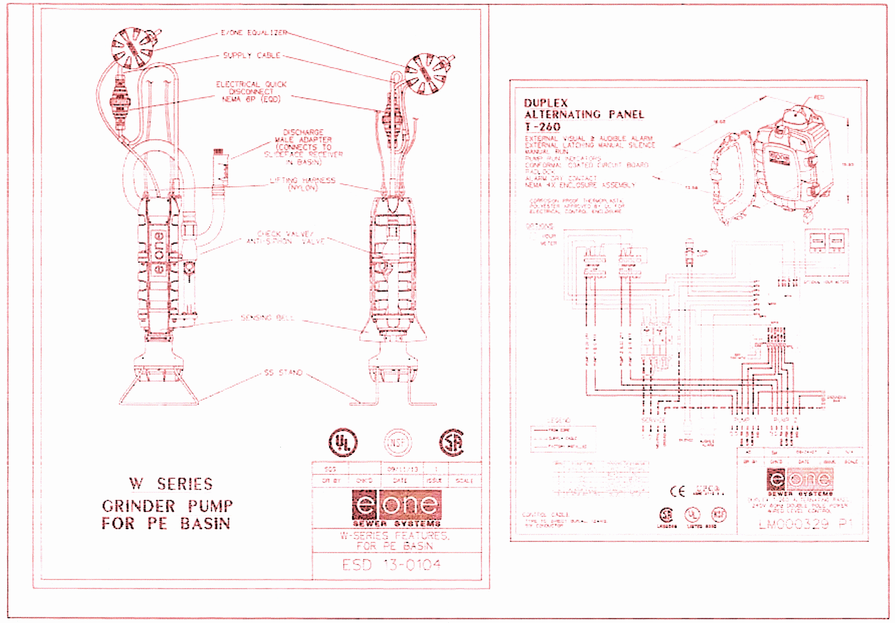
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C-6(a)



NEW FIBERGLASS LIFT STATION







LIFT STATION CONTROL PANEL(S) & ELECTRICAL SCHEMATICS

INDUSTRY & ENVIRONMENT ENGINEERING CONSULTANTS
103650 O/S Hwy. #46
KEY LARGO, FL 33037
TELEPHONE (305) 395-0332
Certificate of Authorization # 5029

CONSULTANTS

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STATE OF FLORIDA

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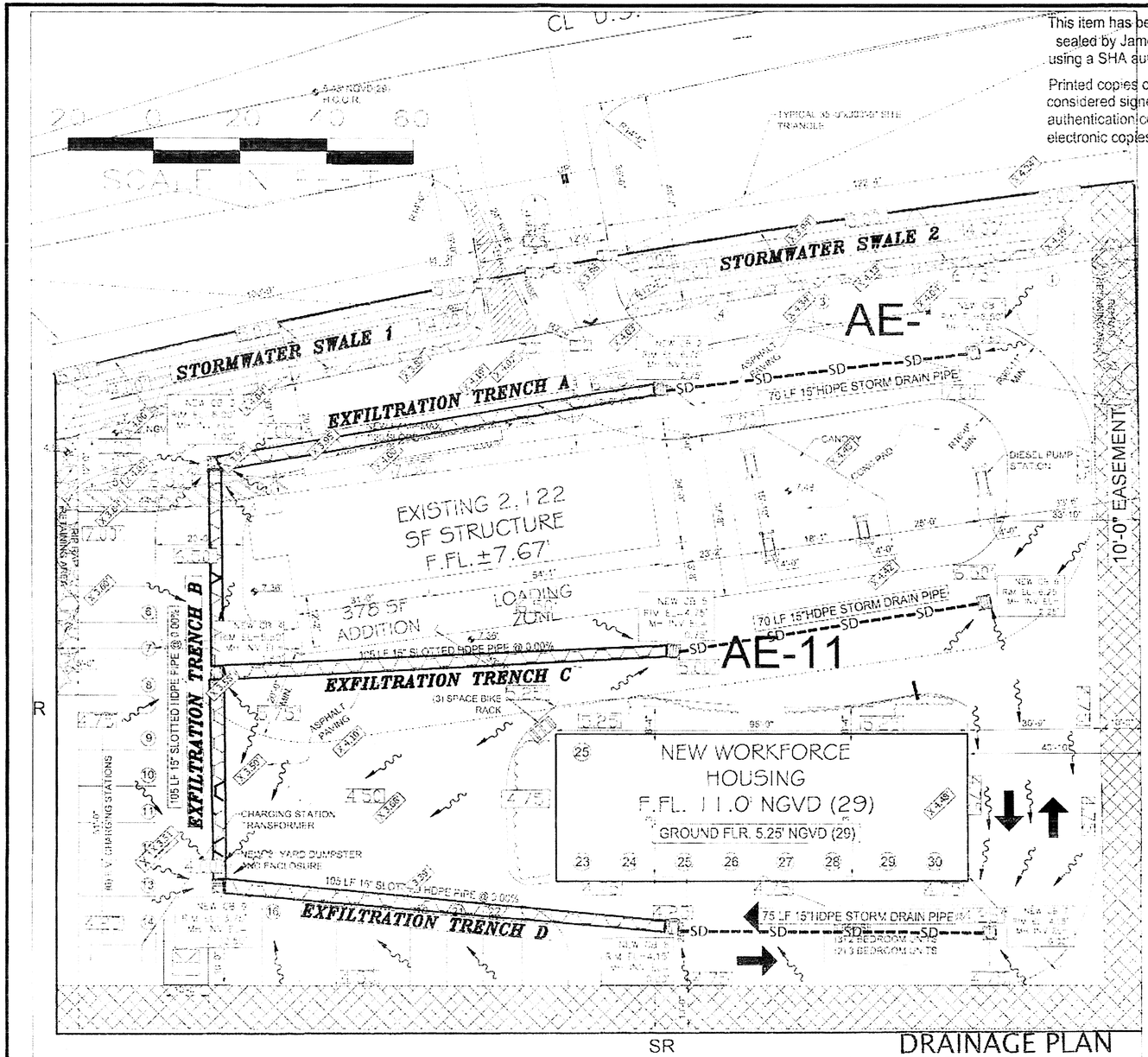
LIFT STATION NO 1 SPECIFICATIONS NOTES AND ELECTRICAL PANEL DETAILS

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DRAINAGE PLAN

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DRAINAGE CALCULATIONS

WATER QUANTITY – PRE DEVELOPMENT

(S.F. FINISHED AREA =	1.016 AC	
LOT AREA =	47,204 SQ FT	
PERVIOUS	24,254 SQ FT	
IMPERVIOUS AREA =	22,950 SQ FT	
% PERVIOUS =	0.49 AC	48.6%
IMPERVIOUS AREA =	0.52 AC	51.4%
% IMPERVIOUS =		51.4%
RAINFALL FOR 25yr/24hr EVENT (P) =		9 IN
RAINFALL FOR 25yr/3day EVENT (P) =		12.27 IN
DEPTH TO WATER TABLE =		4 FT
DEVELOPED AVAILABLE STORAGE =		6.78 IN
INF STORAGE (S) = (2.15 IN)(1.0-0.52)=		1.01 IN
$Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\frac{(12.27-(0.2)(3.61))^2}{(12.27+(0.8)(3.61))}$		8.70 IN

WATER QUANTITY – POST DEVELOPMENT

PROJECT AREA =	1.016 AC	
LOT AREA =	44,254 SQ FT	
NEW POOL PAVEMENT AREA =	17,554 SQ FT	
PERVIOUS LANDSCAPED AREA =	6,740 SQ FT	
IMPERVIOUS AREA =	0.597 AC	
% IMPERVIOUS =	58.8%	
RAINFALL FOR 25yr/24hr EVENT (P) =	9 IN	
RAINFALL 25yr/3day EVENT (P) =	12.27 IN	
DEPTH TO WATER TABLE =	4 FT	
DEVELOPED AVAILABLE STORAGE =	6.78 IN	
INF STORAGE (S) = (2.15 IN)(1.0-0.59)=	1.24 IN	
$Q_{post} = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\frac{(12.27-(0.2)(1.24))^2}{(12.27+(0.8)(1.24))}$ =	11.69 IN	

POSTDEVELOPMENT – PREDEVELOPMENT

(Q post) (Q pre) = 11.69 IN - 8.70 AC-IN =

WATER QUANTITY TREATMENT VOLUME = 2.99 AC-IN

WATER QUALITY

DRAINAGE BASIN AREA = 1.016 AC

A) ONE INCH OF RUNOFF FROM DRAINAGE AREA = 1.016 AC-IN

B) 2.5 INCHES TIMES PERCENT IMPERVIOUS

IMPERVIOUS = 0.86 AC

PERVIOUS AREA = 0.156 AC

IMPERVIOUS = SITE(0.7)-PERVIOUS

% IMPERVIOUS = 51.0%

RUNOFF TREATMENT = 2.5" (%IMPERVIOUS) = 2.12 IN

VOLUME=(2.12 INCHES)(DRAINAGE AREA) = 2.15 AC-IN

WATER QUANTITY ~vs~ WATER QUALITY

2.10 AC-IN < 2.15 AC-IN

RETENTION REQUIRED

VOLUME REQUIRED = 2.15 AC-IN

RETENTION REQUIRED = 7,804 CF

STORAGE VOLUME AVAILABLE FOR WATER QUALITY

SITE SWALE & DRAGL AREA = 5,000 S.F.

AVERAGE ELEVATION OF STORAGE AREA = 4.00 FT

DEPTH OF ELEVATION OF STORAGE AREA = 3.0 FT

AVERAGE DEPTH OF STORAGE AREA = 1.5 FT

STORAGE VOLUME AVAILABLE FOR WATER QUALITY=

7,500 S.F. x 1.5 FT = 7,500 CUBIC FEET = 11,340 C.F.

11,340 CF > 7,804 CF = 6,804 CF=6,804 OF 87. REQUIRED

ADDITIONAL STORAGE IS REQUIRED FOR EXFILTRATION TRENCHES

EXFILTRATION TRENCH VOLUME PER LF

EXFILTRATION TRENCH VOLUME (V) =

$L \times W = 2L + 2W \times D = 0.4 - 0.4 \times \log^{-1} \times 0.932 \times \log(0.4)$

WHERE:

EXFILTRATION TRENCH PROPOSED =	420 LF
PERIMETER CONDUCTIVITY =	0.932 FT/D
DEPTH TO IMPERMEABLE LAYER =	4.0 FT
TRENCH WIDTH =	4.0 FT
NON-SATURATED TRENCH DEPTH =	4.0 FT
AUTOMATIC TRENCH LENGTH =	3 FT

VOLUME PER LF OF TRENCH = 4.0 FT x 4.0 FT (TRENCH DEPTH) = 16 CF/LF

VOLUME PER LF = 16.46 CF

LENGTH REQ'D = 6,804 CF/16.46= 420 LF

RETENTION PROVIDED BY EXFILTRATION TRENCHES

EX. TRENCH "A" VOLUME @ 105 LF x 15.46CF/LF = 1,623 CF

EX. TRENCH "B" VOLUME @ 105 LF x 15.46CF/LF = 1,623 CF

EX. TRENCH "C" VOLUME @ 105 LF x 15.46CF/LF = 1,623 CF

EX. TRENCH "D" VOLUME @ 105 LF x 15.46CF/LF = 1,623 CF

TOTAL VOLUME = 6,493 CF

TOTAL LENGTH = 420 LF

6,804 CF REQUIRED; 6,493 CF PROVIDED; STORAGE IS ADEQUATE WITH SAFETY FACTOR

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LEGEND

(TC) Perforated Polyethylene (HDPE) Pipe
Existing Swale Flow Direction
Swale Flow Direction
Overland Storm Water Flow Path

TYPICAL EXFILTRATION TRENCH DETAIL

RETENTION SWALE DETAIL (TYP.)

DRAINAGE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL GRADES TO INSURE POSITIVE DRAINAGE AND TO MEET ALL APPLICABLE STANDARDS.
2. DRAINAGE CALCULATIONS BASED ON SFWMD MANUAL VOLUME IV.
3. EXFILTRATION TRENCH DESIGN BASED ON SFWMD METHOD AND EXFIL EXFILTRATION TRENCH DESIGN PARAMETERS AND FORMULA IN TSP BY NOVA ENGINEERING AND ENVIRONMENTAL, LLC (TYP.)
4. CONTRACTOR SHALL PROVIDE FINAL GRADING SLOPED TO DRAIN TO NEW STORM DRAIN INLET CATCH BASIN INLET GRATES OF EXFILTRATION TRENCHES
5. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES SUCH AS BARRIER FILTERS OR SILT FENCES.

NOVA ENGINEERING & ENVIRONMENT
ENGINEERING CONSULTANTS
102050 O.S. Hwy. #48
KEY LARGO, FL 33037
TELEPHONE: (305) 395-0732
Certificate of Authorization #30742

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

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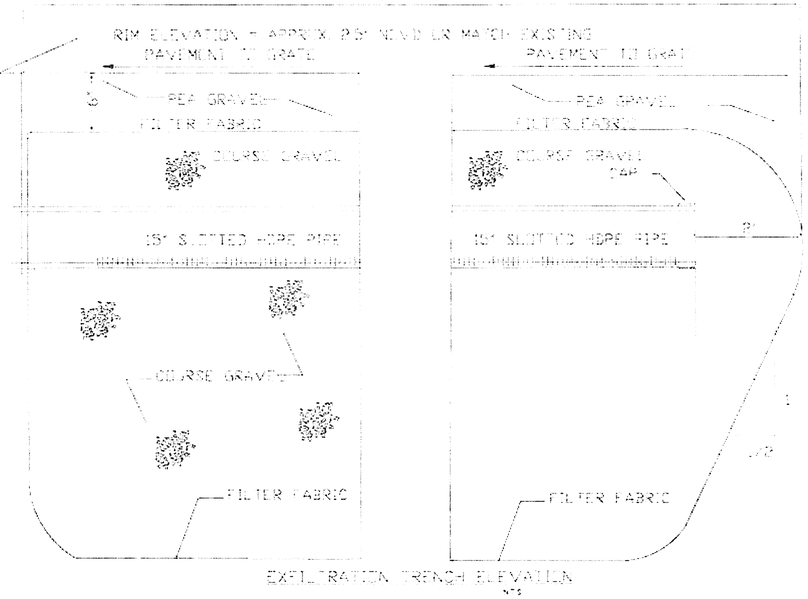
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LICENSE
No. 48504
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3-11-24

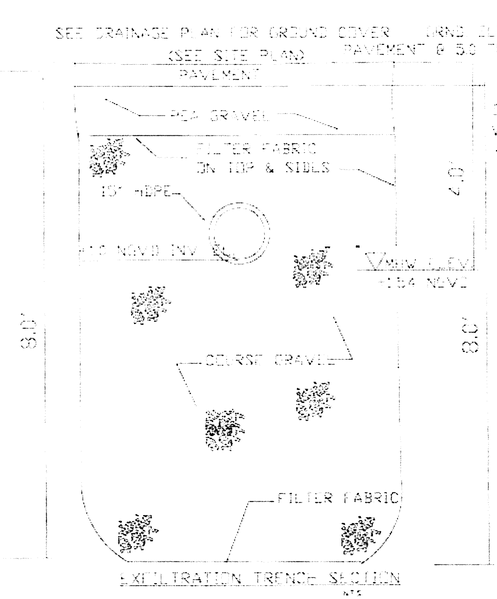
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DATE MAR 11, 24
SCALE
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DRAINAGE STORMWATER MANAGEMENT PLAN AND NOTES

SHEET NUMBER
C-8

EXFILTRATION TRENCHES #1, #2, #3 & #4 TOTAL LENGTH 420 LF

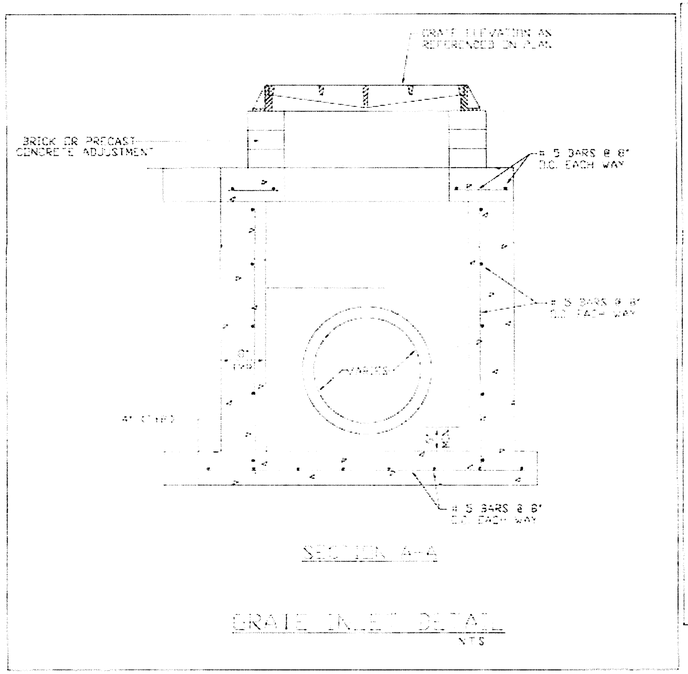




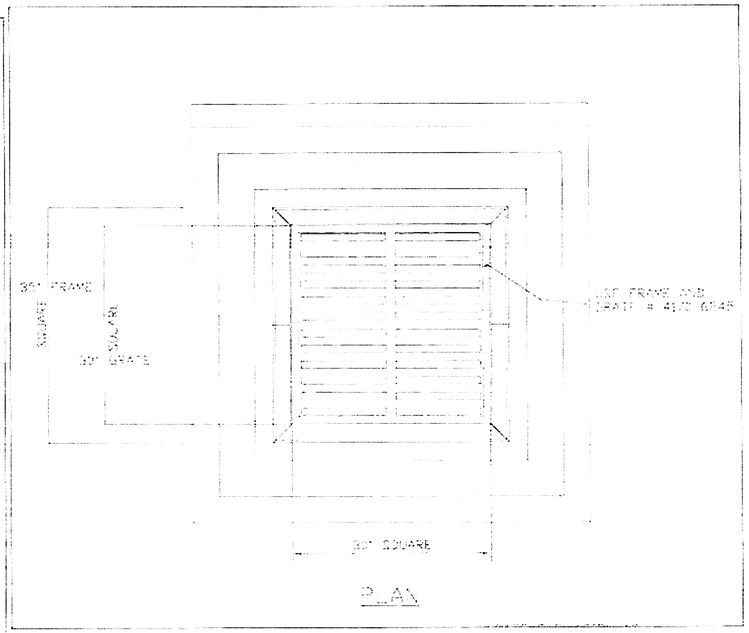
CONSTRUCTION SEQUENCE & TECHNIQUES

1. THE CONTRACTOR SHALL SUBMIT A WORK PLAN FOR APPROVAL PRIOR TO BEGINNING WORK TO INCLUDE A SCHEDULE, METHODS OF ACCESS, EQUIPMENT STAGING, LOCATIONS OF EXCAVATED MATERIAL TEMPORARY AND OFFSITE.
2. PERIMETER EROSION CONTROL MEASURES AND CONSTRUCTION EXIT MUST BE IN PLACE BEFORE STARTING SOIL DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL CONSTRUCT AND USE AN ON-SITE WASHOUT PIT FOR CONCRETE TRUCKS.
4. THE CONTRACTOR SHALL CONSTRUCT A BERM OR OTHER SPILL PROTECTION MEASURES FOR ANY TEMPORARY ON-SITE FUEL STORAGE TANKS.
5. ALL DEWATERING BMP'S SHALL BE UTILIZED TO REMOVE SEDIMENT AND OTHER POLLUTANTS PRIOR TO THE WATER LEAVING THE SITE.
6. CONTRACTOR SHALL PROVIDE A DEWATERING PLAN FOR APPROVAL THAT INCLUDES DEWATERING DETAILS, METHODS OF ISOLATING THE AREAS TO BE DEWATERED, NECESSARY PERMITS, TO CONTAIN DISCHARGES.
7. VEHICLE PARKING, VEHICLE STAGING, STOCKPILES, SPOILS AND CONSTRUCTION MATERIALS STORAGE SHALL BE LOCATED SO AS TO NOT ADVERSELY AFFECT STORM WATER QUALITY. STOCKPILES AND MATERIALS STORAGE AREAS SHALL BE COVERED OR CONTAINED WITHIN A BERM TO PREVENT DISCHARGE OF DELETERIOUS MATERIAL FROM THE SITE.
8. ALL TRASH, DEBRIS AND BUILDING MATERIAL WASTE SHALL BE STORED IN AN ENCLOSED CONTAINER IN A PROPERLY DISPOSED OF OFFSITE.
9. ALL SURFACE AREAS DISTURBED BY VEHICLES AND CONSTRUCTION WITHIN OR ADJACENT TO THIS PROPERTY MUST BE PERMANENTLY STABILIZED. THIS INCLUDES SHALLOW SLOPES AND VEGETATION AREAS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITY. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH VEGETATION, GRAVEL ROAD BASE OR PAVING. SITE STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.

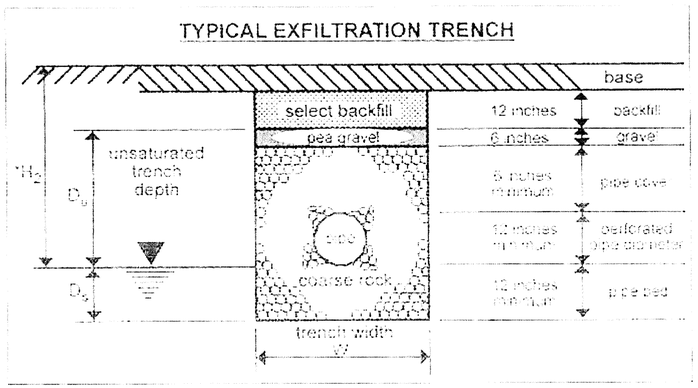
GEOTEXTILE/FILTER FABRIC SHALL ENCLOSE THE ROCK IN TRENCH, OVERLAPPING AND PINNED



GRATE INLET DETAIL
NTS



TYPICAL EXFILTRATION TRENCH



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KEY LARGO, FL 33037
TELEPHONE (305) 394-0032

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA
MINOR CONDITIONAL USE APPLICATION

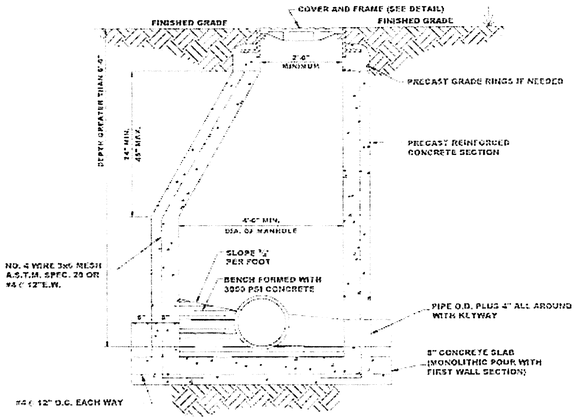
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RE PROJECT NO
PROJECT MGR
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DRAINAGE DETAILS & NOTES

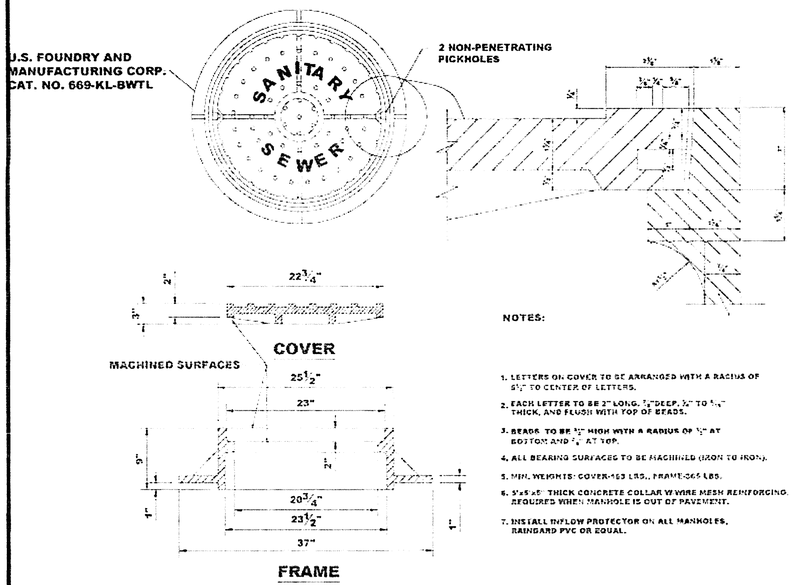
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NOTES:

1. PRECAST CONCRETE TYPE II 4000 P.S.I.
2. "RAMNEK" OR EQUAL AT ALL RISER JOINTS ½" THICK WITH THE WIDTH AT LEAST ⅓ THE WALL THICKNESS) WITH GROUT ON INSIDE AND OUTSIDE.
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM.
5. ALL PIPE HOLES SHALL BE PRECAST OR CORE DRILLED.
6. FOR PVC PIPE ENTERING MANHOLE USE THE APPROVED NON-ASBESTOS PVC-MANHOLE ADAPTER FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RATIO. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE.
7. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
8. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS.

STANDARD MANHOLE

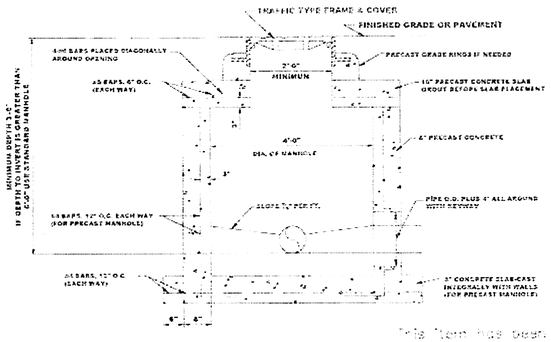


NOTES:

1. LETTERS ON COVER TO BE ARRANGED WITH A RADIUS OF 51" TO CENTER OF LETTERS.
2. EACH LETTER TO BE 3" LONG, ½" DEEP, ¾" TO 1" THICK, AND FLUSH WITH TOP OF BEADS.
3. BEADS TO BE ½" HIGH WITH A RADIUS OF ½" AT BOTTOM AND ⅛" AT TOP.
4. ALL BEARING SURFACES TO BE MACHINED (IRON TO IRON).
5. MIN. WEIGHTS: COVER-163 LBS., FRAME-265 LBS.
6. 6"x6"x6" THICK CONCRETE COLLAR W/WIRE MESH REINFORCING, REQUIRED WHEN MANHOLE IS OUT OF PAVEMENT.
7. INSTALL INFLOW PROTECTOR ON ALL MANHOLES, RAINGARD PVC OR EQUAL.

STANDARD MANHOLE COVER AND FRAME

Watertight rings and lids shall be U.S. Foundry 669-KL-BWTL with a 125-pound cover, Ring shall have a flat type gasket and cover shall be bolted down with a minimum of four (4) stainless steel bolts..



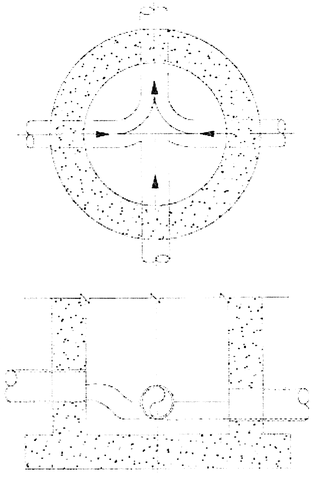
NOTES:

1. IF NECESSARY PRECAST GRADE RINGS MAY BE USED.
2. THE FIRST THREE SECTIONS OF PIPE AT BOTH INFLUENT AND EFFLUENT OF EACH MANHOLE TO BE A MAXIMUM OF 20'-0" IN LENGTH.
3. LIFT HOLES THROUGH PRECAST SECTIONS NOT PERMITTED.
4. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
6. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS.
7. ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

This item has been electronically signed and sealed by James Ronald Brush, PE. on 2-23-24 using a SHA authentication code

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SHALLOW MANHOLE



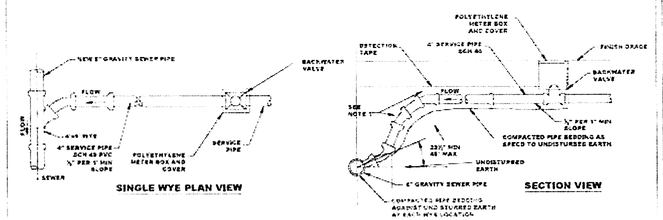
NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN PRECAST HOLE, FLOW CHANNEL).
4. CONCRETE PUDDLE PERMITTED AS FLOW CHANNEL BUILDUP.
5. SIDE WALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP SHALL BE ALLOWED WITH 1.0 OR LESS FEET.

INVERT FLOW CHANNELS

NOTES:

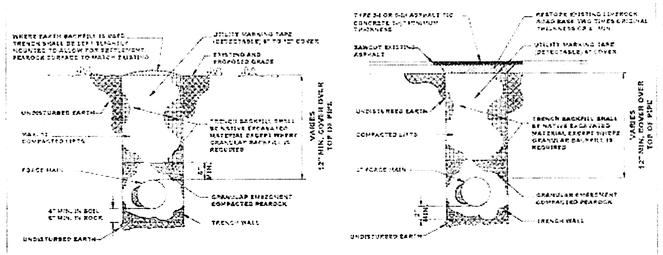
1. CONTRACTOR SHALL PROVIDE AN ADEQUATE SUPPLY ON 22½° AND 45° WYE BENDS SO MEET VARYING FIELD CONDITIONS
2. LENGTH OF SERVICE PIPE VARIES AT EACH SERVICE CONNECTION AND SHALL BE PROVIDED AS REQUIRED TERMINATE SERVICE AT LOCATION DIRECTED BY THE ENGINEER
3. NOT USED
4. CONNECT AT BREACH WALL OR AT SERVICE CONNECTION AT SEWER MAIN AS DIRECTED BY THE ENGINEER
5. WHERE ADEQUATE SEPARATION BETWEEN WATER MAIN AND SEWER LATERAL CANNOT BE PROVIDED INSTALL 6" SCH 35 SLEEVE AS DIRECTED BY THE ENGINEER
6. BACKWATER VALVE SHALL BE A MODEL NLAKP (ADAPTA VALVE) NORMALLY OPEN BY MAGLINE (http://www.backwatervalves.com)
7. SEWER WYES SHALL NOT ENTER THE SEWER MAIN AT A 90° ANGLE



SINGLE WYE PLAN VIEW — SECTION VIEW

TYPICAL SANITARY SEWER SERVICE CONNECTION
N.T.S.

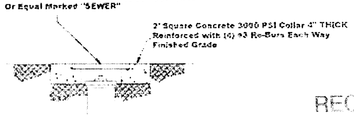
CONNECT SEWER SERVICE LATERAL TO VACUUM PIT AS SHOWN ON UTILITY PLAN SHEETS

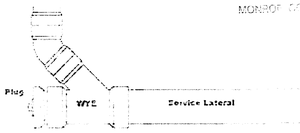


TYPICAL TRENCH (NO PAVEMENT) NOT TO SCALE

TYPICAL TRENCH (PAVEMENT) NOT TO SCALE

Cleanout Frame and Cover to be "USF#7510" Or Equal Marked "SEWER"





TYPICAL CLEANOUT IN R/W

REQUIRED AT EACH SERVICE LATERAL STUB (NOT SHOWN ON DRAWINGS)

RECEIVED
MAY 31 2024
2024-112
MONROE CO. PLANNING DEPT.

ENGINEERING CONSULTANTS, INC.
103850 OVERSEAS HWY. #46
KEY LARGO, FL 33037
TELEPHONE (305) 395-9993
CERTIFICATE OF AUTHORIZATION #28

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

NO.	REVISIONS	DATE

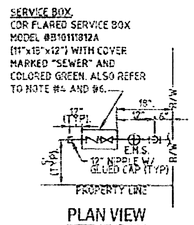
JAMES RONALD BRUSH — LICENSE No. 48504 — STATE OF FLORIDA — 2-23-24 — PROFESSIONAL ENGINEER

JOB NUMBER	
CHECKED BY	
DRAWN BY	
ISSUE	
PERMIT REVIEW DATE	2.23.24
SHEET SIZE	3.25.22 5.30.22

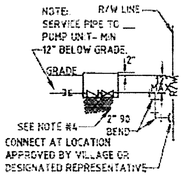
SEWER DETAILS

SHEET NUMBER
D-1

DUE TO REPRODUCTION INACCURACIES, DO NOT SCALE DRAWINGS



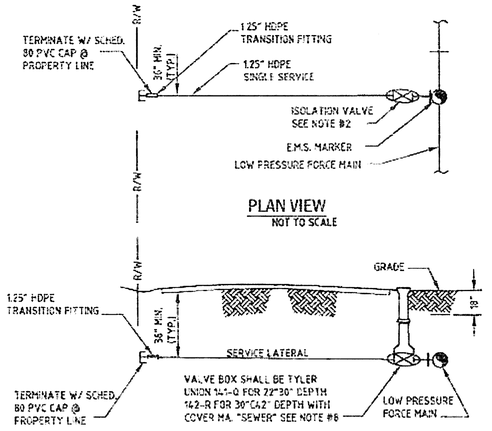
PLAN VIEW



SECTION VIEW

NOTES:
1. ACTUAL LOCATIONS OF SERVICES SHALL BE DETERMINED IN FIELD BY RESIDENT ENGINEER DEPENDING UPON EXISTING CONDITIONS & LOCATIONS OF ON-SITE FACILITIES..
2 SEE PLAN VIEW AND GENERAL LOCATION PLAN FOR LOCKATION OF SERVICES.
3. MIN 4" OF #57 ROCK BEDDING SHALL BE PLACED BELOW VALVE BOXES..
4.VALVES INSIDE SERVICE BOX SHALL BE SCH 80 2" PVC BALL VALVE, SPEARS MGF, OR APPROVED EQUAL. CHECK VALVE SHALL BE 2" FLOWMATIC PVC BALL CHECK VALVE, (MODEL-2085) SLIP x SLIP WITH 2"x2" BUSHINGS.
5. EMS MARKER SHALL BE #1258 ELECTRONIC MARKER SYSTEM AS MFG BY 3M TEST AND MEASUREMENT SYSTEM.
6. SERVICE BOXES LOCATED IN PAVEMENT SHALL BE TRAFFIC RATED.

NOT TO SCALE



TYPICAL ROAD CROSSING SECTION VIEW

NOTES:
1. ACTUAL LOCATIONS OF SERVICES SHALL BE DETERMINED IN FIELD BY RESIDENT ENGINEER DEPENDING UPON EXISTING CONDITIONS & LOCATIONS OF EXISTING SEPTIC TANK.
2 IN R.O.W. ALL BALL VALVES SHALL BE FORD BRASS BALL VALVE STOP#B11-666 FOR 1.25" W/FORD Q767 OPERATING NUT, USE BRASS NIPPLES EACH SIDE OF BRASS BALL VALVES.
3. SEE PLAN SHEET FOR LOCATION OF SERVICES.
4. MIN 4" OF #57 ROCK BEDDING SHALL BE PLACED BELOW VALVE BOXES.
5. WHERE SERVICES ARE BORED UNDER A ROADWAY, A VALVE BOX SHALL BE CONSTRUCTED WITH THE ISOLATION VALVE (SEE DETAILS ABOVE).
6. EMS MARKER SHALL BE #1258 ELECTRONIC MARKER SYSTEM AS MFG BY 3M TEST AND MEASUREMENT SYSTEM.

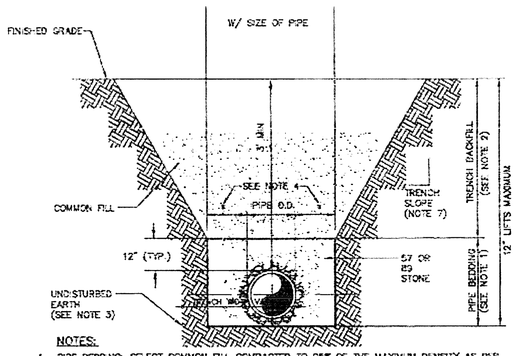
TYPICAL SINGLE SERVICE SCHEMATIC
DETAIL - A

LOCATION OF PUBLIC WATER SYSTEM MAINS
IN ACCORDANCE WITH F.A.C. RULE 62-555.31

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN — 3 FT. MINIMUM	WATER MAIN — 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM — WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN — 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN — 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM — WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN — 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN — 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM — WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	12 FT. MINIMUM	--	--

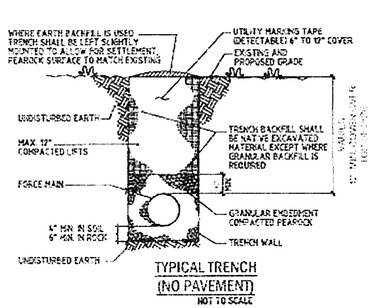
NOTES
(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(5) ADDITIONAL INFORMATION UNDER PARAGRAPH 3g OF 62-604.600, F.A.C.

DETAILS
SCALE: AS NOTED

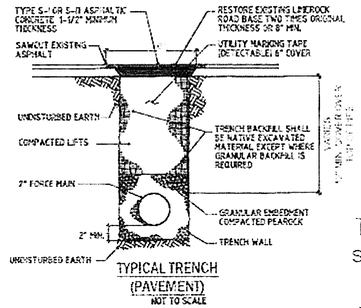


NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. PIPE BEDDING AROUND ALL SEWER LATERALS AND PIPE (TOP, SIDES, AND BOTTOM) MUST HAVE 4" OF GRADE 57 OR GRADE 89 STONE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95 % OF THE MAXIMUM DENSITY AS PER AASHTO T-180, (98% DENSITY REQUIRED UNDER DRIVEWAYS, PAVEMENT AND STRUCTURES).
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE "A" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE KLWTD.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO OSHA REQUIREMENTS FOR SLOPING, SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD CONSTRUCTION DETAIL
TYPE "B" BEDDING AND TRENCH DETAIL
(TYPICAL FOR WATER, SEWER, FORCE MAIN, STORM DRAIN AND RECLAIMED WATER MAIN INSTALLATIONS)



TYPICAL TRENCH
(NO PAVEMENT)
NOT TO SCALE



TYPICAL TRENCH
(PAVEMENT)
NOT TO SCALE

SANITARY SEWER CONSTRUCTION GENERAL NOTES

1. ALL SEWER MAINS AND SERVICES CONNECTING TO THE VILLAGE SEWER SYSTEM SHALL CONFORM TO MINIMUM DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WASTEWATER KLWTD AND TO INDUSTRY STANDARDS, CHAPTERS 62 AND 64E-6 OF THE FLORIDA ADMINISTRATIVE CODE, FLORIDA BUILDING CODE 2021, AND MONROE COUNTY PLUMBING CODE.
2. 4" SINGLE SERVICES MUST BE PVC SDR-26. 6" MAINS MUST BE PVC SDR 26. MINIMUM ALLOWABLE SANITARY SEWER SLOPE FOR 4" AND 6" PIPE IS 1.0%.
3. ALL COUPLINGS OF DISSIMILAR MATERIALS SHALL BE MADE PER ASTM SPECIFICATIONS.
4. AIR INTAKE, IF REQUIRED, MUST BE A MINIMUM OF 4" DIAMETER FITTED WITH A STAINLESS STEEL SCREEN AND BE A MINIMUM OF 4' ABOVE GRADE.
5. TRENCHING, BEDDING AND BACKFILLING SHALL CONFORM TO IPC SECTION 306. BEDDING AROUND ALL LATERALS AND PIPE (TOP, SIDES AND BOTTOM) MUST HAVE 4" OF GRADE 57 OR GRADE 89 STONE.
6. EXISTING PLUMBING MUST BE DEMONSTRATED TO BE WATER TIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF THE IPC SECTION 3121 OR 3122 AND VILLAGE MINIMUM STANDARDS TESTING & REPORTING SECTION 14.
7. ALL PIPE AND FITTINGS SHALL BE EXPOSED FOR INSPECTION. ANY PLUMBING THAT IS COVERED WITHOUT INSPECTION WILL HAVE TO BE COMPLETELY EXPOSED FOR INSPECTION.
8. PRIOR TO FINAL CONNECTION TO THE VACUUM SYSTEM. THE LATERAL PIPING MUST BE PLUGGED. JET-RODDED OR OTHERWISE FLUSHED OF ALL FOREIGN MATERIALS WITH A TEST BALL IN PLACE AT THE PIT. TEST BALLS MUST NOT BE REMOVED UNTIL PLUMBING INSPECTIONS AND HYDROSTATIC TESTS HAVE PASSED. FLUSHING A LINE INTO A PIT WITHOUT A TEST BALL IN PLACE, THE CONTRACTOR/OWNER WILL PAY A PUMP OUT AND CLEANING FEE OF $500 FOR ILLEGALLY DISCHARGING FOREIGN MATERIAL INTO THE ISLAMORADA KLWTD VACUUM COLLECTION SYSTEM.
9. DEFLECTION TESTING: GRAVITY LINES SHALL BE TESTED AS FOLLOWS:
   1. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   2. PIPE SYSTEM SHALL PASS A RIGID BALL EQUAL TO 95% OF THE BASE INSIDE DIAMETER OF THE CARRIER PIPE.
   3. DEFLECTION TESTING SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
10. LEAK TESTING:
   1. GRAVITY PIPING LEAKAGE (EXFILTRATION OR INFILTRATION) SHALL NOT EXCEED 0.84 GAL/MILE FOR ALL 6" GRAVITY SEWER.
   2. TESTING SHALL BE PERFORMED USING A POSITIVE HEAD PRESSURE OF 7 FEET.
   3. AIR TEST SHALL CONFORM TO ASTM F-1417.
11. ALL MANHOLES SHALL BE INSPECTED FOR WATERTIGHTNESS AND DAMAGE PRIOR TO INSTALLATION AND PRIOR TO BEING PLACED INTO SERVICE.
12. SEE DETAILS FOR SEWER CONNECTION INFORMATION.
13. EXISTING COLLECTION SYSTEMS WILL BE ABANDONED PER THE REQUIREMENTS OF 64E-6011 FAC MONROE COUNTY HEALTH DEPARTMENT AND WILL REQUIRE A SEPERATE PERMIT.
14. THE SEWER CONNECTION POINTS AND ANY EXISTING LANDSCAPING/DECKING/FENCING FEATURES WILL DETERMINE THE EXACT LOCATION OF SITE SPECIFIC LATERALS/SERVICES.
15. A BACKWATER (CHECK) VALVE IS REQUIRED FOR EACH INDIVIDUAL SERVICE. MAINLINE BRAND OR APPROVED EQUAL.
16. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND (IF REQUIRED) SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WIHTIN THE AREA OF THE TRENCH. DISPOSAL OF RUN-OFF REQUIRES A PERMIT.
17. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO MONROE COUNTY AND KLWTD.
18. EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF THE EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKERS.
19. ALL TRENCHLINES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIALS AND COMPACTED TO THE SPECIFIED MINIMUM COMPACTION (95% IN UNPAVED AREAS AND 98% IN PAVED AREAS) OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
20. RUBBER BOOTS AND STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE DETAILS).
21. WHEN THE CONNECTION CONSTRUCTION IS COMPLETE, BUT NOT BACKFILLED, CONTACT MC AND KLWTD TO WITNESS HYDRO TEST. AFTER INSPECTOR(S) HAVE INSPECTED THE CONSTRUCTION, FOUND THE WORK TO BE SATISFACTORY, AND SIGNED THE BUILDING PERMIT, TIE IN TO THE SEWER SYSTEM MAY BE COMPLETED.
22. A FINAL TIE-IN INSPECTION IS REQUIRED BY KLWTD. AFTER THE TIE-IN IS COMPLETE, BUT NOT BACKFILLED, CONTACT KLWTD2 FOR A FINAL INSPECTION.
23. CONTRACTOR IS TO KEEP RED-LINED RECORD DRAWINGS ON SITE AS THE WORK PROGRESSES.
24. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MANHOLE STRUCTURES AND MATERIAL SPECIFICATIONS FOR PIPE AND FITTINGS TO THE PROJECT ENGINEER PRIOR TO ORDER.

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2024-112
MONROE CO. PLANNING DEPT.

This item has been electronically signed and sealed by James Ronald Brush, PE, on 3-8-24 using a SHA authenication code.

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INDUSTRY & ENVIRONMENT
ENGINEERS / CONSULTANTS
103350 O'S Hwy. #48
KEY LARGO, FL 33037
TELEPHONE (305) 395-2092
Certificate of Authorization # 8284

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

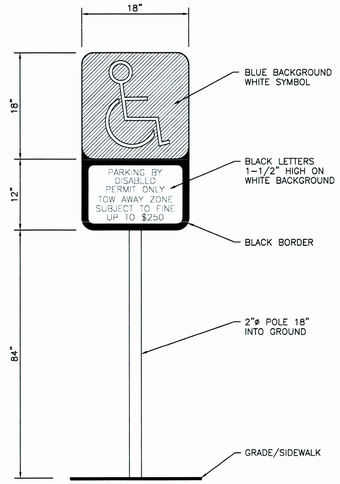
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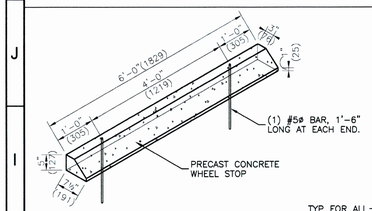
SEAL
JAMES RONALD BRUSH
LICENSE
No. 48504
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
STATE OF FLORIDA

I&E PROJECT NO.
K-DCC-24099.001
CHECKED BY
AM
DRAWN BY
JRB
ISSUE
PERMIT REVIEW
DATE AUG 12 2022
9/15/22 JUN 27 2023
SHEET INDEX

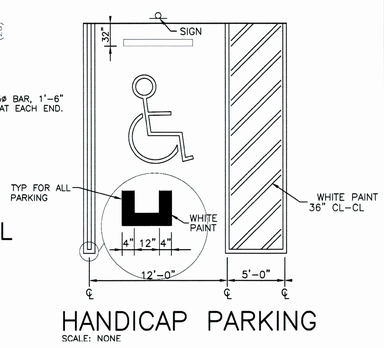
DETAILS AND NOTES

SHEET NUMBER
D-2

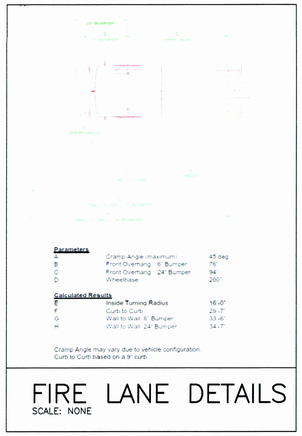




WHEELSTOP DETAIL
SCALE: NONE



HANDICAP PARKING
SCALE: NONE



FIRE LANE DETAILS
SCALE: NONE

SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,294 S.F. (1.016 ACRE)
4. EXISTING LOT COVERAGE:

-CONVENIENT STORE	= 2,500 S.F.	(5.6%)
-PAVEMENT	= 20,046 S.F.	(45.25%)
-OPEN AREAS / LANDSCAPING	= 8,983 S.F.	(20.2%)

5. THIS PROJECT:

-NEW DUMPSTER ENCLOSURE	= 54 S.F.	(0.2%)
-WORKFORCE HOUSING	= 2,993 S.F.	(6.75%)
-NEW GAS PUMP CANOPY	= 966 S.F.	(2.18%)
-NEW CONVENIENCE	= 378 S.F.	(.85%)
-NEW DIESEL PUMP & CANOPY	= 32 S.F.	(.07%)
-NEW TRANSFORMERS	= 48 S.F.	(0.1%)
TOTAL	= 44,294 S.F.	(100%)

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING
6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDP's, , TOTAL OF 900 S.F. NEW CANOPY.
6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS
6.4- NEW 378 SF CONVENIENCE ADDITION
6.5- NEW 1,283 SF OF CONC. SLAB
6.6- NEW 100 SF DUMPSTER & ENCLOSURE

7. PROJECT DESCRIPTION

7.1- COMMERCIAL - RETAIL: REQUIRED 4 PARKING PER 1,000 S.F.
7.2- CONVENIENT STORE = 2,500 S.F. : PARKING REQUIRED = 10.0
WORKFORCE HOUSING = 5,980 S.F.
: PARKING REQUIRED = 2.0 PER DWELLING
: PARKING PROVIDED = 10 (TEN) NEW

TOTAL PARKING REQUIRED = 21.0 PROVIDED = 30 + BIKE RACK = 31

NOTES:
ALL PARKING WILL BE 8.5'x18.0'
:PARKING INCLUDES (2)TWO HANDICAPPED SPACE 12.0'x18'

8. LOADING ZONE: Sec. 9.5-354
-COMMERCIAL USE 2,500 = (1)ONE LOADING ZONE REQUIRED
PROVIDED: (1)ONE LOADING ZONE 655 SQ.FT.

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	39.167'	NORTH AT O/S HWY
PRIMARY SIDE :	10.0'	40.0'	WEST
SECONDARY SIDE :	5.0'	44.0'	EAST
REAR YARD :	10.0'	28.0'	SOUTH

10. FLOOD ZONE:
PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB# 6031005 / 2018-050
FLOOD ZONE = 'AE' 11.0'
EXISTING BUILDING FFL. = 7.67' NGVD

11. OPEN SPACE RATIO: Sec. 9.5-262
SC=0.2 OSR
OPEN SPACE PROVIDED = 15.12% (6,740 S.F.)

12. SITE LIGHTING: Sec.9.5-392, 393, 394

12.1- ALL OUTDOOR LIGHTING SHALL BE, MAX 18' ABOVE GRADE, NON-CUTOFF
MAX 35' ABOVE GRADE, CUT-OFF
(MEASURED AT PROPERY LINE)

12.2- MAX ILLUMINATION SHALL BE : 0.3 FOOT-CANDLES FOR NON-CUTOFF
1.5 FOOT CANDLES FOR CUT-OFF
(MEASURED AT PROPERTY LINE)

12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED.

LEGAL DESCRIPTION

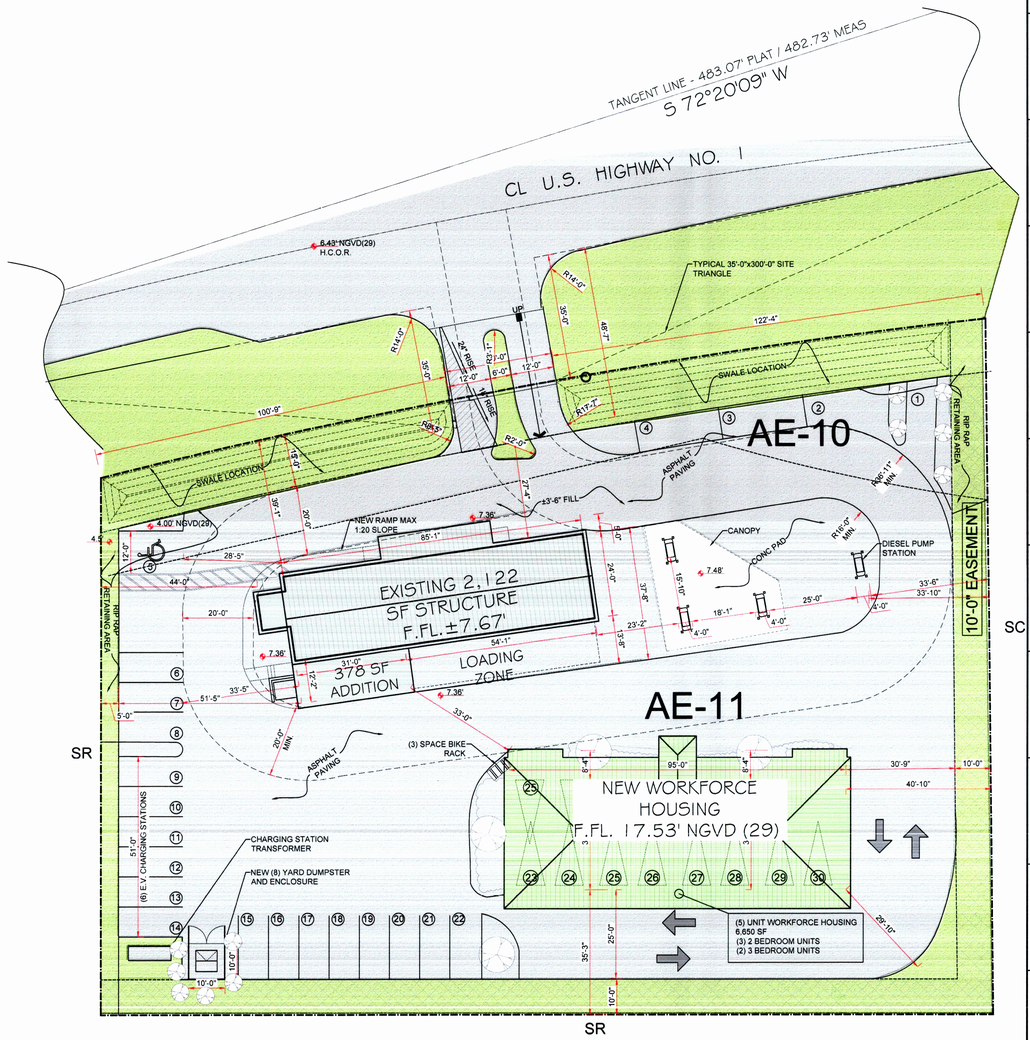
A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHWEST COMER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE 128 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID INTERSECTION ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED, SAID POINT OF BEGINNING ALSO BEING ON A CURVE, SAID CURVE HAVING AN ANGLE OF 07 DEGREES, 48 MINUTES AND 14 SECONDS AND A RADIUS OF 1860.08 FEET, BEAR WESTERLY, ALONG SAID CURVE AND DEFLECTING TO THE LEFT, 253.35 FEET; THENCE BEAR SOUTH, 151.58 FEET; THENCE BEAR EAST, 250 FEET TO THE WEST LINE OF "SACARMA BAY", THENCE BEAR NORTH, ALONG THE WEST LINE OF "SACARMA BAY", 196 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES.

AND

A PART OF GOVERNMENT LOT 2, SECTION 29, TWP. 66 S., RGE. 28 E., ON CUDJOE KEY, MONROE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY NO.1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N 72°20' E ALONG THE SAID RIGHT-OF-WAY LINE 775.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1860.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE CURVE 118.18 FEET; THENCE SOUTH 40.14 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 74°47' 42" W 7.21 FEET TO A METAL FENCE POST; THENCE S L°28'15" E 109.50 FEET ALONG SAID FENCE; THENCE EAST 3.2 FEET; THENCE NORTH 111.24 FEET TO POINT OF BEGINNING.

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:

A TEN FOOT STRIP OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE 128, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID NORTHWEST CORNER TO BE KNOWN AS THE POINT OF BEGINNING OF THE 10 FOOT STRIP OF LAND HEREINAFTER DESCRIBED, BEAR SOUTH, ALONG THE WEST LINE OF "SACARMA BAY", 196 FEET; THENCE BEAR WEST, 10 FEET; THENCE BEAR NORTH, 196 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR EASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 10 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.



SITE PLAN
SCALE: 1"=20'-0"

RECEIVED
MAY 31 2024
2024-112
MONROE CO. PLANNING DEPT.

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT NAME
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
JOB ADDRESS
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA
CONTACT INFO
JOHN ROBERT BARNES

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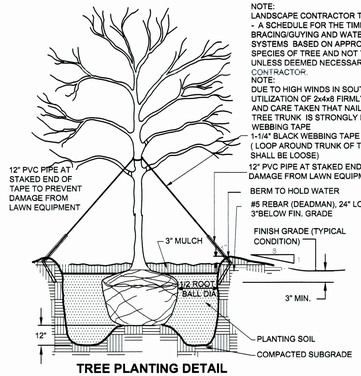
4/29/24
JOHN ROBERT BARNES, PA, NCARB
AR0010526

ROBERT BARNES & ASSOCIATES
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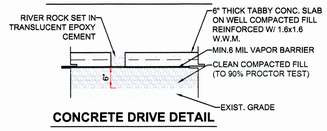
DRAWING TITLE
SITE PLAN

DATE ISSUED	AUG 2018
DATE REVISED	
PROJECT NUMBER	2022-087
DRAWN BY	JRB
CHECKED BY	JRB
SCALE	AS SHOWN
UNIT	—
DEP SHEET SIZE	913824 [24"x36"PM]
DEP SHEET NAME	A-1 KICKIN BACK - SITE PLAN DWG
DRAWING LOCATION	H:\SHORTCUT-TARGETS-BY-ID\1-7M0DLHJC8XJYCET1M-FCGTYAKGV\6S7PGR9\PROJECTS\KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
PRINTED BY	April 29, 2024 11:44 AM

DRAWING NUMBER
A-1



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

CONCRETE DRIVE DETAIL

PLANTING NOTES:

1. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY PLANTS, PART I OF II (CURRENT EDITIONS).

2. ALL PLANT MATERIAL MUST MEET OR EXCEED THE MINIMUM SIZE REQUIREMENTS AS SPECIFIED ON THE PLANT LIST.

3. QUANTITIES INDICATED ON THE PLANT LIST ARE FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOING HIS OWN TAKEOFF. WHEN DISCREPANCIES OCCUR, THE PLANTING PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

5. TREES AND PALMS SHALL BE PLANTED SO THAT HEADS WILL BE CLEAR OF ALL STRUCTURES AT MATURE SPREAD.

6. PLANTING SOIL SHALL BE AT LEAST 50% MUCK OR COMPOST AND 50% SAND- DELIVERED TO THE SITE IN A CLEAN, LOOSE AND PRIABLE CONDITION- AND HAVING GOOD DRAINAGE CHARACTERISTICS.

7. ALL PLANT MATERIAL SHALL BE WATERED IN THOROUGHLY AT THE TIME OF PLANTING.

8. FERTILIZER FOR TREES AND SHRUBS SHALL BE A GENERAL PURPOSE 50% ORGANIC FERTILIZER (6-6-6) CONTAINING TRACE ELEMENTS. FERTILIZER FOR PALMS SHALL BE A SPECIAL PALM TYPE WHICH INCLUDES MANGANESE AND MAGNESIUM SULFATE.

9. ALL TREES AND PALMS TO BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.

10. ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED WITH A STANDARD SIZE SHREDDED TYPE MULCH, GRADE B OR BETTER, TO A MINIMUM DEPTH OF 2" AND WATERED DOWN TO PREVENT WIND DISPLACEMENT. THE USE OF EUCALYPTUS OR OTHER TYPE MULCH IS RECOMMENDED OVER CYPRESS MULCH.

11. SOD SHALL BE ST. AUGUSTINE 'FLORATAM', UNLESS OTHERWISE SPEDIFIED, AND SHALL BE FREE OF WEEDS AND IN A HEALTHY GROWING CONDITION. SOD SHALL BE LAID ON A SMOOTH, FINISHED GRADE WITH CLOSELY FITTED, STAGGERED JOINTS.

12. ANY EXCESS SOIL, STONES OR DEBRIS RESULTING FROM LANDSCAPE OPERATIONS SHALL BE REMOVED PROMPTLY, KEEPING THE SITE CLEAN AS WORK PROGRESSES.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES.

14. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO THE OWNER FOR ALL PLANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN NINETY (90) DAYS FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER. AT THE END OF THE GUARANTEE PERIOD, REPLACE ANY PLANTS, WHICH HAVE DIED, WITH HEALTHY PLANTS OF THE SAME SPECIES AND SIZE WITHOUT ADDITIONAL COST TO THE OWNER PROVIDING PLANTS HAVE BEEN PROPERLY MAINTAINED BY THE OWNER AFTER FINAL ACCEPTANCE. ANY PLANT MATERIALS DAMAGED BY STORMS, VANDALISM, FREEZE DAMAGE OR OTHER ACTS OF GOD ARE NOT INCLUDED IN THIS REPLACEMENT AGREEMENT.

ZONE DISTRICT: AU

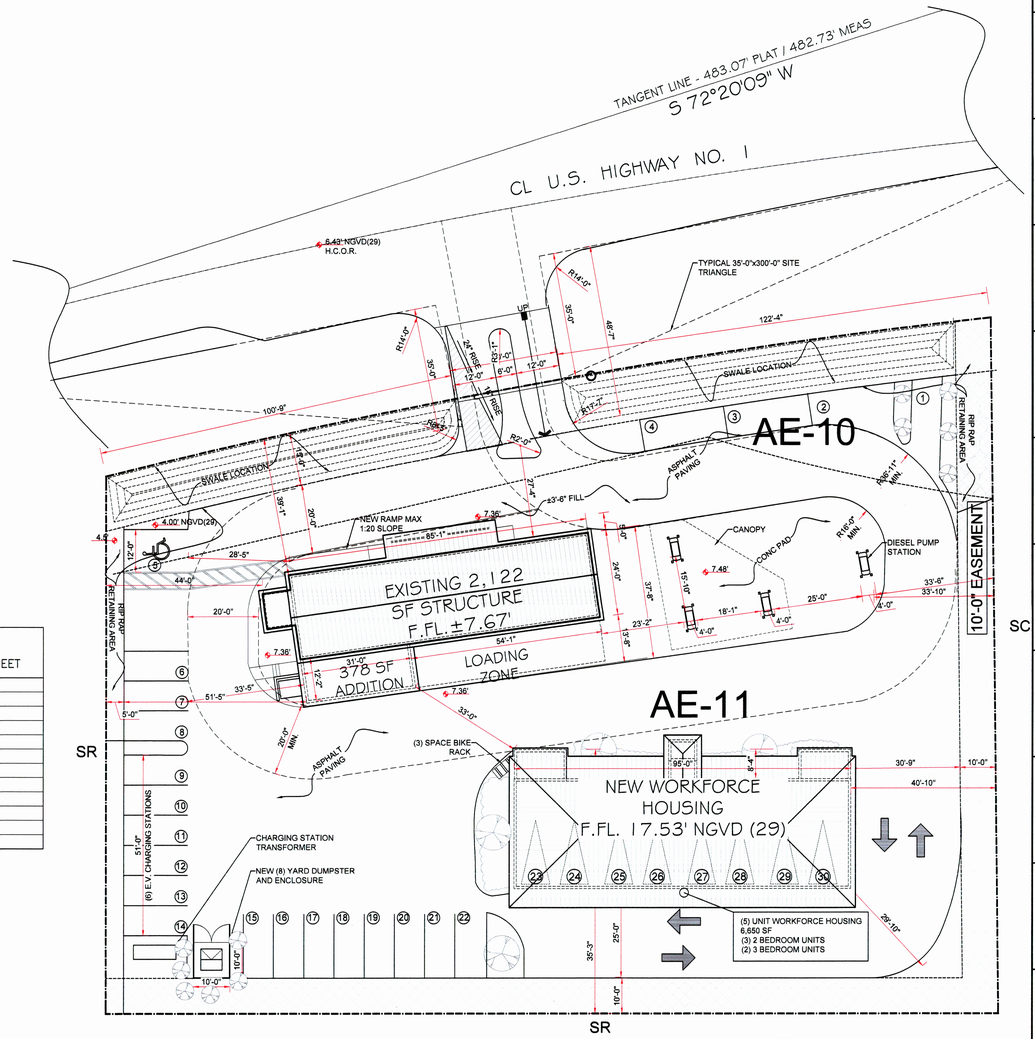
GROSS LOT AREA: 1.01 ACRES = 44,294 SQ. FT.
NET LOT AREA: 1.01 ACRES = 11,500 SQ. FT.

OPEN SPACE	REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = _____ SQ. FT. x ____% = _____ SQUARE FEET	N/A	8,983 SQ. FT.
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES N/A x 10 SQUARE FEET PER PARKING SPACE	N/A	N/A
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A+B=	NA/	N/A
LAWN AREA CALCULATION		
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 =	N/A	
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 60% x 44,294 SQ. FT.	26,576 SQ. FT.	8,983 SQ. FT.
TREES		
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE = 9 TREES PER NET LOT ACRE x 1.0 ACRES LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS	9 2	15 15
B. 30% PALM TREES ALLOWED (TWO PALMS = ONE TREE). PALMS PROVIDED	3	
C. PERCENTAGE OF NATIVE TREES REQUIRED = NUMBER OF TREES PROVIDED x 30% =	3	3
D. STREET TREES (MAX. AVERAGE SPACING OF 35' O.C.): ___ LINEAR FEET ALONG STREET / 35 PALMS AS STREET TREES (MAX AVERAGE SPACING OF 25.0') 333.2 L.F./25=13.3 TREES	–	–
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): N/A LINEAR FEET ALONG STREET / 25	N/A	N/A
F. TOTAL NUMBER OF TREES	2	51 EXISTING
SHRUBS		
A. THE TOTAL NUMBER OF TREES REQUIRED x 10 = THE NUMBER OF SHRUBS REQUIRED	20	40
B. THE TOTAL NUMBER OF SHRUBS REQUIRED x 30% = THE NUMBER OF NATIVE SHRUBS REQUIRED	6	40

IRRIGATION PLAN

REQUIRED BY CHAPTER 33. AUTO IRRIGATION ____ OR HOSE BIB X PROVIDED
IRRIGATION SYSTEM IS EXISTING UNDER SEPARATE PERMIT

SYMBOL USED ON PLAN			Tree Name		Native Species	Maximum		LOT OR
Symbol	New	Exist	Scientific Name	Common Name	Yes/No	Height	Diameter	STREET
A		1	Bismarckia nobilis	BISMARCKIA	NO	18'–20' TALL	MIN 2" DBH	LOT
B		4	Archontophoenix Alexandrae	ALEXANDER PALMS(TRIPLE)	NO	18'–20' TALL	MIN 2" DBH	LOT
C		7	Roystonea oleracea	ROYAL PALM	YES	60' TALL	MIN 2" DBH	LOT
D		2	Cocus Nucifera	COCONUT PALM	YES	60' TALL	MIN 2" DBH	LOT
E		7	Veitchia merrillii	CHRISTMAS PALMS	NO	10'–20' TALL	MIN 2" DBH	LOT
F		2	Conocarpus erectus	GREEN BUTTONWOOD	YES	8' TALL	MIN 2" DBH	LOT
G	30		Chrysobalanus Icaco	COASTAL COCO PLUM	YES	3 Gal. POT	18" MIN.	LOT
H		1	Pachira Globra	SABA NUT TREE	NO	18'–20' TALL	MIN 4" DBH	LOT
I		1	Artocarpus altilis	BREADFRUIT TREE	NO	18'–20' TALL	MIN 4" DBH	LOT
J		1	Prunus persica	FLORIDA PEACH	YES	4' TALL	MIN 4" DBH	LOT
K		1	Phoenix canariensis	CANARY ISLAND DATE	NO	18'–20' TALL	24" DBH	LOT
L	30		Bromeliaceae	VARIOUS BROMELIADS	NO	18" TALL	–	LOT



SITE PLAN
SCALE: 1"=20'-0"

RECEIVED
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2024-112
MONROE CO. PLANNING DEPT.

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
PR #20241
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

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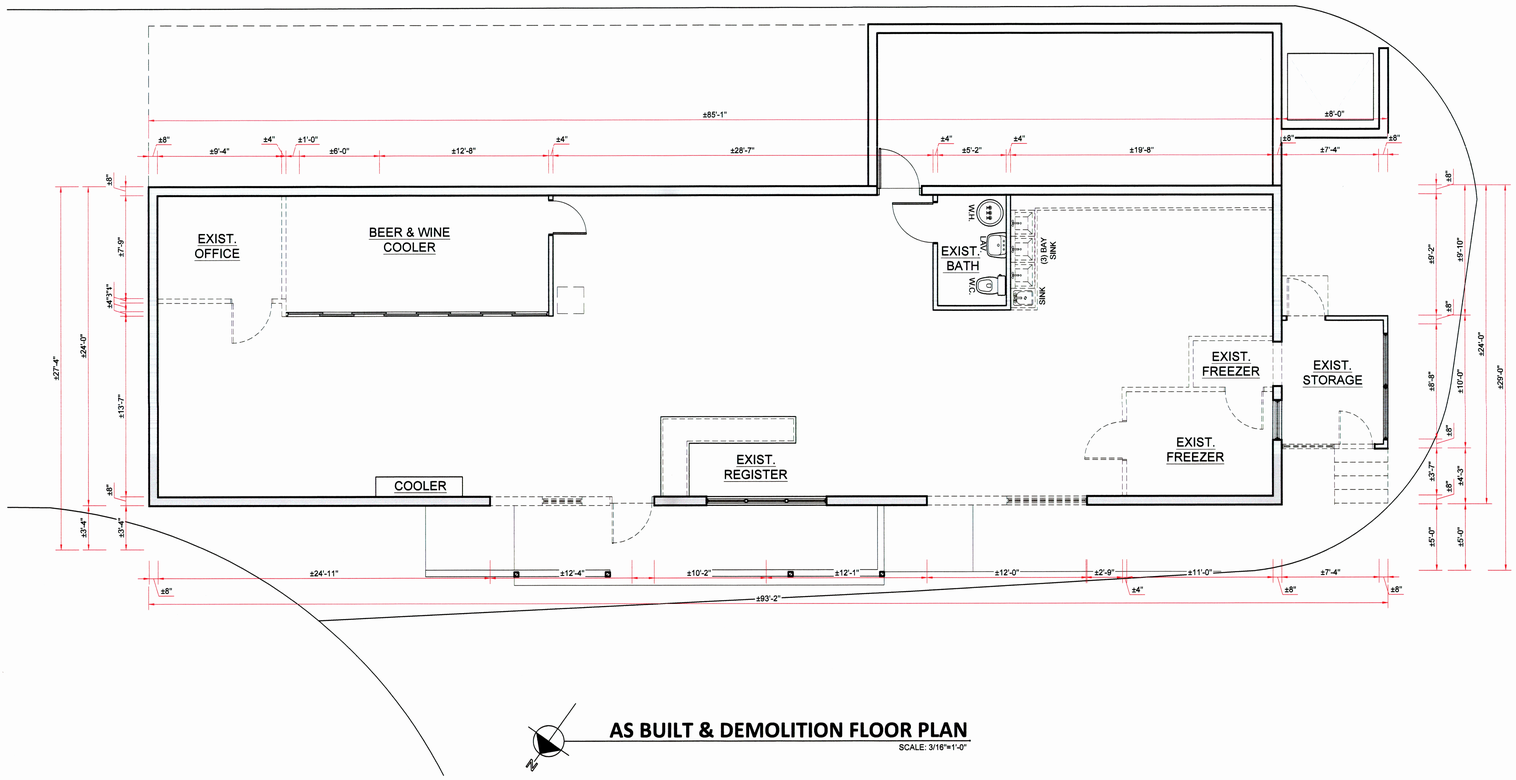
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DRAWING TITLE
LANDSCAPE PLAN

BUILDING		PROJECT MANAGER
INIT. ISSUE/REV	PROJECT NUMBER	JRB
AUG 2018	2022-087	DRAWN BY
JOHN ROBERT BARNES	SCALE: AS SHOWN	–
	CHECKED BY: JRB	LAST SAVED BY
DRAWING NAME: A-1.1-KICKIN BACK- LANDSCAPE PLAN.DWG		DATE SAVED [8:58AM] 5/7/24
DRAWING LOCATION: H:\SHORTCUT-TARGETS-BY-ID\1-7M0LHUC9UYCET1M-FOGTAKGW\SG7PDR\PROJECTS\		PLOT DATE: April 29, 2024
		PLOT TIME: 11:46 AM

DRAWING NUMBER
A-1.1



AS BUILT & DEMOLITION FLOOR PLAN

SCALE: 3/16"=1'-0"

RECEIVED
MAY 31 2024
2024-112
MONROE CO. PLANNING DEPT.

REVISIONS

MARK	DESCRIPTION	DATE

KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

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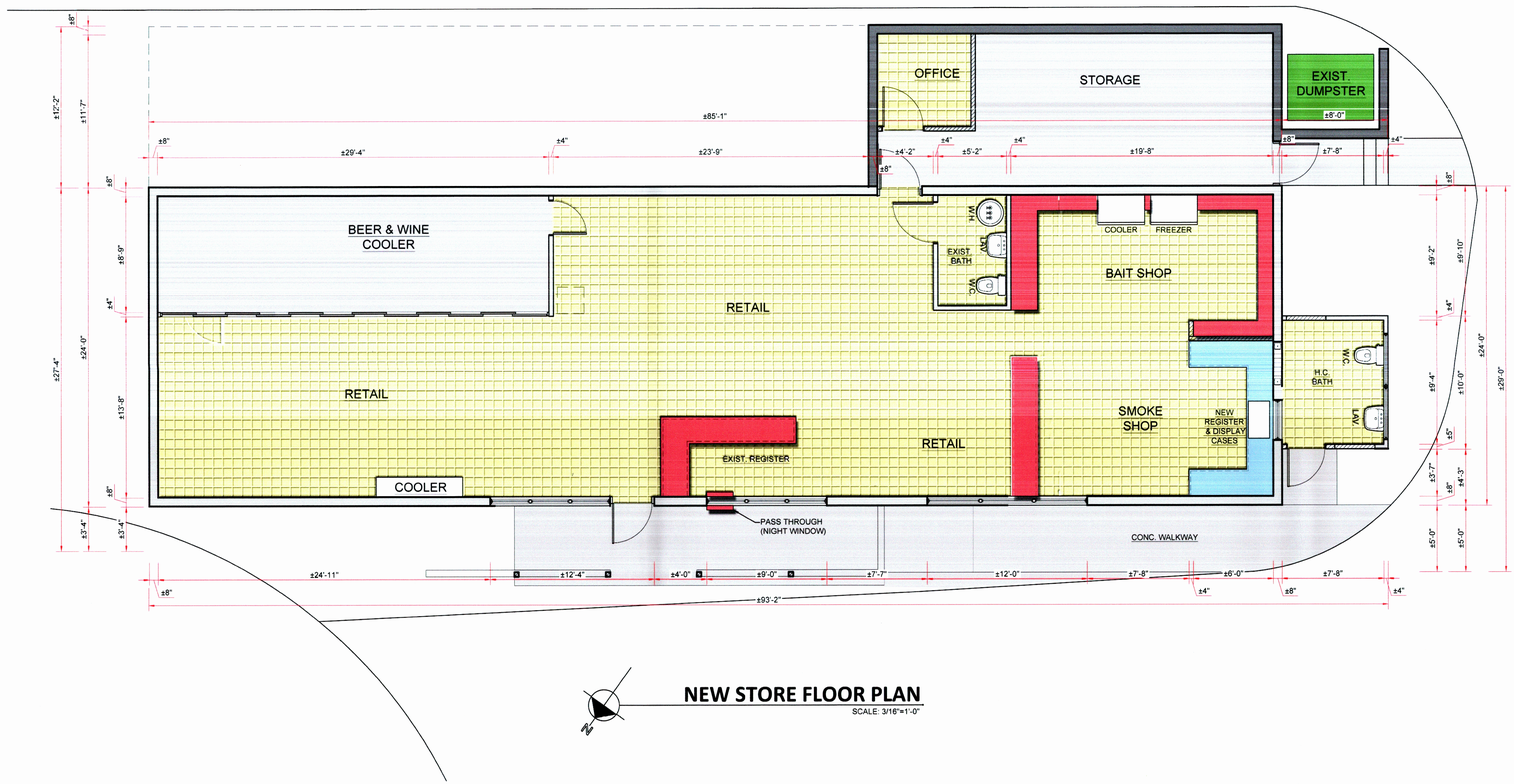
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DRAWING TITLE: AS-BUILT & DEMOLITION PLAN

BUILDING	UNIT	DRAWN BY	PROJECT MANAGER
UNIT ASSIGNED: AUG 2018	PROJECT NUMBER: 2022-087	SCALE: AS SHOWN	PLOTTED BY: —
OWNER: JOHN ROBERT BARNES	DRAWN: JRB	CHECKED: JRB	LAST SAVED BY:
DRAWING NAME: A-2--AS BUILT FLOOR PLAN.DWG			LAST SAVED DATE: 2/2/2024 [12:10PM]
DRAWING LOCATION: H:\SHORTCUT-TARGETS-BY-ID\1-7M0DLHUC9UYCET1M-FCGTYAKGWG7PDR\PROJECTS\KICKIN BACK CONVENIENCE STORE\			
PLOT DATE: April 29, 2024			PLOT TIME: 11:48 AM

DRAWING NUMBER

A-2



NEW STORE FLOOR PLAN

SCALE: 3/16"=1'-0"

RECEIVED
MAY 31 2024
2024-112
MONROE CO. PLANNING DEPT.

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

PROJECT ADDRESS
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

CONTACT INFO
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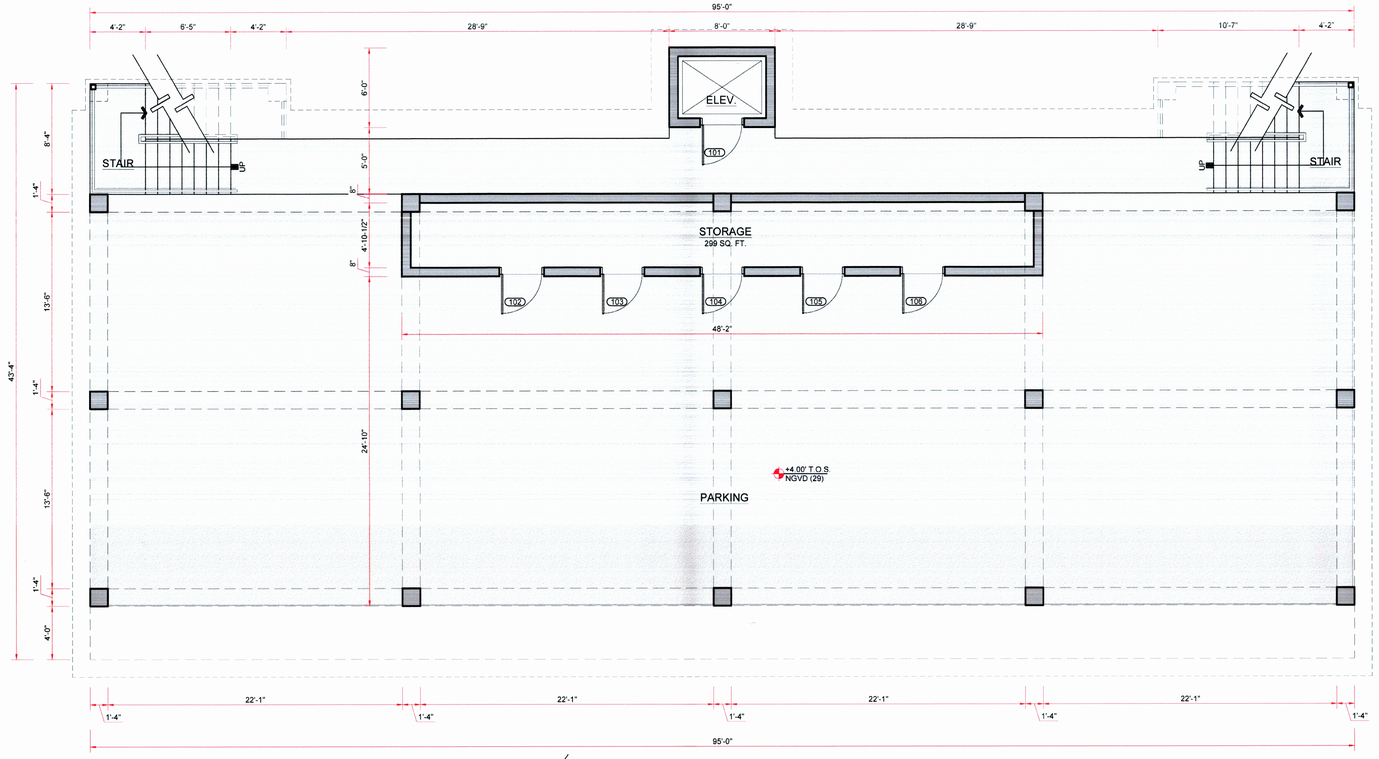
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(305) 247-6154
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DRAWING TITLE
AS BUILT FLOOR PLAN

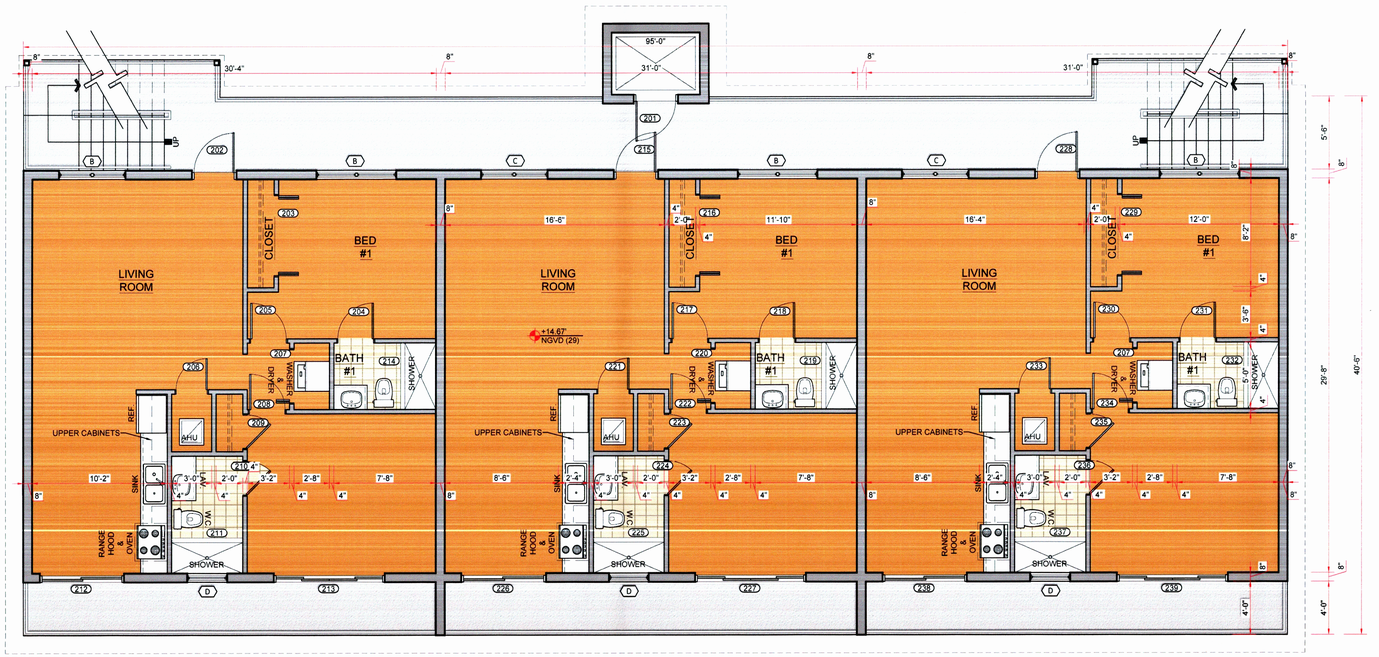
BUILDING	
UNIT	
DATE ASSIGNED	AUG 2018
PROJECT NUMBER	2022-087
DRAWN BY	JRB
CHECKED BY	JRB
SHEET NAME	A-3 - NEW STORE FLOOR PLAN.DWG
DRAWING LOCATION	H:\SHORTCUT-TARGETS-BY-ID\1-7MIDLHUC8UYCET1M-FCGYAKGV8G7PGR\PROJECTS\KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING\2
PLOT DATE	April 29, 2024
SCALE	AS SHOWN
PROJECT MANAGER	JRB
DRAWN BY	—
CERT SURVEY BY	CERT SURVEY BY
CERT SURVEY DATE	3/15/24 [2:48PM]
PLOT TIME	11:54 AM

DRAWING NUMBER
A-3



GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

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MAY 31 2024
2024-112
MONROE CO. PLANNING DEPT.

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT TITLE
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

JOB ADDRESS
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

CONTACT INFO
CONTACT INFO

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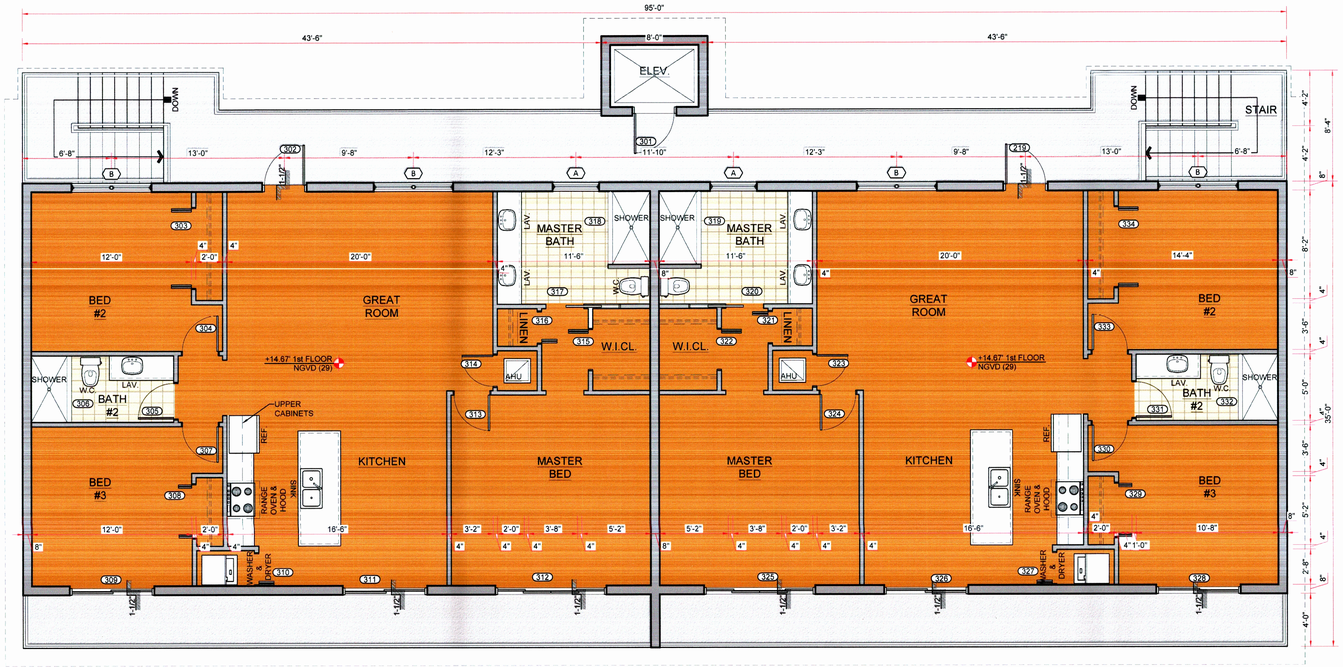
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DRAWING TITLE
GROUND AND FIRST FLOOR PLANS

BUILDING	
DATE ASSIGNED	AUG 2018
PROJECT NUMBER	2022.087
DRAWN BY	JRB
CHECKED BY	JRB
DRAWING NAME	A-4 - FIRST FLOOR HOUSING FLOOR PLAN DWG
DRAWING LOCATION	H:\SHORTCUT-TARGETS-BY-ID\1.7MIDLHUCGKVCETM-FCGYAKGV6G7PGR\PROJECTS\KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING\
PLOTTED BY	
PROJECT MANAGER	JRB
DRAWN BY	--
CHECKED BY	--
LAST SAVED BY	2/27/24 (P:S2AM)
PLOT DATE	April 29, 2024
PLOT TIME	11:55 AM

DRAWING NUMBER
A-4



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

DOOR DCHEDULE

DT	TYPE	WIDTH	HEIGHT	MATERIAL	JAMB	SADDLE	REMARKS
101	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
102	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
103	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
104	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
105	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
106	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
201	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
202	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
203	BI FOLD	6'-0"	6'-8"	WOOD	WOOD	NONE	
204	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
205	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
206	SWING	2'-4"	6'-8"	WOOD	WOOD	NONE	
207	BI FOLD	4'-0"	6'-8"	WOOD	WOOD	NONE	
208	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
209	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
210	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
211	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
212	SLIDING GLASS DOOR	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
213	SLIDING GLASS DOOR	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
214	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
215	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
216	BI FOLD	6'-0"	6'-8"	WOOD	WOOD	NONE	
217	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
218	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
219	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
219	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
220	BI FOLD	4'-0"	6'-8"	WOOD	WOOD	NONE	
221	SWING	2'-4"	6'-8"	WOOD	WOOD	NONE	
222	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
223	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
224	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
225	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
226	SLIDING GLASS DOOR	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
227	SLIDING GLASS DOOR	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
228	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
229	BI FOLD	6'-0"	6'-8"	WOOD	WOOD	NONE	
230	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
231	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
232	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
233	SWING	2'-4"	6'-8"	WOOD	WOOD	NONE	
234	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
235	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
236	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
237	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
238	SLIDING GLASS DOOR	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
239	SLIDING GLASS DOOR	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
301	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
302	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
303	BI-FOLD	6'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
304	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
305	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
306	SLIDE	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
307	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
308	BI-FOLD	4'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
309	SLIDING GLASS	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
310	BI FOLD	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
311	SLIDING GLASS	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
312	SLIDING GLASS	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
313	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
314	SWING	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
315	BI FOLD	3'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
316	BI FOLD	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
317	POCKET	2'-10"	6'-8"	S.C. WOOD	WOOD	NONE	
318	SLIDE	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
319	SLIDE	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
320	POCKET	2'-10"	6'-8"	S.C. WOOD	WOOD	NONE	
321	BI FOLD	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
322	BI FOLD	3'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
323	SWING	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
324	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
325	SLIDING GLASS	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
326	SLIDING GLASS	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
327	BI FOLD	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
328	SLIDING GLASS	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
329	BI-FOLD	4'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
330	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
331	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
332	SLIDE	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
333	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
334	BI-FOLD	6'-0"	6'-8"	S.C. WOOD	WOOD	NONE	

WINDOW SCHEDULE

WT	TYPE	WIDTH	HEIGHT	CODE	REMARKS
A	HORIZONTAL ROLLER	42"	24"		IMPACT
B	HORIZONTAL ROLLER	72"	48"		IMPACT
C	HORIZONTAL ROLLER	60"	48"		IMPACT
D	HORIZONTAL ROLLER	36"	24"		IMPACT

RECEIVED
MAY 31 2024
2024-112
MONROE CO. PLANNING DEPT.

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
PROJECT NO.
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA
CONTACT INFO

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4/29/24

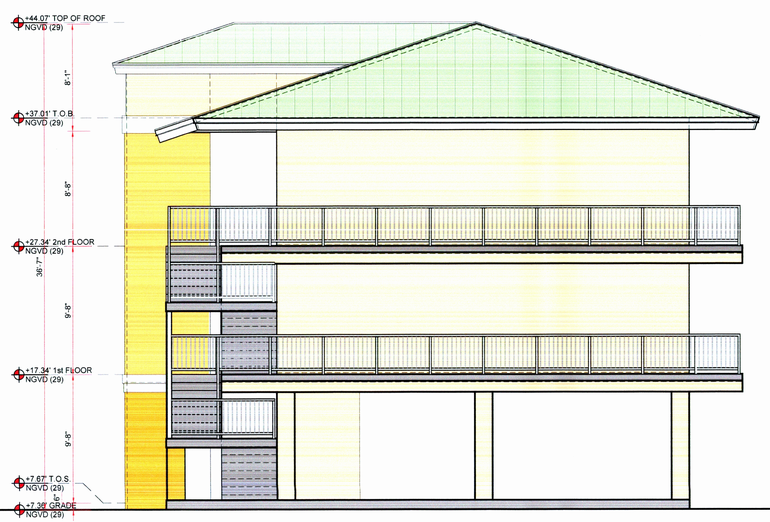
JOHN ROBERT BARNES, RA, NCARB
AR0010526

ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
2018
221 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305) 245-4455
(305) 853-9308
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
SECOND FLOOR PLAN

BUILDING	
DATE OF ISSUANCE	AUG 2018
CLIENT	JOHN ROBERT BARNES
DRAWING NAME	A-5 SECOND FLOOR PLAN.DWG
PROJECT NO.	2022-087
DRAWING LOCATION	H:\SHORTCUT-TARGETS-BY-ID\1-7MIDLHUC8\4YCETIM-FCGYAKGV6GI7PGR\PROJECTS
PLOTTED BY	ROBERT BARNES
SCALE	AS SHOWN
DRAWN BY	JRB
CHECKED BY	—
LAST SAVED/UPDATED	2/27/24 [8:51 AM]
PLOTTED	April 29, 2024 11:57 AM

DRAWING NUMBER
A-5



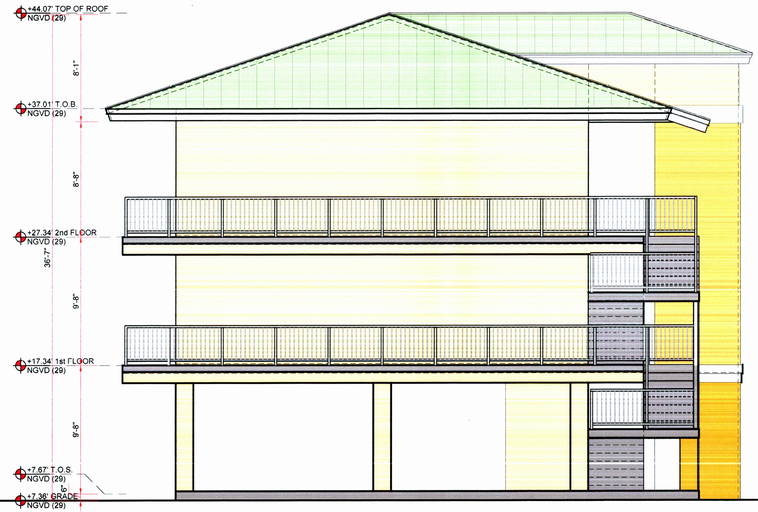
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"



FRONT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"

RECEIVED
MAY 31 2024
2024-112
MONROE CO. PLANNING DEPT.

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT NAME
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

JOB / ADDRESS
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

OWNER / APPLICANT
CONTACT INFO

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4/24/24

JOHN ROBERT BARNES, RA, NCARB
AR0010526

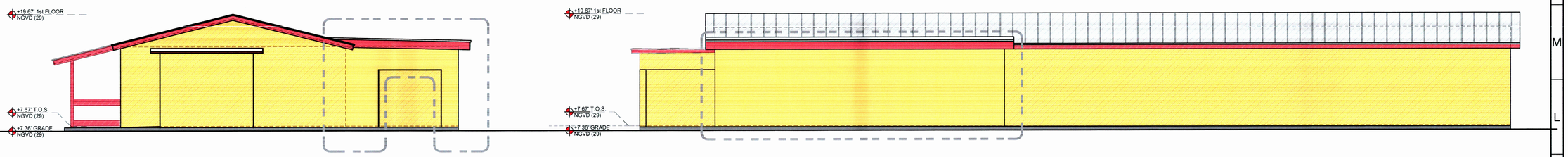
ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
2018
121 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305)247-6150
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
ELEVATIONS

BUILDING	
UNIT	
PROJECT MANAGER	JRB
SCALE	AS SHOWN
DRAWN BY	JRB
COPYRIGHT BY	
PROJECT NUMBER	2022-087
DATE ISSUED	AUG 2018
PLOTTED BY	JOHN ROBERT BARNES
LAST SAVED DATE	2/29/24 [4:33PM]
FILE NAME & PATH	2023-049 - A-6 - ELEVATIONS.DWG
PLOT DATE	April 29, 2024
PLOT TIME	11:38 AM

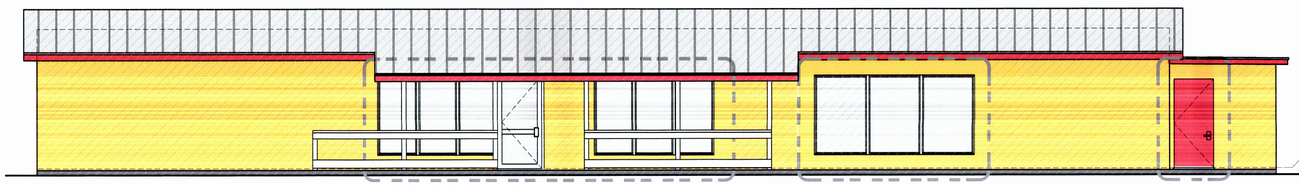
WHEN WORKING WITH CUT-TARGETS-BY-ID\1.7\MID\LHLCNUYCET1M-FCOYAKGWG37PGRPPROJECT\SHK\KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING_2023-049\ROBERT BARNES ASSOCIATES\A-6 - ELEVATIONS.DWG

DRAWING NUMBER
A-6

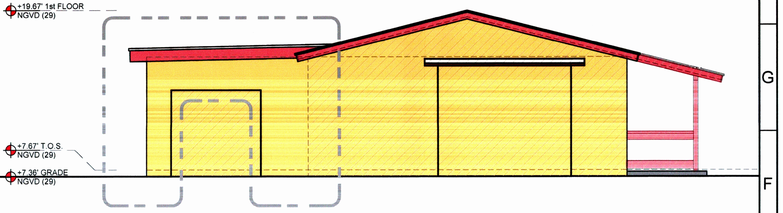


WEST (RIGHT) ELEVATION
SCALE: 3/16"=1'-0"

SOUTH (REAR) ELEVATION
SCALE: 3/16"=1'-0"



NORTH (FRONT) ELEVATION
SCALE: 3/16"=1'-0"



EAST (LEFT) ELEVATION
SCALE: 3/16"=1'-0"

RECEIVED
MAY 31 2024
2024-112
MONROE CO. PLANNING DEPT.

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

JOB ADDRESS
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

CONTACT INFO

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JOHN ROBERT BARNES, RA, NCARB
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2018
221 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305) 451-1008
(305) 451-1009
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
ELEVATIONS

BUILDING	
DATE ISSUED	AUG 2018
PROJECT NUMBER	2022-087
AUTHOR	JOHN ROBERT BARNES
DRAWING NAME	A-7 EXISTING ELEVATIONS.DWG
DRAWING LOCATION	H:\SHORTCUT-TARGETS-BY-ID\1-7MIDLHUCKUVCETTM-FCGYAKGV6GTP\GRPROJECT\SHOP DRAWINGS\A-7 EXISTING ELEVATIONS.DWG
UNIT	
SCALE	AS SHOWN
DRAWN BY	JRB
CHECKED BY	JRB
LAST SAVED BY	--
LAST SAVED DATE	3/12/24 [2:46PM]
PLOTTED BY	JRB
PLOTTED	April 29, 2024 11:59 AM

DRAWING NUMBER
A-7

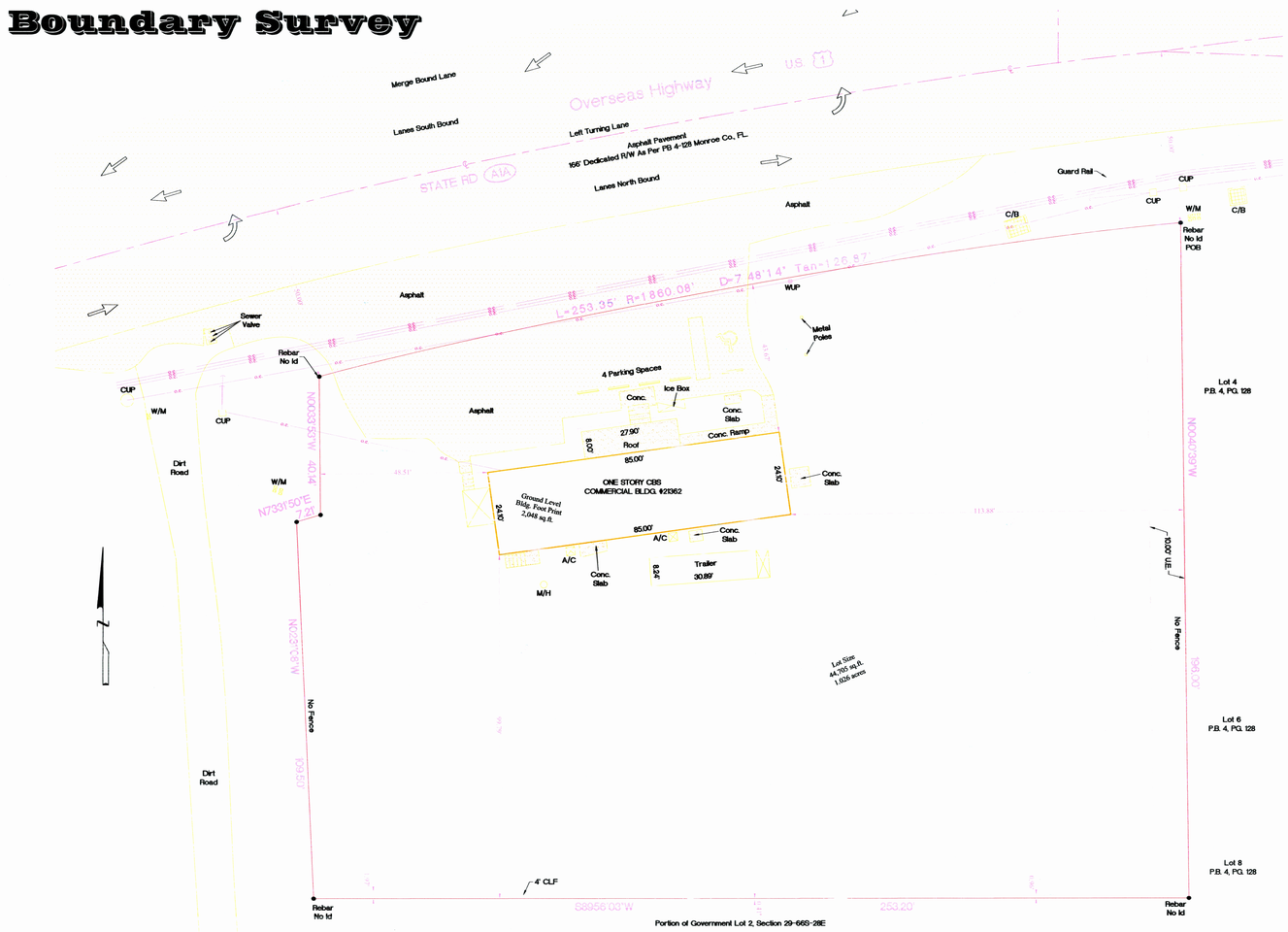
Boundary Survey

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588

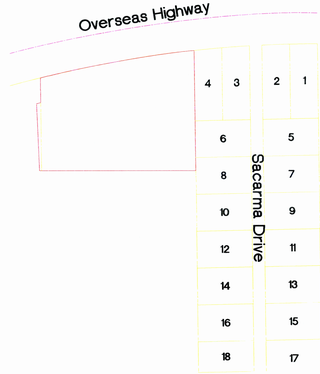
Graphic Scale
1" = 20'

Abbreviations of Legend

AVE.	=AVENUE
ASPH	=ASPHALT
A/W	=ANCHORED WIRE
AIC	=AIR CONDITIONER
BLDG	=BUILDING
B. COR.	=BLOCK CORNER
C.B.S.	=CONCRETE BLOCK STRUCTURE
CAL	=CALCULATED
CH	=CATCH BASIN
CLF	=CHAIN LINK FENCE
CONC.	=CONCRETE
COL.	=COLUMN
C.U.P.	=CABLE UTILITY POLE
C.L.F.	=CONCRETE LIGHT POLE
CBS	=CONCRETE BLOCK STRUCTURE
C.M.E.	=CANAL MAINTENANCE EASEMENT
D	=DEED
DW	=DRIVEWAY
D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT
ENC.	=ENCROACHMENT
E.T.P.	=ELECTRIC TRANSFORMER PAD
E.L.H.	=ELECTRIC METER AND LIGHT
FPL	=FIRE HYDRANT
F.I.P.	=FOUND IRON PIPE
F.F.	=FINISH FLOOR
DRH	=FOUND DRILL HOLE
F.B.	=FOUND REBAR
FIR	=FOUND IRON
FIR	=FOUND NAIL
HF	=IRON FENCE
L	=LENGTH
L.M.E.	=LAKE MAINTENANCE EASEMENT
L.F.E.	=LOWEST FLOOR ELEVATION
L.P.	=LIGHT POLE
M.E.A.S.	=MEASURED
MH	=MANHOLE
ML	=MOVEMENT LINE
MW	=MONITORY WELL
N.G.V.D	=NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	=NOT TO SCALE
O.E.	=OVERHEAD ELECTRIC LINE
OR.	=ORI LINE
P.C.P.	=PERMANENT CONTROL POINT
P.M.	=PARKING METER
P.C.	=POINT OF CURVATURE
P.L.	=PROPERTY LINE
PL	=PLANTER
P.O.C	=POINT OF COMMENCEMENT
P.O.B	=POINT OF BEGINNING
R	=RADIUS
RES.	=RESIDENCE
R/W	=RIGHT OF WAY
S.D.H.	=SET DRILL HOLE
S/N	=SET NAIL
S.I.P.	=SET IRON PIPE
SQ.FT.	=SQUARE FEET
ST	=STREET
S/V	=SEWER VALVE
T	=TANGENT
U.E.	=UTILITY EASEMENT
WD	=WOOD FENCE
W/V	=WATER VALVE
W/UP	=WOOD UTILITY POLE
	=WOOD FENCE
XXXXXXXXXXXX	=IRON FENCE
	=CBS WALL
	=CHAIN LINK FENCE
	=WOOD FENCE
	=CENTER LINE
	=EASEMENT
8.0'	=DENOTES ELEVATIONS
	=BUILDING
	=CONCRETE
(111)	=CALCULATED
WM	=WATER METER
⊕	=WELL
	=STATE ROAD
	=US HIGHWAY
	=INTERSTATE
⊕	=MONITORY WELL



Location Sketch N.T.S.



LEGAL DESCRIPTION:
A tract of land in a part of Government Lot 2, Section 29, T.66S., R.28E, being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128, of the Public Records of Monroe County, Florida, and the Southerly right-of-way line of U.S. Highway No.1, said intersection also to be known as the POINT OF BEGINNING of the tract of land hereinafter described, said POINT OF BEGINNING also being on a curve, said curve having an angle of 07° 48 minutes and 14 seconds and a radius of 1860.08 feet, bear Westerly, along said curve and deflecting to the left, 253.35 feet; thence bear South, 151.58 feet; thence bear East, 250 feet to the West line of "SACARMA BAY", thence bear North, along the West line "SACARMA BAY", 196 feet, back to the POINT OF BEGINNING,

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:
A ten foot strip of land in a part of Government Lot 2, Section 29, T.66S., R.28E, being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128, of the Public Records of Monroe County, Florida, said Northwest Corner to be known as the POINT OF BEGINNING of the 10 foot strip of land hereinafter described, bear South, along the West line of "SACARMA BAY", 196 feet, more or less, to a point on the Southerly right-of-way line of U.S. Highway No.1; thence bear Easterly, along the Southerly right-of-way line of U.S. Highway No.1, 10 feet, more or less, back to the POINT OF BEGINNING.

SAID DESCRIBED EASEMENT TO BE USED ONLY FOR A UTILITY LINE AND METER TO PROVIDE WATER TO THE ADJACENT PROPERTY AT THE REAR OF THE SAID PROPERTY IN THE ABOVE DESCRIPTION KNOWN AS FLA. KEYS AQUEDUCT COMMISSION ACCOUNT #2372910,

AND

A part of Government Lot 2, Section 29, TWP. 66 S., RGE. 28 E., on Cudjoe Key, Monroe County, Florida, lying south of U.S. Highway No.1 and being more particularly described as follows:
Commencing at the intersection of the west line of Government Lot 2 and the southerly right-of-way line of U.S. Highway No.1; thence N72°20'E along the said right-of-way line 775.93 feet to the beginning of a curve, concave to the south and having a radius of 1860.08 feet; thence Northeasterly along the arc of the curve 118.18 feet; thence south 40.14 feet to the Point Of Beginning of the herein described parcel; thence S74°47'42"W 7.21 feet to a metal fence post; thence S1°28'15"E 109.50 feet along said fence; thence east 3.2 feet; thence North 111.24 feet to Point Of Beginning.

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MAY 31 2024
2024-111
MONROE CO. PLANNING DEPT.

CERTIFIED ONLY TO:
Joined Islands Inc.

PROPERTY ADDRESS:
21362 Overseas Highway
Cudjoe Key, Florida 33042

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	125129
Panel #	1292/1311
Firm Zone:	"AE"
Date of Firm:	02-18-2005
Base Flood Elev.	11.00'
F.Floor Elev.	8.00'
Garage Elev.	N/A
Suffix:	"K"
Elev. Reference to NGVD 1929	

JOB #	23-916
DATE	08-21-2023
PB	4-128 Mon.

Surveyors Notes:

#1 Land Shown Hereon were not abstracted for Easement and /or Right of Wey Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted.
#2 Benchmark: Monroe County Public Works Dep. Loc. AA0173; Name: 11-272; Elev. = 3.90'
#3 Bearings as Shown hereon are Based upon Southwest 8th Street, N90°00'00"E
#4 Please See Abbreviations
#5 Drawn By: A. Torres
#6 Date: 8-18-2023
#7 Completed Survey Field Date: 8-16-2023
#8 Disc No 2023, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

Surveyor's Notes:

#11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy:
The expected use of land, as classified in the Standards of Practice (53-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title.
#20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

AFA & Company, Inc. — Land Surveyors
Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 53-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

Boundary Survey

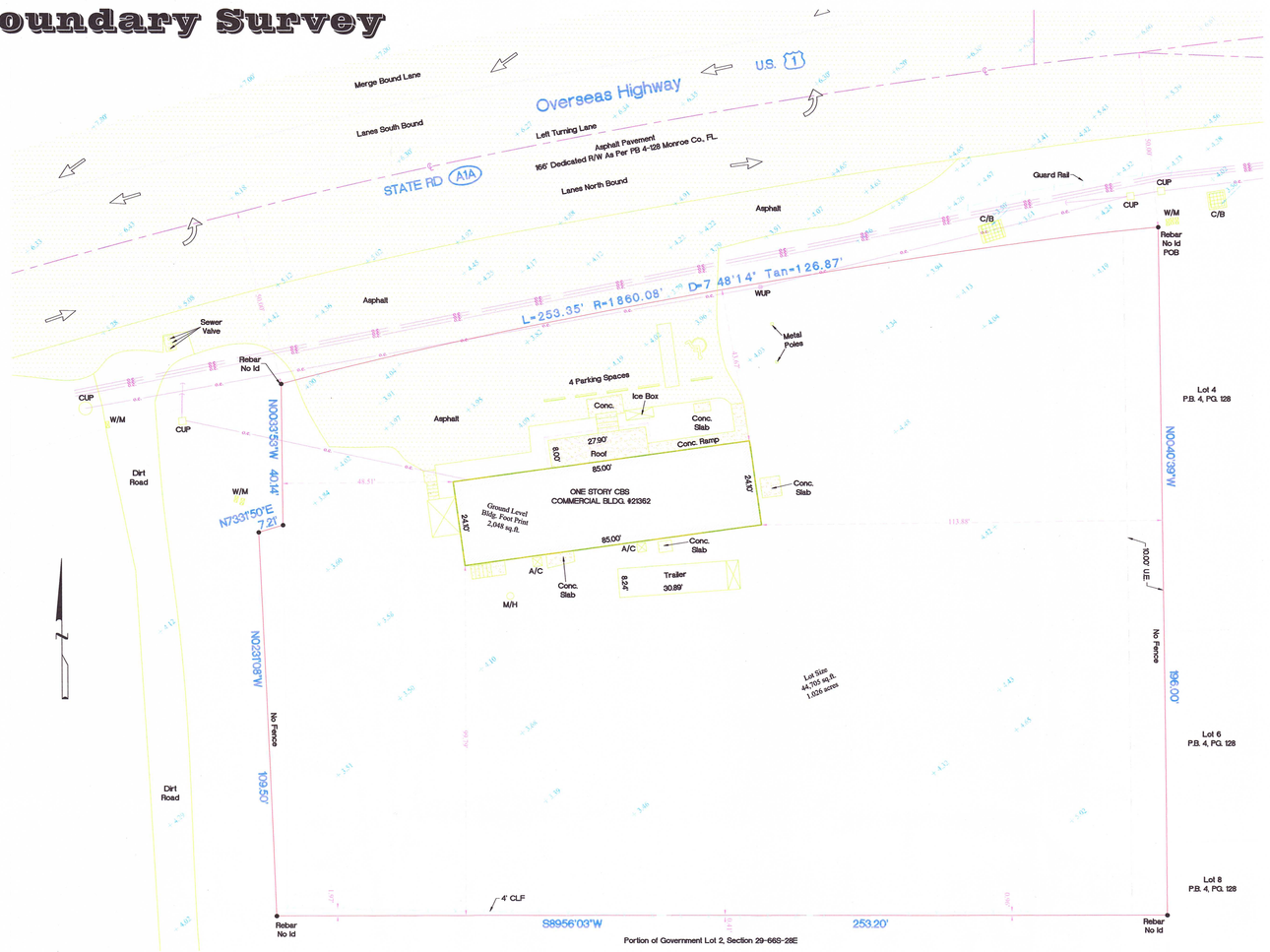
AFA & Company, Inc. Land Surveyors

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT,
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588

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1" = 20'

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C.L.P.	=CONCRETE LIGHT POLE
CBS	=CONCRETE BLOCK STRUCTURE
C.M.E.	=CANAL MAINTENANCE EASEMENT
D	=DELTA
D/W	=DRIVEWAY
D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT
ENC.	=ENCROACHMENT
E.T.P.	=ELECTRIC TRANSFORMER PAD
F.P.L.	=FLORIDA POWER AND LIGHT
F.H.	=FIRE HYDRANT
F.I.P.	=FOUND IRON PIPE
F.F.	=FINISH FLOOR
DHF	=FOUND DRILL HOLE
F.R.	=FOUND REBAR
F.D.	=FOUND DISC
F.N.	=FOUND NAIL
I.P.	=IRON PIPE
IT	=ELEVATION
L.M.E.	=LAKE MAINTENANCE EASEMENT
L.F.E.	=LOWEST FLOOR ELEVATION
L.P.	=LIGHT POLE
(M), MEAS.	=MEASURED
MH	=MANHOLE
ME.	=MONUMENT LINE
MW	=MONITORY WELL
N.G.V.D.	=NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	=NOT TO SCALE
O.H.W.	=OVERHEAD ELECTRIC LINE
OL	=ON LINE
P.C.P.	=PERMANENT CONTROL POINT
P.M.	=PARKING METER
P.C.	=POINT OF CURVATURE
PW	=PUBLIC WAY
P.T.	=POINT OF TANGENCY
P.O.C	=POINT OF COMMENCEMENT
P.O.B	=POINT OF BEGINNING
R	=RADIUS
RES	=RESIDENCE
R/W	=RIGHT OF WAY
S.M.H.	=SEWER MANHOLE
SIR	=SET NAIL
S.I.P.	=SET IRON PIPE
SIWALK	=SIDEWALK
ST	=STORY
S.V.	=SEWER VALVE
T	=TANGENT
U.E.	=UTILITY EASEMENT
WF	=WOOD FENCE
W/V	=WATER VALVE
W.U.P.	=WOOD UTILITY POLE
——x——	=IRON FENCE
xxxxxxxxxx	=CBS WALL
——o——	=CHAIN LINK FENCE
——OHE——	=OVERHEAD ELEC
———	=CENTER LINE
———	=PROP. LINE
10.00'	=DENOTES ELEVATIONS
——B——	=BUILDING
——D——	=DISTANCE
	=CATCH BASIN
	=WATER METER
	=WATER
	=STATE ROAD
	=US HIGHWAY
	=INTERSTATE
	=MONITORY WELL



Portion of Government Lot 2, Section 29-66S-28E

LEGAL DESCRIPTION:
A tract of land in a part of Government Lot 2, Section 29, T.66S., R.28E, being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128, of the Public Records of Monroe County, Florida, and the Southerly right-of-way line of U.S. Highway No.1, said intersection also to be known as the POINT OF BEGINNING of the tract of land hereinafter described, said POINT OF BEGINNING also being on a curve, said curve having an angle of 07° 48 minutes and 14 seconds and a radius of 1860.08 feet, bear Westerly, along said curve and deflecting to the left, 253.35 feet; thence bear South, 151.58 feet; thence bear East, 250 feet to the West line of "SACARMA BAY", thence bear North, along the West line "SACARMA BAY", 196 feet, back to the POINT OF BEGINNING,

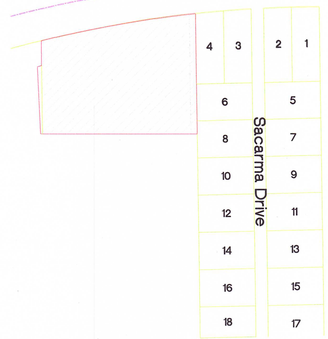
LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:
A ten foot strip of land in a part of Government Lot 2, Section 29, T.66S., R.28E, being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128, of the Public Records of Monroe County, Florida, said Northwest Corner to be known as the POINT OF BEGINNING of the 10 foot strip of land hereinafter described, bear South, along the West line of "SACARMA BAY", 196 feet, more or less, to a point on the Southerly right-of-way line of U.S. Highway No.1; thence bear Easterly, along the Southerly right-of-way line of U.S. Highway No.1, 10 feet, more or less, back to the POINT OF BEGINNING.

SAID DESCRIBED EASEMENT TO BE USED ONLY FOR A UTILITY LINE AND METER TO PROVIDE WATER TO THE ADJACENT PROPERTY AT THE REAR OF THE SAID PROPERTY IN THE ABOVE DESCRIPTION KNOWN AS FLA. KEYS AQUEDUCT COMMISSION ACCOUNT #2372910,

AND

A part of Government Lot 2, Section 29, TWP. 66 S., RGE. 28 E., on Cudjoe Key, Monroe County, Florida, lying south of U.S. Highway No.1 and being more particularly described as follows:
Commencing at the intersection of the west line of Government Lot 2 and the southerly right-of-way line of U.S. Highway No.1; thence N72°20'E along the said right-of-way line 775.93 feet to the beginning of a curve, concave to the south and having a radius of 1860.08 feet; thence Northeasterly along the arc of the curve 118.18 feet; thence south 40.14 feet to the Point Of Beginning of the herein described parcel; thence S74°47'42"W 7.21 feet to a metal fence post; thence S1°28'15"E 109.50 feet along said fence; thence east 3.2 feet; thence North 111.24 feet to Point Of Beginning.

Location Sketch N.T.S.



CERTIFIED ONLY TO:
Joined Islands Inc.

PROPERTY ADDRESS:
21362 Overseas Highway
Cudjoe Key, Florida 33042

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	125129
Panel #	1292/1311
Firm Zone:	"AE"
Date of Firm:	02-18-2005
Base Flood Elev.	11.00'
F.Floor Elev.	8.00'
Garage Elev.	N/A
Suffix:	"K"
Elev. Reference to NGVD 1929	

JOB #	23-916
DATE	08-21-2023
PB	4-128 Mon.

Surveyors Notes:
#1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted.
#2 Benchmark: Monroe County Public Works Dep. Loc. AA0173; Name: H-272; Elev: + 3.90'
#3 Bearings as Shown hereon are Based upon Southwest 8th Street, N90°00'00"E
#4 Please See Abbreviations
#5 Drawn By: A. Torres
#6 Date: 8-18-2023
#7 Completed Survey Field Date: 8-16-2023
#8 Disc No 2023, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

Surveyor's Notes:
#11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy:
The expected use of land, as classified in the Standards of Practice (53-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title.
#20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA. flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

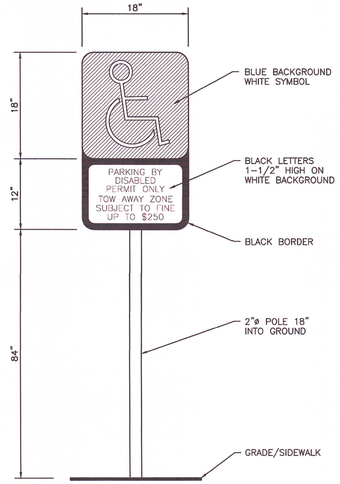
AFA & Company, Inc. Land Surveyors

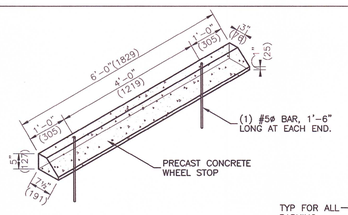
Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 53-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

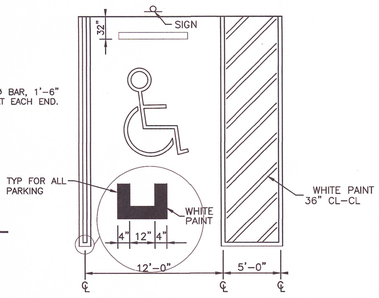
Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

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MONROE COUNTY
PLANNING DEPT.





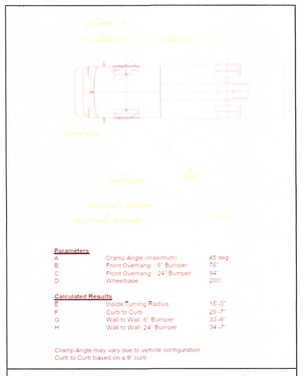
WHEELSTOP DETAIL
SCALE: NONE



HANDICAP PARKING
SCALE: NONE

FRONT SETBACK OPEN SPACE CALCULATION

OPEN SPACE AT FRONT SETBACK	= 6,337 SQ. FT.
IMPERVIOUS AREA AT FRONT SETBACK	= 2,722 SQ. FT.
TOTAL OPEN SPACE AT FRONT SETBACK 2722/6337 = 42.9% IMPERVIOUS	
100% - 42.9% = 57.1% OPEN SPACE	
57.1% > 40% REQUIRED THEREFORE OK	



FIRE LANE DETAILS
SCALE: NONE

SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,685 S.F. (1.025 ACRE)
4. EXISTING LOT COVERAGE:

-CONVENIENT STORE (FROM DRIP EDGE)	= 2,563 S.F.	(5.7%)
-PAVEMENT	= 26,124 S.F.	(45.25%)
-OPEN AREAS / LANDSCAPING	= 10,037 S.F.	(22.4%)

5. THIS PROJECT:

-EXIST. DUMPSTER ENCLOSURE	= 54 S.F.	(0.12%)
-NEW DUMPSTER ENCLOSURE	= 148 S.F.	(0.33%)
-WORKFORCE HOUSING (FROM DRIP EDGE)	= 4,303 S.F.	(9.63%)
-NEW GAS PUMP CANOPY	= 966 S.F.	(2.18%)
-NEW CONVENIENCE (FROM DRIP EDGE)	= 410 S.F.	(.92%)
-NEW DIESEL PUMP & CANOPY	= 32 S.F.	(.07%)
-NEW TRANSFORMERS	= 48 S.F.	(0.1%)
TOTAL	= 44,685 S.F.	(100%)

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING
6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDP's, , TOTAL OF 900 S.F. NEW CANOPY.
6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS
6.4- NEW 378 SF CONVENIENCE ADDITION
6.5- NEW 1,283 SF OF CONC. SLAB
6.6- NEW 100 SF DUMPSTER & ENCLOSURE

7. PROJECT DESCRIPTION

7.1- COMMERCIAL - RETAIL: REQUIRED 4 PARKING PER 1,000 S.F.
7.2- CONVENIENT STORE = 2,500 S.F. : PARKING REQUIRED = 10.0

WORKFORCE HOUSING = 5,980 S.F.

(3) 2 BEDROOM UNITS
(2) 3 BEDROOM UNITS
TOTAL REQUIRED (12) SPACES
TOTAL PROVIDED (15) SPACES

TOTAL PARKING REQUIRED = 21.0 PROVIDED = 30 + BIKE RACK = 31

NOTES:
ALL PARKING WILL BE 8.5'x18.0'
:PARKING INCLUDES (2)TWO HANDICAPPED SPACE 12.0'x18'

8. LOADING ZONE: Sec. 9.5-354

-COMMERCIAL USE 2,500 = (1)ONE LOADING ZONE REQUIRED

PROVIDED: (1)ONE LOADING ZONE 655 SQ.FT.

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	15.00'	NORTH AT O/S HWY
PRIMARY SIDE :	10.0'	10.16'	WEST
SECONDARY SIDE	5.0'	5.0'	EAST
REAR YARD :	10.0'	28.0'	SOUTH

10. FLOOD ZONE:

PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB# 6031005 / 2018-050
FLOOD ZONE = 'AE' 11.0'
EXISTING BUILDING FFL. = 7.67' NGVD

11. OPEN SPACE RATIO: Sec. 9.5-262

SC=0.2 OSR
OPEN SPACE PROVIDED = 15.12% (6,740 S.F.)

12. SITE LIGHTING: Sec.9.5-392, 393, 394

12.1- ALL OUTDOOR LIGHTING SHALL BE, MAX 18' ABOVE GRADE, NON-CUTOFF
MAX 35' ABOVE GRADE, CUT-OFF
(MEASURED AT PROPERY LINE)

12.2- MAX ILLUMINATION SHALL BE : 0.3 FOOT-CANDLES FOR NON-CUTOFF
1.5 FOOT CANDLES FOR CUT-OFF
(MEASURED AT PROPERTY LINE)

12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED.

LEGAL DESCRIPTION

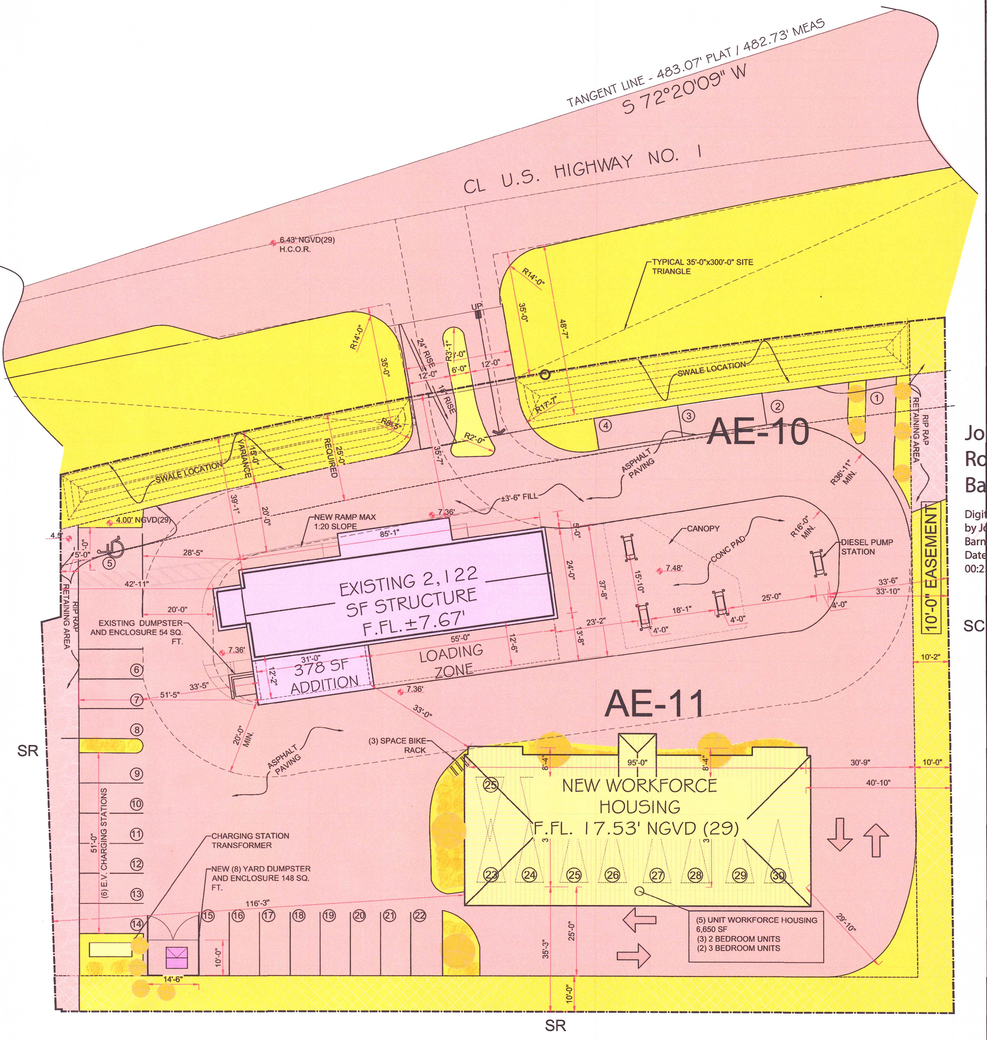
A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHWEST COMER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE 128 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID INTERSECTION ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED, SAID POINT OF BEGINNING ALSO BEING ON A CURVE, SAID CURVE HAVING AN ANGLE OF 07 DEGREES, 48 MINUTES AND 14 SECONDS AND A RADIUS OF 1860.08 FEET, BEAR WESTERLY, ALONG SAID CURVE AND DEFLECTING TO THE LEFT, 253.35 FEET; THENCE BEAR SOUTH, 151.58 FEET; THENCE BEAR EAST, 250 FEET TO THE WEST LINE OF "SACARMA BAY", THENCE BEAR NORTH, ALONG THE WEST LINE OF "SACARMA BAY", 196 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES.

AND

A PART OF GOVERNMENT LOT 2, SECTION 29, TWP. 66 S., RGE. 28 E., ON CUDJOE KEY, MONROE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N 72°20' E ALONG THE SAID RIGHT-OF-WAY LINE 775.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1860.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE CURVE 118.18 FEET; THENCE SOUTH 40.14 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 74°47' 42" W 7.21 FEET TO A METAL FENCE POST; THENCE S 1°28'15" E 109.50 FEET ALONG SAID FENCE; THENCE EAST 3.2 FEET; THENCE NORTH 111.24 FEET TO POINT OF BEGINNING.

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:

A TEN FOOT STRIP OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE 128, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID NORTHWEST CORNER TO BE KNOWN AS THE POINT OF BEGINNING OF THE 10 FOOT STRIP OF LAND HEREINAFTER DESCRIBED, BEAR SOUTH, ALONG THE WEST LINE OF "SACARMA BAY", 196 FEET; THENCE BEAR WEST, 10 FEET; THENCE BEAR NORTH, 196 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR EASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 10 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.



SITE PLAN
SCALE: 1"=20'-0"

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2024-112
DEC 06 2024
MONROE COUNTY
PLANNING DEPT.

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

CONTACT INFO

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John Robert Barnes
Digitally signed by John Robert Barnes
Date: 2024.09.16 00:25:17 -04'00'

STATE OF FLORIDA
JOHN ROBERT BARNES
REGISTERED ARCHITECT
AR-010526

JOHN ROBERT BARNES, RA, NCARB
AR0010526

ROBERT BARNES & ASSOCIATES
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2018
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ROBERTBARNESASSOCIATES.COM

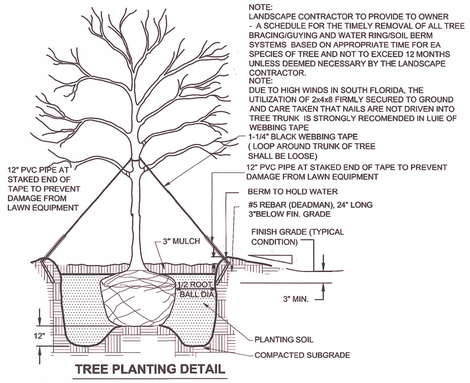
This item has been digitally signed and sealed by J. Robert Barnes RA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SITE PLAN

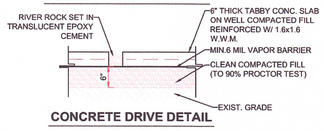
BUILDING TYPE	SHEET
DATE ISSUED	PROJECT NUMBER
AUG 2018	2022-087
DRAWN BY	SCALE
JOHN ROBERT BARNES	AS SHOWN
DRAWING NAME	CHECKED BY
2022-049 - A-1 - KICKIN BACK - SITE PLAN.DWG	JRB
PLOTTED BY	PROJECT MANAGER
H:\SHORTCUT-TARGETS-BY-ID\1-7MIDLHUC8UYCET1IA-FC\GYAKGV6G7PG\R\PROJECT	JRB
PLOTTED ON	LAST SAVED BY
September 15, 2024 11:44 PM	JRB
	DAY SAVED (AT)
	9/15/24 [10:38PM]

DRAWING TITLE

DRAWING NUMBER
A-1



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

CONCRETE DRIVE DETAIL

ZONE DISTRICT: AU

GROSS LOT AREA: 1.01 ACRES = 44,294 SQ. FT.
NET LOT AREA: 1.01 ACRES = 11,500 SQ. FT.

OPEN SPACE	REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = _____ SQ. FT. x _____% = _____ SQUARE FEET	N/A	8,983 SQ. FT.
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES N/A x 10 SQUARE FEET PER PARKING SPACE	N/A	N/A
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A+B=	NA/	N/A
LAWN AREA CALCULATION		
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 =	N/A	
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 60% x 44,294 SQ. FT.	26,576 SQ. FT.	8,983 SQ. FT.
TREES		
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE = 9 TREES PER NET LOT ACRE x 1.0 ACRES LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS	9 2	13 13
B. 30% PALM TREES ALLOWED (TWO PALMS = ONE TREE). PALMS PROVIDED	3	
C. PERCENTAGE OF NATIVE TREES REQUIRED = NUMBER OF TREES PROVIDED x 30% =	3	3
D. STREET TREES (MAX. AVERAGE SPACING OF 35' O.C.): ___ LINEAR FEET ALONG STREET / 35 PALMS AS STREET TREES (MAX AVERAGE SPACING OF 25.0') 333.2 L.F./25=13.3 TREES	=	=
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): N/A LINEAR FEET ALONG STREET / 25	N/A	N/A
F. TOTAL NUMBER OF TREES	2	51 EXISTING
SHRUBS		
A. THE TOTAL NUMBER OF TREES REQUIRED x 10 = THE NUMBER OF SHRUBS REQUIRED	20	40
B. THE TOTAL NUMBER OF SHRUBS REQUIRED x 30% = THE NUMBER OF NATIVE SHRUBS REQUIRED	6	40

IRRIGATION PLAN

REQUIRED BY CHAPTER 33. AUTO IRRIGATION ____ OR HOSE BIB X PROVIDED
IRRIGATION SYSTEM IS EXISTING UNDER SEPARATE PERMIT

PLANTING NOTES:

1. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY PLANTS, PART I OF II (CURRENT EDITIONS).

2. ALL PLANT MATERIAL MUST MEET OR EXCEED THE MINIMUM SIZE REQUIREMENTS AS SPECIFIED ON THE PLANT LIST.

3. QUANTITIES INDICATED ON THE PLANT LIST ARE FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOING HIS OWN TAKEOFF. WHEN DISCREPANCIES OCCUR, THE PLANTING PLAN TAKES PRECEDENCE OVER THE PLANT LIST.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

5. TREES AND PALMS SHALL BE PLANTED SO THAT HEADS WILL BE CLEAR OF ALL STRUCTURES AT MATURE SPREAD.

6. PLANTING SOIL SHALL BE AT LEAST 50% MUCK OR COMPOST AND 50% SAND- DELIVERED TO THE SITE IN A CLEAN, LOOSE AND PRIABLE CONDITION- AND HAVING GOOD DRAINAGE CHARACTERISTICS.

7. ALL PLANT MATERIAL SHALL BE WATERED IN THOROUGHLY AT THE TIME OF PLANTING.

8. FERTILIZER FOR TREES AND SHRUBS SHALL BE A GENERAL PURPOSE 50% ORGANIC FERTILIZER (6-6-6) CONTAINING TRACE ELEMENTS. FERTILIZER FOR PALMS SHALL BE A SPECIAL PALM TYPE WHICH INCLUDES MANGANESE AND MAGNESIUM SULFATE.

9. ALL TREES AND PALMS TO BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.

10. ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED WITH A STANDARD SIZE SHREDDED TYPE MULCH, GRADE B OR BETTER, TO A MINIMUM DEPTH OF 2" AND WATERED DOWN TO PREVENT WIND DISPLACEMENT. THE USE OF EUCALYPTUS OR OTHER TYPE MULCH IS RECOMMENDED OVER CYPRESS MULCH.

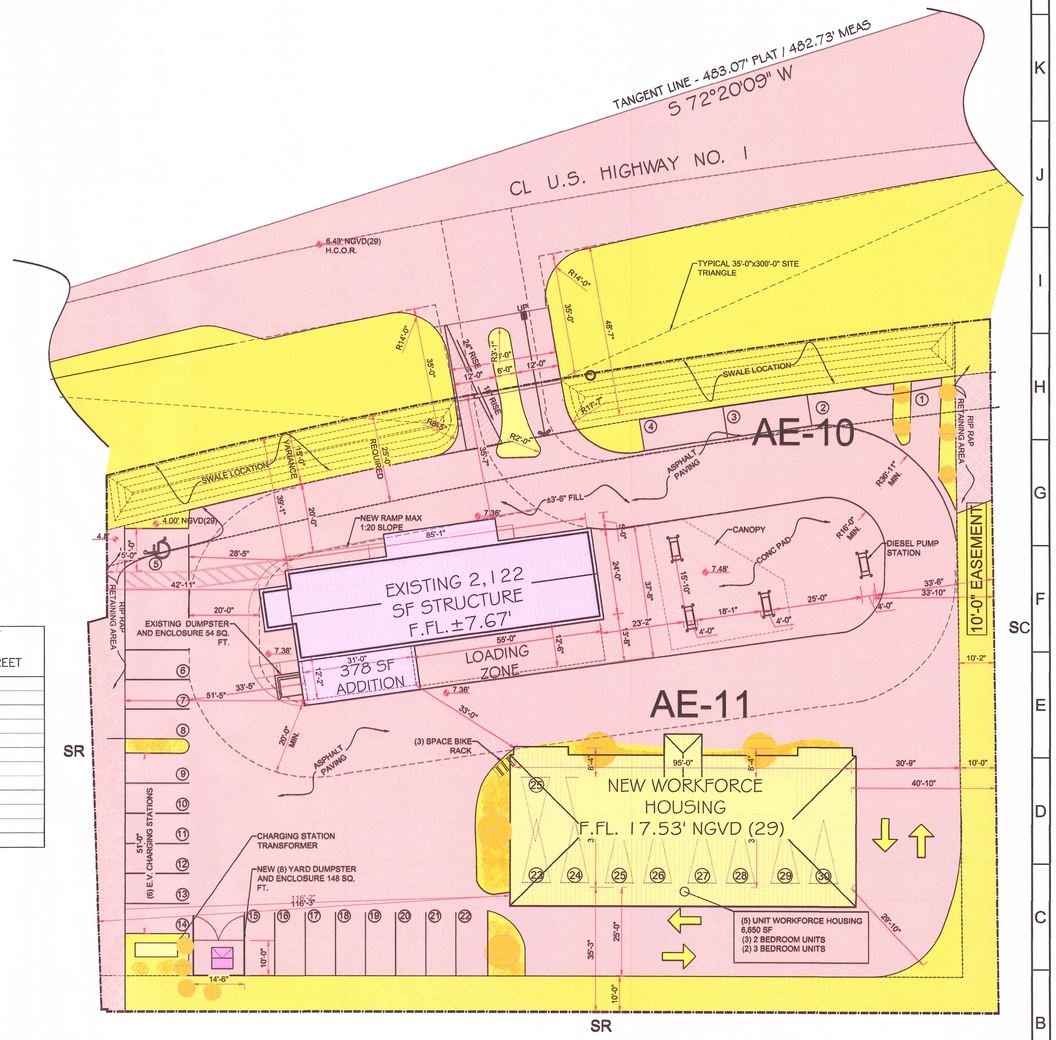
11. SOD SHALL BE ST. AUGUSTINE 'FLORATAM', UNLESS OTHERWISE SPECIFIED, AND SHALL BE FREE OF WEEDS AND IN A HEALTHY GROWING CONDITION. SOD SHALL BE LAID ON A SMOOTH, FINISHED GRADE WITH CLOSELY FITTED, STAGGERED JOINTS.

12. ANY EXCESS SOIL, STONES OR DEBRIS RESULTING FROM LANDSCAPE OPERATIONS SHALL BE REMOVED PROMPTLY, KEEPING THE SITE CLEAN AS WORK PROGRESSES.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES.

14. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO THE OWNER FOR ALL PLANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN NINETY (90) DAYS FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER. AT THE END OF THE GUARANTEE PERIOD, REPLACE ANY PLANTS, WHICH HAVE DIED, WITH HEALTHY PLANTS OF THE SAME SPECIES AND SIZE WITHOUT ADDITIONAL COST TO THE OWNER PROVIDING PLANTS HAVE BEEN PROPERLY MAINTAINED BY THE OWNER AFTER FINAL ACCEPTANCE. ANY PLANT MATERIALS DAMAGED BY STORMS, VANDALISM, FREEZE DAMAGE OR OTHER ACTS OF GOD ARE NOT INCLUDED IN THIS REPLACEMENT AGREEMENT.

SYMBOL USED ON PLAN			Tree Name		Native Species	Maximum		LOT OR
Symbol	New	Exist	Scientific Name	Common Name	Yes/No	Height	Diameter	STREET
A		1	Bismarckia nobilis	BISMARCKIA	NO	18'–20' TALL	MIN 2" DBH	LOT
B		4	Archontophoenix Alexandrae	ALEXANDER PALMS(TRIPLE)	NO	18'–20' TALL	MIN 2" DBH	LOT
C		7	Roystonea oleracea	ROYAL PALM	YES	60' TALL	MIN 2" DBH	LOT
D		2	Cocus Nucifera	COCONUT PALM	YES	60' TALL	MIN 2" DBH	LOT
E		7	Veitchia merrillii	CHRISTMAS PALMS	NO	10'–20' TALL	MIN 2" DBH	LOT
F		2	Conocarpus erectus	GREEN BUTTONWOOD	YES	8' TALL	MIN 2" DBH	LOT
G	30		Chrysobalanus Icaco	COASTAL COCO PLUM	YES	3 Gal. POT	18" MIN.	LOT
H		1	Pachira Globra	SABA NUT TREE	NO	18'–20' TALL	MIN 4" DBH	LOT
I		1	Artocarpus altilis	BREADFRUIT TREE	NO	18'–20' TALL	MIN 4" DBH	LOT
J		1	Prunus persica	FLORIDA PEACH	YES	4' TALL	MIN 4" DBH	LOT
K		1	Phoenix canariensis	CANARY ISLAND DATE	NO	18'–20' TALL	24" DBH	LOT
L	30		Bromeliaceae	VARIOUS BROMELIADS	NO	18" TALL	–	LOT



SITE PLAN
SCALE: 1"=20'-0"

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REVISIONS

MARK	DESCRIPTION	DATE

PROJECT / CHECK

KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

JOB NUMBER 21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

PLANNING / CONTACT INFO

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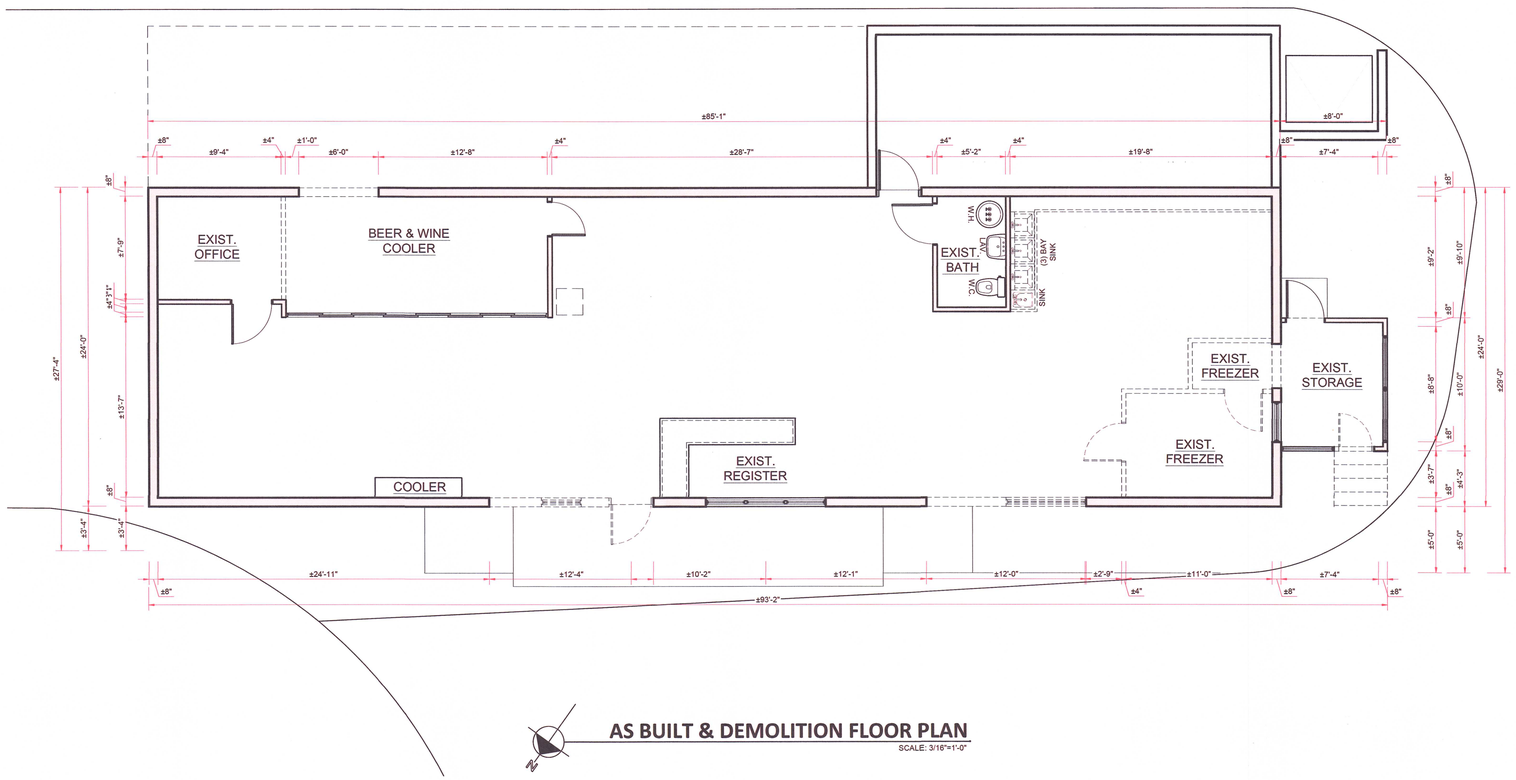
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2018
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LANDSCAPE PLAN

BUILDING	UNIT
DATE ISSUED	PROJECT NUMBER
AUG 2018	2022-087
DRAWN BY	CHECKED BY
JOHN ROBERT BARNES	JRB
DRAWING FILE	
2022-049 - A-1.1 - KICKIN BACK - LANDSCAPE PLAN.DWG	
DRAWING FOLDER	
2022-049 - C:\USERS\CUT-TARGETS-BY-VDI\1-TMP\CLHUCSUYCET1M-FCGVYKGWB\CTPDRPROJECTS\KICKIN BACK - 2022-049	
SCALE	
AS SHOWN	
PLOT BY	
JRB	
PLOT DATE	
4/28/24 [12:15PM]	
PLOT TIME	
September 13, 2024	4:33 PM

DRAWING NUMBER

A-1.1



AS BUILT & DEMOLITION FLOOR PLAN

SCALE: 3/16"=1'-0"

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PLANNING DEPT.

PROJECT NAME
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
JOB #2022-097

21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

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REVISIONS

MARK	DESCRIPTION	DATE

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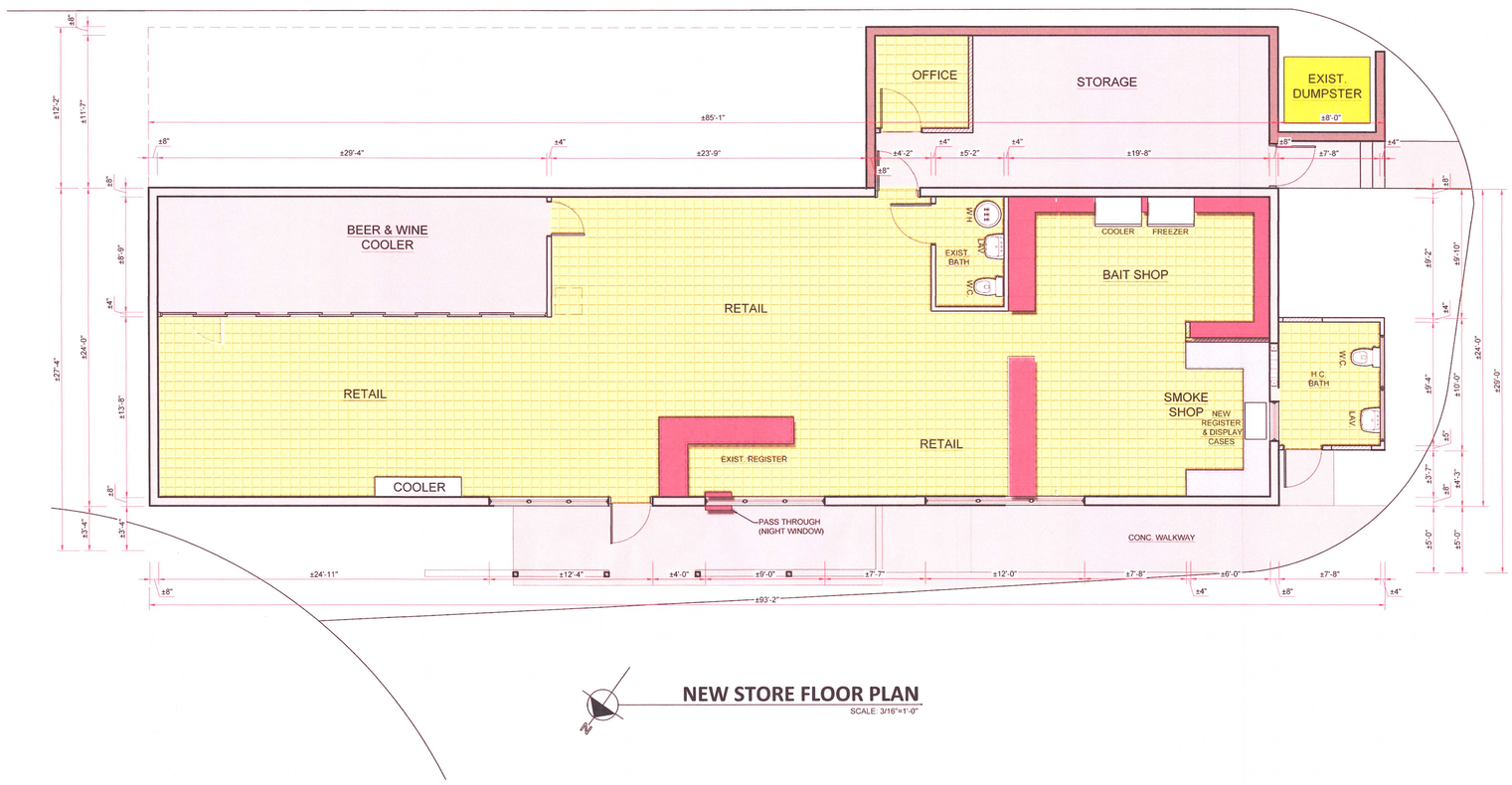
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221 NORTH KROME AVENUE
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(305)247-4700
(305)247-4707
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DRAWING TITLE
AS-BUILT & DEMOLITION PLAN

BUILDING	
PERMIT STATUS	PROJECT NUMBER
AUG 2018	2022-097
DRAWN BY	CHECKED BY
JOHN ROBERT BARNES	JRB
DRAWING NAME	
2023-1458 - A-2 -AS BUILT FLOOR PLAN.DWG	
PROJECT PATH	
H:\SHORTCUT-TARGETS-BY-ID\1-7MIDLHUC8QYCETIM-FGGYAKGV6G7PGR\PROJECTS\	
PERMIT#	

SCALE	AS SHOWN
DRAWN BY	JRB
CERT NUMBER BY	—
CERT NUMBER BY	—
DATE PLOTTED/SAVED	9/6/23 [14:45PM]
DATE	February 20, 2024
	12:10 PM

DRAWING NUMBER
A-2



NEW STORE FLOOR PLAN

SCALE: 3/16"=1'-0"

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MONROE COUNTY
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KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

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KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING, 21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA 33042

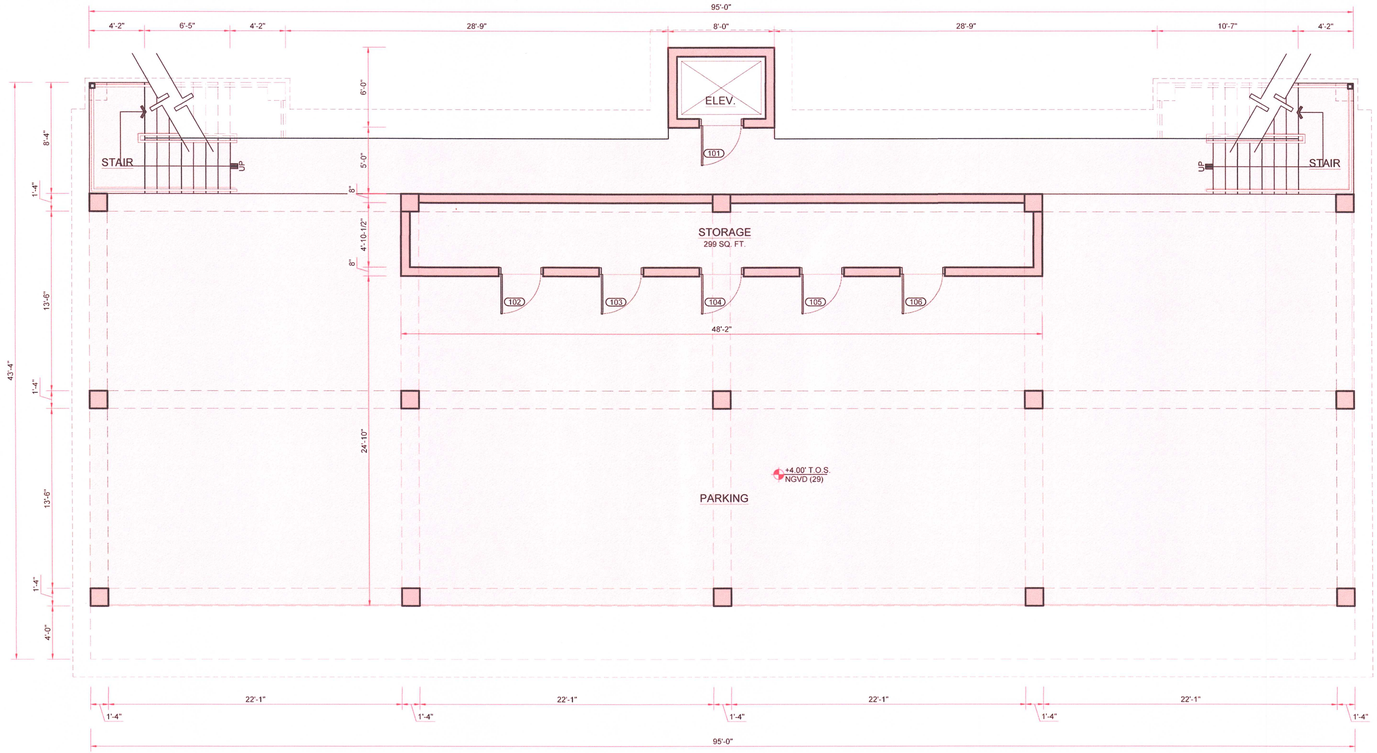
AS BUILT FLOOR PLAN

SHEET	—
SCALE	AS SHOWN
DRAWN BY	JRB
CHECKED BY	JRB
PROJECT MANAGER	JRB
LAST SAVED BY	
LAST SAVED DATE	2/27/24 [9:48AM]
PLOT DATE	March 15, 2024
PLOT TIME	11:32 AM

DATE OF ISSUE: AUG 2018
PROJECT NUMBER: 2022-087
DRAWN BY: JRB
CHECKED BY: JRB
DRAWING TITLE: 2023-049 - A-3 - NEW STORE FLOOR PLAN.DWG
FILENAME: H:\SHORTCUT-TARGETS-BY-ID\1-7\MIDLHUC8\JYCE11M-FC\GYAKG\V8G7PGR\PROJECTS\KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING, 21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA 33042\2023-049 - A-3 - NEW STORE FLOOR PLAN.DWG

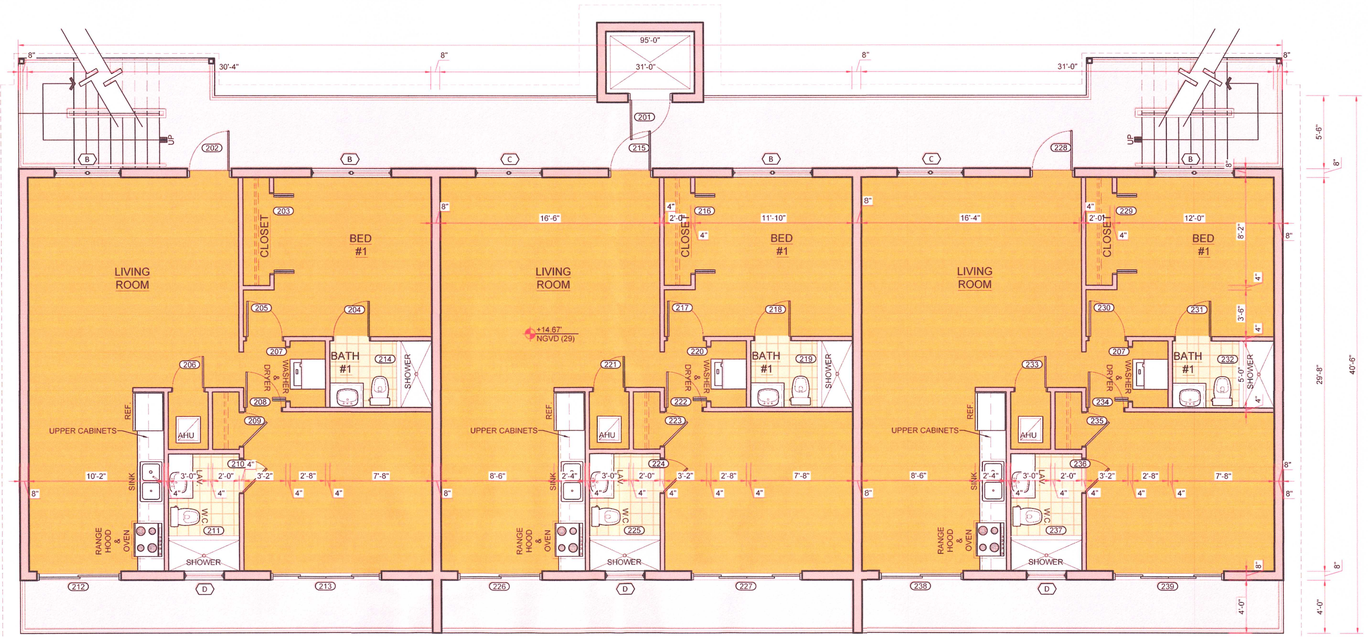
DRAWING NUMBER

A-3



GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

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PROJECT NAME
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

PROJECT ADDRESS
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

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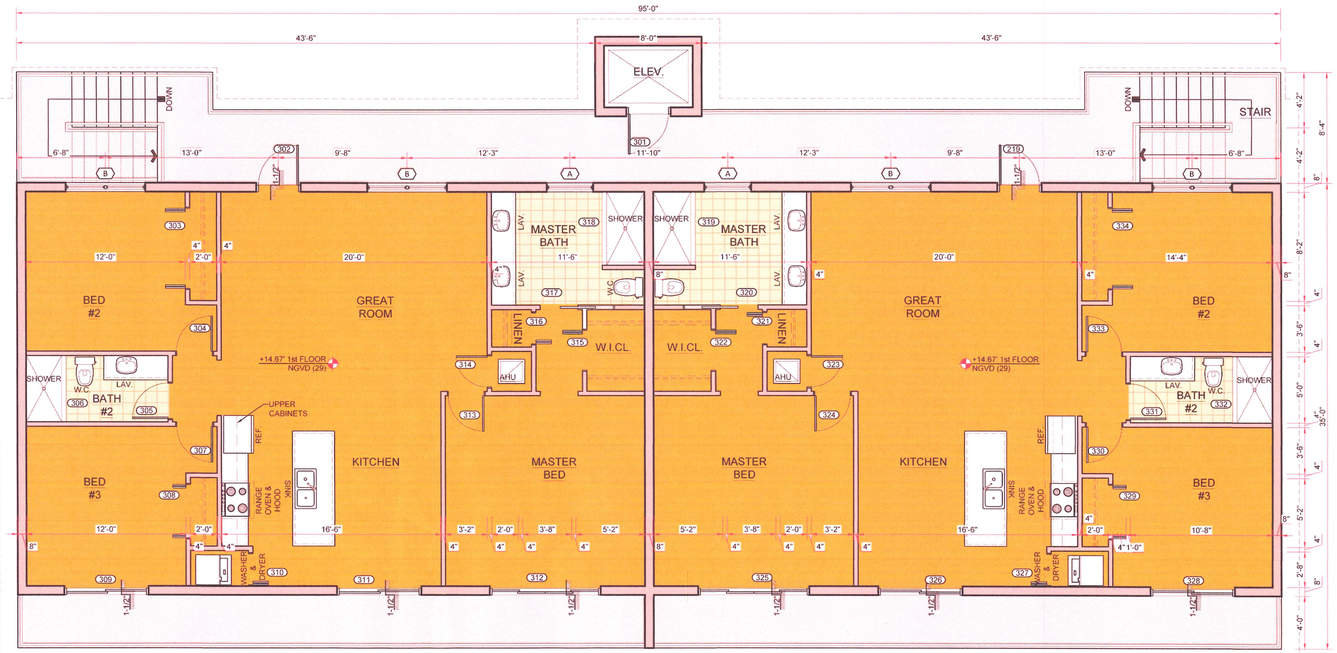
DRAWING TITLE
GROUND AND FIRST FLOOR PLANS

SCALE	AS SHOWN
DRAWN BY	JRB
CHECKED BY	--
PROJECT MANAGER	JRB
LAST SAVED BY	--
DATE ISSUED	AUG 2018
PROJECT NUMBER	2022-087
DRAWN BY	JOHN ROBERT BARNES
CHECKED BY	--
DRAWING NAME	2023-049 - A-4 - FIRST FLOOR HOUSING FLOOR PLAN.DWG
PLOT DATE/TIME	9/8/2023 12:20PM
PLOT SAVED BY	H:\SHORTCUT-TARGETS-BY-ID\1-7M\DLHUC8\XYCETTM-FCGYAKGV\BG7PGR\PROJECTS\KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING-2
PLOT STYLE TABLE	--
PLOTTED BY	--
PLOT DATE	February 27 2024
PLOT TIME	9:49 AM

DRAWING NUMBER
A-4

DOOR DCHEDULE

DT	TYPE	WIDTH	HEIGHT	MATERIAL	JAMB	SADDLE	REMARKS
101	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
102	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
103	SWING	3'-0"	6'-8"	MTL	P.T. WOOD	NONE	IMPACT
104	SWING	3'-0"	6'-8"	MTL	P.T. WOOD	NONE	IMPACT
105	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
106	SWING	3'-0"	6'-8"	MTL	P.T. WOOD	NONE	IMPACT
201	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
202	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
203	BI FOLD	6'-0"	6'-8"	WOOD	WOOD	NONE	
204	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
205	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
206	SWING	2'-4"	6'-8"	WOOD	WOOD	NONE	
207	BI FOLD	4'-0"	6'-8"	WOOD	WOOD	NONE	
208	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
209	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
210	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
211	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
212	SLIDING GLASS DOOR	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
213	SLIDING GLASS DOOR	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
214	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
215	SWING	3'-0"	6'-8"	MTL	P.T. WOOD	NONE	IMPACT
216	BI FOLD	6'-0"	6'-8"	WOOD	WOOD	NONE	
217	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
218	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
219	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
219	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
220	BI FOLD	4'-0"	6'-8"	WOOD	WOOD	NONE	
221	SWING	2'-4"	6'-8"	WOOD	WOOD	NONE	
222	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
223	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
224	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
225	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
226	SLIDING GLASS DOOR	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
227	SLIDING GLASS DOOR	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
228	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
229	BI FOLD	6'-0"	6'-8"	WOOD	WOOD	NONE	
230	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
231	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
232	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
233	SWING	2'-4"	6'-8"	WOOD	WOOD	NONE	
234	SWING	2'-8"	6'-8"	WOOD	WOOD	NONE	
235	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
236	SWING	2'-6"	6'-8"	WOOD	WOOD	NONE	
237	SLIDING GLASS	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
238	SLIDING GLASS DOOR	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
239	SLIDING GLASS DOOR	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
301	SWING	3'-0"	6'-8"	MTL	P.T. WOOD	NONE	IMPACT
302	SWING	3'-0"	6'-8"	MTL.	P.T. WOOD	NONE	IMPACT
303	BI-FOLD	6'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
304	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
305	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
306	SLIDE	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
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308	BI-FOLD	4'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
309	SLIDING GLASS	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
310	BI FOLD	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
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312	SLIDING GLASS	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
313	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
314	SWING	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
315	BI FOLD	3'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
316	BI FOLD	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
317	POCKET	2'-10"	6'-8"	S.C. WOOD	WOOD	NONE	
318	SLIDE	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
319	SLIDE	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
320	POCKET	2'-10"	6'-8"	S.C. WOOD	WOOD	NONE	
321	BI FOLD	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
322	BI FOLD	3'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
323	SWING	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
324	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
325	SLIDING GLASS	8'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
326	SLIDING GLASS	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
327	BI FOLD	2'-4"	6'-8"	S.C. WOOD	WOOD	NONE	
328	SLIDING GLASS	6'-0"	6'-8"	MTL. & GLASS	P.T. WOOD	NONE	IMPACT
329	BI-FOLD	4'-0"	6'-8"	S.C. WOOD	WOOD	NONE	
330	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
331	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
332	SLIDE	2'-6"	6'-0"	MTL. & GLASS	NONE	NONE	CAT II SAFETY GLASS
333	SWING	2'-8"	6'-8"	S.C. WOOD	WOOD	NONE	
334	BI-FOLD	6'-0"	6'-8"	S.C. WOOD	WOOD	NONE	



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

WINDOW SCHEDULE

WT	TYPE	WIDTH	HEIGHT	CODE	REMARKS
A	HORIZONTAL ROLLER	42"	24"		IMPACT
B	HORIZONTAL ROLLER	72"	48"		IMPACT
C	HORIZONTAL ROLLER	60"	48"		IMPACT
D	HORIZONTAL ROLLER	36"	24"		IMPACT

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2024-112
DEC 06 2024
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REVISIONS

MARK	DESCRIPTION	DATE

KEY LEST POINTE

KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

JOB NUMBER

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KEYS@ROBERTBARNESASSOCIATES.COM
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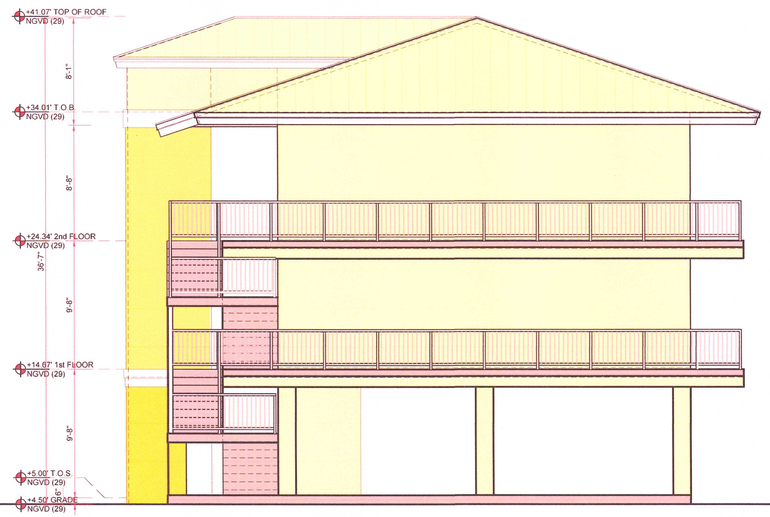
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DRAWING TITLE
SECOND FLOOR PLAN

STATUS	PERMIT
DATE ISSUED	PROJECT NUMBER
AUG 2018	2022-087
DRAWN BY	CHECKED BY
JOHN ROBERT BARNES	JRB
DRAWING LOCATION	
2022-087 - A-5 - SECOND FLOOR PLAN.DWG	
FILE PATH	
H:\SHORTCUT-TARGETS-BY-ID\1-7WIDU-HUC8UYCGET1MAFCGTYAKGV8G7TVGR\PROJECT	
ISSUE DATE	
February 27, 2024	
SCALE	
AS SHOWN	
PROJECT MANAGER	
JRB	
PLOT BY	

LAST SAVED BY	
DATE PLOTTED	
2/27/2024 12:42PM	
9:49 AM	

DRAWING NUMBER
A-5



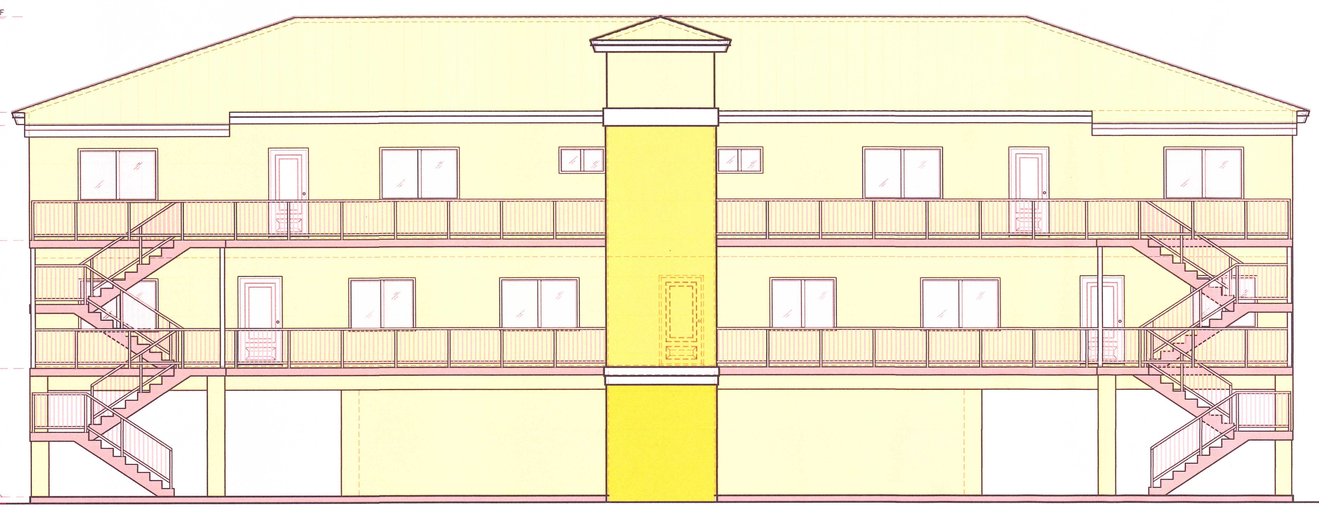
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



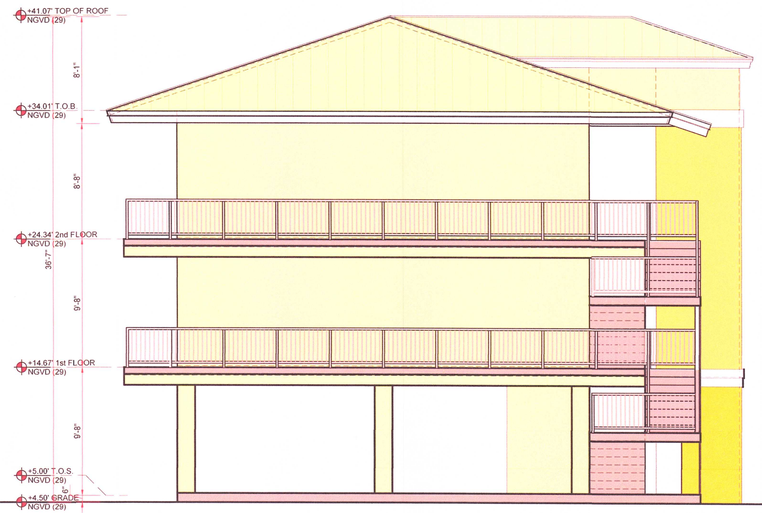
REAR ELEVATION

SCALE: 3/16"=1'-0"



FRONT ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"

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PROJECT STATUS
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA
JOB #20#23
CONTACT INFO

REVISIONS

MARK	DESCRIPTION	DATE

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STATE OF FLORIDA
JOHN ROBERT BARNES
REGISTERED ARCHITECT
AR-010526

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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(305) 245-1455
(305) 851-0008
ROBERTBARNESASSOCIATES.COM

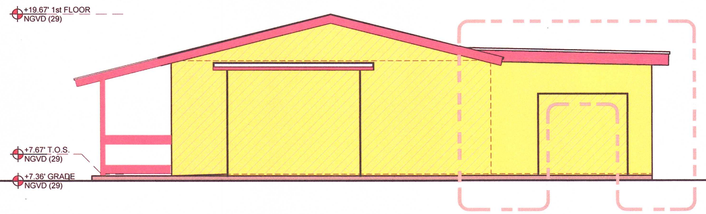
ELEVATIONS

DRAWN BY	JRB
CHECKED BY	--
SCALE	AS SHOWN
PLOTTED	JRB
LAST PLOTTED	2/28/24 11:25AM
LAST SAVED BY	JRB
LAST SAVED AT	2/28/24 11:25AM
PATH	H:\SHORTCUT-TARGETS-BY-ID\1-7MIDLHUC6UKYCET1MVFCGSYAKGV6G\7PGRP\PROJECTS\KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING-2
PLOTTED	February 29, 2024 2:49 PM

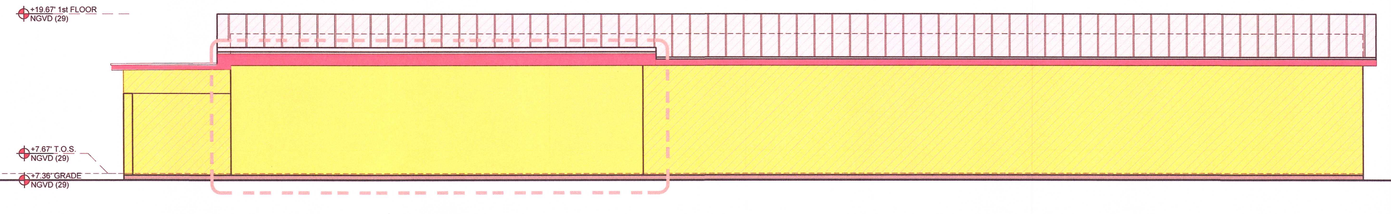
PHASING
1ST SUBMITTED: AUG 2018
PROJECT NUMBER: 2022-087
PROJECT OWNER: JOHN ROBERT BARNES
DRAWING NAME: 2022-087 - A-6 - ELEVATIONS.DWG
DRAWING SCALE: 1/4"=1'-0"

DRAWING NUMBER
A-6

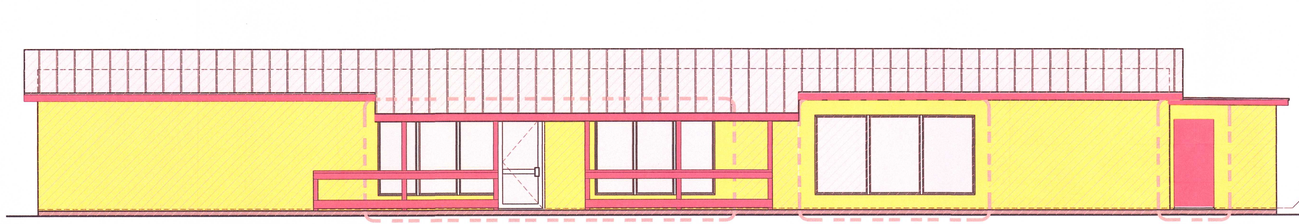
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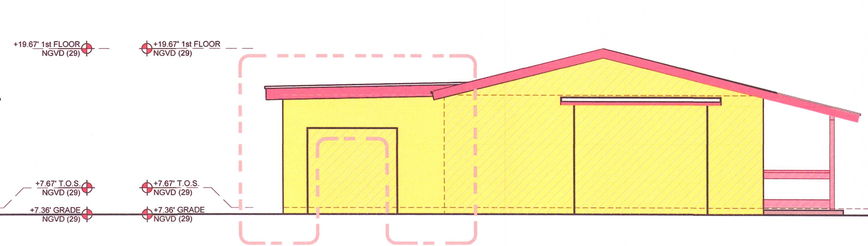
WEST (RIGHT) ELEVATION
SCALE: 3/16"=1'-0"



SOUTH (REAR) ELEVATION
SCALE: 3/16"=1'-0"



NORTH (FRONT) ELEVATION
SCALE: 3/16"=1'-0"



EAST (LEFT) ELEVATION
SCALE: 3/16"=1'-0"

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PROJECT NAME
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JOB NAME
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA
CONTACT INFO

REVISIONS		
MARK	DESCRIPTION	DATE

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ELEVATIONS

BUILDING #	--
DATE ISSUED	AUG 2018
DRAWN BY	JORGE ROBERT BARNES
DRAWING NAME	A-7 - EXISTING ELEVATIONS.DWG
PLOTTED BY	--
PROJECT NUMBER	2022-087
SCALE	AS SHOWN
CHECKED BY	JRB
PROJECT MANAGER	JRB
CHECKED BY	--
CAD FILE ROUTE	H:\SHORTCUT-TARGETS-BY-ID\1-7\MDLH\UCSB\UYCET1M-FGGY\AKGV\6G7P\GR\PROJECTS\KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING - 2018\CAD\
CAD FILE DATE	3/13/24 [12:58PM]
PLOT DATE	March 13, 2024
PLOT TIME	1:21 PM

DRAWING NUMBER
A-7

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SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,294 S.F. (1.016 ACRE)
4. EXISTING LOT COVERAGE:

-CONVENIENT STORE	= 2,122 S.F.	(4.8%)
-PAVEMENT	= 30,436 S.F.	(68.7%)
-OPEN AREAS / LANDSCAPING	= 6,740 S.F.	(15.2%)

5. THIS PROJECT:

-WORKFORCE HOUSING	= 3,505 S.F.	(7.9%)
-NEW GAS PUMP CANOPY	= 900 S.F.	(2.0%)
-NEW CONVENIENCE	= 378 S.F.	(.85%)
-NEW DIESEL PUMP	= 32 S.F.	(.07%)
-NEW TRANSFORMERS	= 181 S.F.	(0.4%)
TOTAL	= 44,294 S.F.	(100%)

Area 3

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING

6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDP's, , TOTAL OF 900 S.F. NEW CANOPY.

6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS

6.4- NEW 378 SF CONVENIENCE ADDITION

6.5- NEW 1,283 SF OF CONC. SLAB

7. PROJECT DESCRIPTION

7.1- COMMERCIAL - RETAIL: REQUIRED 4 PARKING PER 1,000 S.F.

7.2- CONVENIENT STORE = 2,500 S.F. : PARKING REQUIRED = 10.0

WORKFORCE HOUSING = 6,650 S.F.
: PARKING REQUIRED = 2.0 PER DWELLING
: PARKING PROVIDED = 10 (TEN) NEW

TOTAL PARKING REQUIRED = 21.0 PROVIDED = 27 + BIKE RACK = 28

NOTES:
ALL PARKING WILL BE 8.5'x18.0'
:PARKING INCLUDES (2)TWO HANDICAPPED SPACE 12.0'x18'

8. LOADING ZONE: Sec. 9.5-354

-COMMERCIAL USE 2,500 = (1)ONE LOADING ZONE REQUIRED

PROVIDED: (1)ONE LOADING ZONE 655 SQ.FT.

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	39.167'	NORTH AT O/S HWY
PRIMARY SIDE :	10.0'	40.0'	WEST
SECONDARY SIDE:	5.0'	44.0'	EAST
REAR YARD :	10.0'	28.0'	SOUTH

10. FLOOD ZONE:

PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB# 6031005 / 2018-050
FLOOD ZONE = 'AE' 11.0'
EXISTING BUILDING FFL. = 7.67' NGVD

11. OPEN SPACE RATIO: Sec. 9.5-262

SC=0.2 OSR
OPEN SPACE PROVIDED = 15.12% (6,740 S.F.)

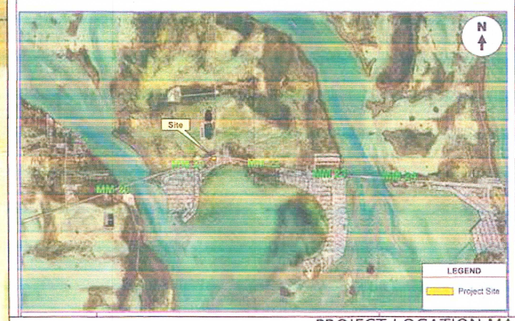
12. SITE LIGHTING: Sec.9.5-392, 393, 394

12.1- ALL OUTDOOR LIGHTING SHALL BE, MAX 18' ABOVE GRADE, NON-CUTOFF MAX 35' ABOVE GRADE, CUT-OFF (MEASURED AT PROPERY LINE)

12.2- MAX ILLUMINATION SHALL BE : 0.3 FOOT-CANDLES FOR NON-CUTOFF 1.5 FOOT CANDLES FOR CUT-OFF (MEASURED AT PROPERTY LINE)

12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED.





PROJECT LOCATION MAP

DRAWING INDEX

SITE PLAN AND NOTES	C-1
SITE SURVEY	C-2
SITE PLAN AERIAL PHOTO	C-3
EROSION CONTROL PLAN AND NOTES	C-4
DRIVEWAY PLAN AND NOTES	C-4(a)
UTILITY PLAN & NOTES	C-5
SEWER PLAN AND NOTES	C-6
SEWER PLAN AND AND PROFILE	C-6 a)
LIFT STATION NO 1 PLAN, SPECIFICATIONS, NOTES AND ELECTRICAL CONTROL PANEL DETAILS	C-7
SEWER DETAILS	D-1
DETAILS AND NOTES	D-2
DRAINAGE STORMWATER MANAGEMENT PLAN AND NOTES	C-8
DRAINAGE DETAILS	C-9

INDUSTRY & ENVIRONMENT
ENGINEERS/ CONSULTANTS
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TELEPHONE (305) 395-8032
Certificate of Authorization # 8384

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KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE:

SEAL

JAMES RONALD BRUSH, P.E.
LICENSED ENGINEER
STATE OF FLORIDA No. 48504

I&E PROJECT NO.
KIBCS-21362-001
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JRB
ISSUE:
PERMIT REVIEW
DATE: MAR 11, 2024
1/31/22
SHEET INDEX

SITE PLAN AND NOTES

SHEET NUMBER

C-1

LEGEND

W	EXISTING WATER LINE
G	PROPOSED GAS LINE
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
T	PROPOSED UNDERGROUND TELEPHONE LINE
UE	PROPOSED UNDERGROUND ELECTRICAL PRIMARY
E	PROPOSED UNDERGROUND ELECTRICAL SECONDARY
L	PROPOSED UNDERGROUND LIGHTING CONDUIT 3/4" MIN. FOR #12 AWG.
P	PROPOSED 500 GALLON PROPANE TANK
F.H.	PROPOSED FIRE HYDRANT
LP	LIGHT POLE
MH TELEPHONE	MH TELEPHONE
E JB	ELECTRICAL JUNCTION BOX
T	ELECTRICAL TRANSFORMER
VAC	VACUUM SANITARY SEWER LINE
	SEWER LINE CLEANOUT
4.0	Proposed Elevation FT MSL
4.2	Existing Elevation Ft MSL
	Storm Water Flow Direction
SD	5-Inch Storm Drain HDPE Pipe
TYPE 'C' INLET	Exfiltration Trench

PROPERTY OWNER:
JOINED ISLAND INC
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

APPLICANT:
JOINED ISLAND INC
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

PROJECT ENGINEER:
Mr. JAMES R. BRUSH, P.E.
103650 O/S Hwy., #46-
KeyLargo, FL 33037
PHONE: (305) 305-8032

AGENT:

SITE PLAN

SCOPE OF WORK

1. DEVELOP GAS STATION WITH FUELING STATIONS, 1 CONVENIENCE STORE, AND FIVE (5) AFFORDABLE WORKFORCE HOUSING RESIDENTIAL 2 & 3 BEDROOM DWELLING UNITS; EV CHARGING STATIONS WITH TRANSFORMER.
2. CONTRACTOR TO PERFORM SITE PREPARATION, SITE GRADING, EROSION CONTROL. AND CONSTRUCTION STAKING.
3. INSTALL WATER, SEWER, ELECTRICAL , DRAINAGE AND LIGHTING UTILITIES. INSTALL LIFT STATION NO. 1 WITH ELECTRICAL CONTROL PANEL AS DETAILED, INSTALL WASTEWATER FORCE MAIN TO FKAA STREET CONNECTION.
4.. PROVIDE DRAINAGE TO NEW STORMWATER PIPING, CATCH BASINS, DRAINAGE SWALES AND EXFILTRATION TRENCHES IN LANDSCAPE AREAS;
5 CONSTRUCT ACCESS DRIVEWAYS FROM US NO.1 ROW TO SITE IN ACCORDANCE WITH FDOT REQUIREMENTS AND PERMITS;
6. ALL CONSTRUCTION IN FDOT ROW SHALL CONFORM TO FDOT DESIGN STANDARDS;
7. PROVIDE LANDSCAPING AS PER LANDSCAPE PLAN

Parcel ID 00115840-000401 Alternate ID 1147532 Sec/Twp/Rg 29/66/28 Class RETAIL-CONVENIENCE STORE

Flood Zone= AE/VE 10'/11' VE 11': FIRM PANEL NUMBER MAP NO. 12087C-1292K&1311K 2/18/2005

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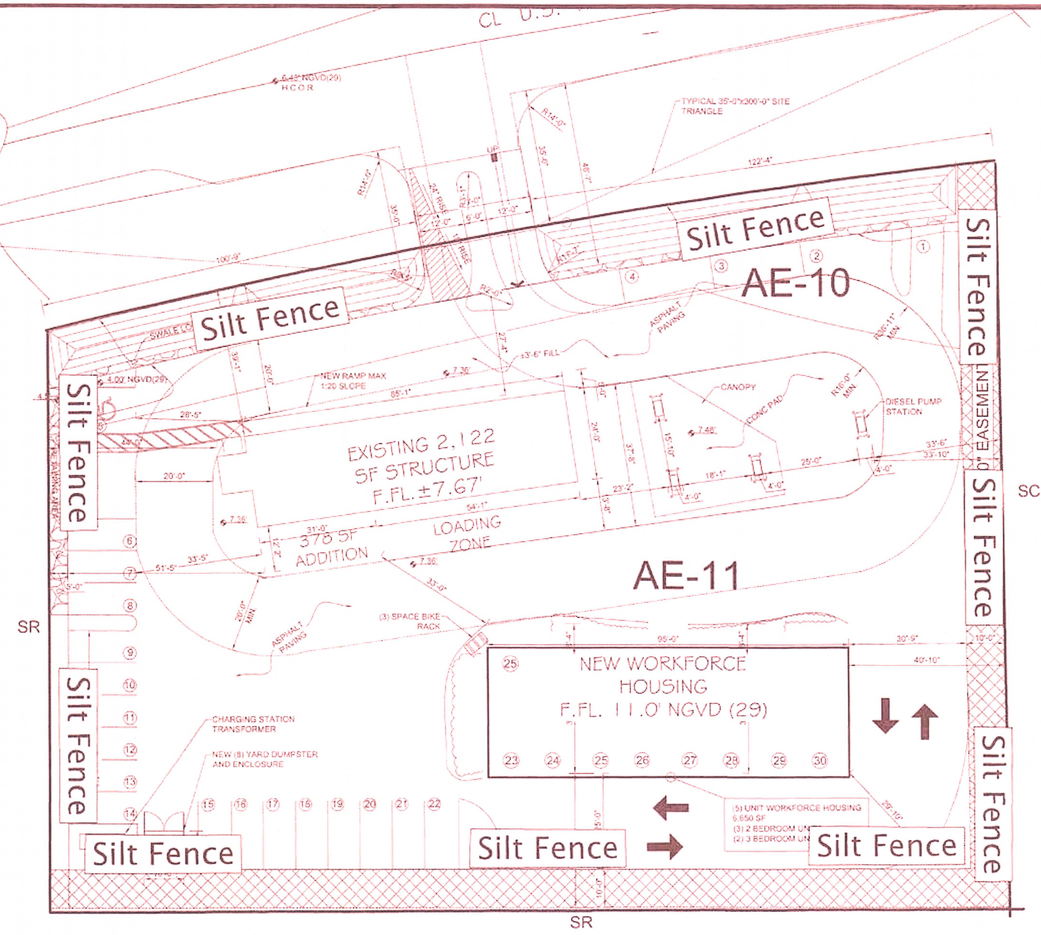
MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE

STATE OF FLORIDA
JAMES RONALD BRUSH
LICENSE
No. 48504
STATE OF FLORIDA
PROFESSIONAL ENGINEER
STATE OF FLORIDA No. 48504

I&E PROJECT NO.
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ISSUE
PERMIT REVIEW
DATE MAR 11, 2024
1/31/22
SHEET INDEX
SITE PLAN
AERIAL PHOTO

SHEET NUMBER
C-3



EROSION CONTROL PLAN

GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CORRECTIONS TO THE PLANS.
3. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR ELEVATIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. CONTRACTOR SHALL BECOME FAMILIAR WITH SITE CONDITIONS, SUBSURFACE GEOLOGICAL CONDITIONS, OBJECTIVES, PERFORM AND COORDINATE CONSTRUCTION TO PREVENT IMPACTS TO THE SITE AND ADJACENT PROPERTIES.
5. FINAL ELEVATIONS, DIMENSIONS, & METHODS FOR CATCH BASINS, AND EXFILTRATION TRENCH INSTALLATION SHALL BE SUBMITTED AS SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING THE FLOW OR OFF-SITE TRACKING OF SEDIMENT AND OTHER POLLUTANTS FROM LEAVING THE SITE.
2. PERIMETER EROSION CONTROL MEASURES AND CONSTRUCTION EXIT MUST BE IN PLACE BEFORE STARTING SOIL DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL CONSTRUCT AND USE AN ON-SITE WASHOUT PIT FOR CONCRETE TRUCKS.
4. THE CONTRACTOR SHALL CONSTRUCT A BERM OR OTHER SPILL PROTECTION MEASURES FOR ANY TEMPORARY ON-SITE FUEL STORAGE TANKS.
5. ALL DEWATERING DISCHARGES SHALL BE FILTERED TO REMOVE SEDIMENT AND OTHER POLLUTANTS PRIOR TO THE WATER LEAVING THE SITE.
6. ALL LIME STABILIZATION SHALL BE MIXED AND COMPACTED AT THE END OF EACH WORKING DAY.
7. VEHICLE PARKING, VEHICLE STAGING, STOCKPILES, SPOILS AND CONSTRUCTION MATERIALS STORAGE SHALL BE LOCATED SO AS TO NOT ADVERSELY AFFECT STORM WATER QUALITY. STOCKPILES AND MATERIALS STORAGE AREAS SHALL BE COVERED OR CONTAINED WITHIN A BERM TO PREVENT DISCHARGE OF DELETERIOUS MATERIAL FROM THE SITE.
8. ALL TRASH ON-SITE AND BUILDING MATERIAL WASTE SHALL BE STORED IN AN ENCLOSED CONTAINER UNTIL PROPERLY DISPOSED OF OFF-SITE.
9. ALL SURFACE AREAS DISTURBED BY VEHICLES AND CONSTRUCTION WITHIN OR ADJACENT TO THIS PROPERTY MUST BE PERMANENTLY STABILIZED. THIS INCLUDES SWALES, SLOPES AND RETENTION AREAS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITY. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH VEGETATION, GRAVEL ROAD BASE OR PAVING . SITE STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
10. THE GENERAL CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES SHALL BE REPAIRED OR REPLACED. EROSION CONTROL MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN CALENDAR DAYS.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH FDEP & SFWMD "CONSTRUCTION BEST MANAGEMENT PRACTICES".

NOTES:

STEEL POSTS SUPPORTING THE FENCE SHALL BE INSTALLED W/ A SLIGHT ANGLE TOWARD THE RUNOFF SOURCE.

THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN W/ A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

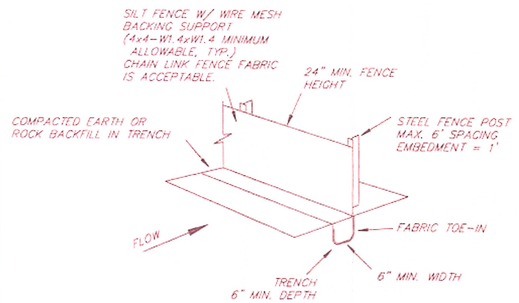
THE TRENCH MUST BE A MIN. OF 6" DEEP AND 6" WIDE.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3' OVERLAP SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.

INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW.

ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



SILT FENCE

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LEGEND

- 4.0 Proposed Elevation FT MSL
- Existing Elevation Ft MSL
- Storm Water Flow Direction
- Storm Water Retention Area
- 15-Inch Storm Drain HDPE Pipe

INDUSTRY & ENVIRONMENT
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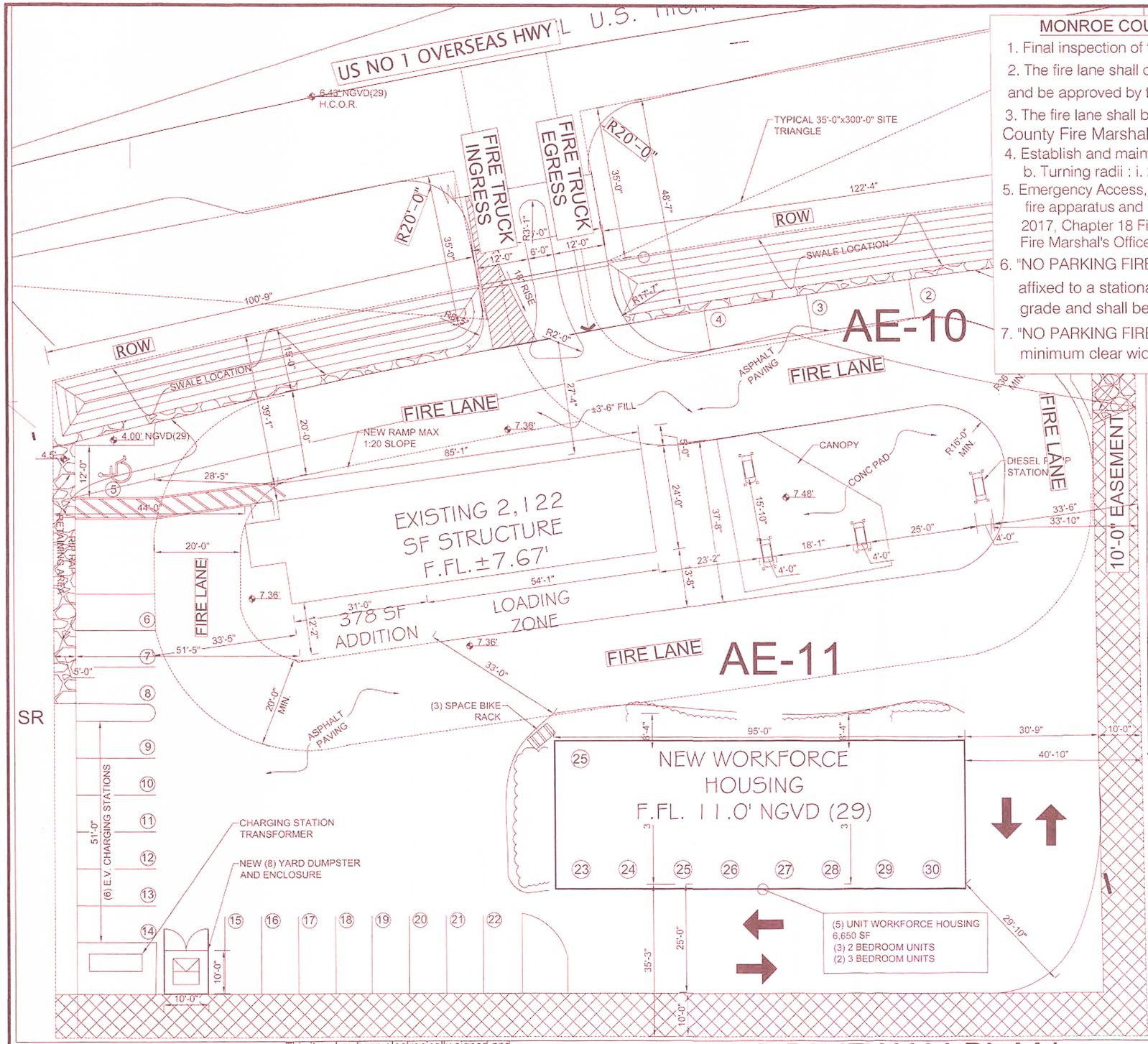
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EROSION CONTROL PLAN DETAILS & NOTES

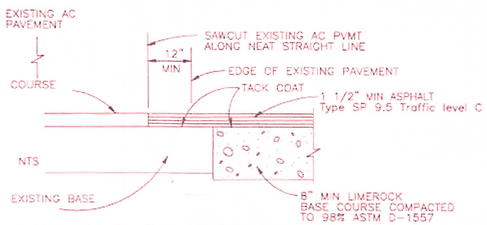
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C-4



MONROE COUNTY FIRE MARSHAL'S REQUIREMENTS:

1. Final inspection of the fire driveway by Fire Marshal is required;
2. The fire lane shall comply with Florida Fire Prevention Code, NFPA 1 Chapter 18 and be approved by the Monroe County Fire Marshal's Office;
3. The fire lane shall be designated as no parking with signage as approved by the Monroe County Fire Marshal's Office;
4. Establish and maintain "Fire Lanes" during site work: a. Minimum clear width 20 feet. b. Turning radii : i. 25 Ft inside, ii. 50 Ft outside.
5. Emergency Access, ingress and egress shall be established and maintained for fire apparatus and EMS vehicles in compliance with Florida Fire Prevention Code 2017, Chapter 18 Fire Department Access and Water Supply as approved by the Fire Marshal's Office;
6. "NO PARKING FIRE LANE" signs shall be 12 inches wide and 18 inches, permanently affixed to a stationary post with bottom of the sign six feet, six inches above finished grade and shall be spaced not more than 50 feet apart along both sides of fire lane.
7. "NO PARKING FIRE LANE" Red Striping affixed to the Fire Lane Pavement with minimum clear width of 20 feet.

1 PAVING PROFILE–ILLUSTRATION



ASPHALT PAVEMENT AND CONNECTION TO EXIST. PVMT

GENERAL NOTES
1. Asphalt pavement to match existing grades and shall drain efficiently to catch basins

NOTES: ASPHALT PAVEMENT

1. Perform surface preparation for new pavement.
2. Pavement to be built in compliance with FDOT standards & specifications;
3. Tie-in into existing asphalt surface and match existing surface elevations;
4. Stabilization of base to include adding additional lime rock;
5. Apply emulsified asphalt tack solution to all surfaces to be paved and ; paving prepared surfaces with hot type SP 9.5 Traffic Level C asphalt at one and one-half inches in thickness; FDOT specification Section 331 Type S Asphalt Concrete

DRIVEWAY PLAN

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PROFESSIONAL ENGINEER

I&E PROJECT NO.
KBCS-21362-001
CHECKED BY:
AM
DRAWN BY:
JRB
ISSUE:
PERMIT REVIEW
DATE: MAR 11, 2024
1/31/22
SHEET INDEX

DRIVEWAY PLAN AND NOTES

SHEET NUMBER
C-4(a)

20 0 20 40 60

SCALE IN FEET

CL U.S. HIGHWAY NO.

Exist 3-Inch LP Force Main

Exist 8-Inch PVC Water

TIE INTO EXIST. FKAA 8" WATER LINE W/ 8"X 4" TAPPING SLEEVE; SEE FKAA DETAIL #7

NEW 3"X2" TEE & GATE VALVE CONNECTION

6.43' NGVD(29) H.C.O.R.

ELECTRICAL CONTRACTOR TO CONNECT ELECTICAL WIRING TO BUILDING ELECTRICAL SYSTEM SEE ELECTRICAL SHEETS

225KVA 120/240V TRANSFORMER INSTALLED ABOVE AE FLOOD ELEVATION 10 FT NGVD 1929

TYPICAL 35'-0"x300'-0" SITE TRIANGLE

INSTALL 2-INCH PVC IRRIGATION WATER METER TO IRRIGATION SYSTEM

INSTALL 2-INCH METER BOX FOR DOMESTIC WATER

2-INCH RPZ ASSEMBLY

4-INCH RPZ ASSEMBLY FKAA DETAIL

ROW

SWALE LOCATION

AE-10

New 2-Inch HDPE Force Main -85 LF

NEW DUPLEX PUMP STATION NO. 1-RIM ELEV 8.0' NGVD

VALVE VAULT

NEW PUMP CONTROL & ALARM PANEL ABOVE AE/VE FLOOD ELEV.

58 LF 8" PVC @ 0.40%

4.00' NGVD(29)

NEW RAMP MAX 1:20 SLOPE

ASPHALT PAVING

±3'-6" FILL

EXISTING 2,122 SF STRUCTURE F.FL.±7.67'

378 SF ADDITION

LOADING ZONE

CANOPY

CONC PAD

DIESEL STATION

New 4-Inch PVC Water

10'-0" EASEMENT

ELECTRICAL CONTRACTOR TO CONNECT ELECTICAL WIRING TO BUILDING ELECTRICAL SYSTEM

PLUMBING CONTRACTOR TO CONNECT NEW WATER PIPING TO BUILDING PLUMBING SYSTEM SEE PLUMBING SHEETS

(3) SPACE BIKE RACK

NEW WORKFORCE HOUSING

F.FL. 11.0' NGVD (29)

GROUND FLR. 5.25' NGVD (29)

MH NO 2

New 8-Inch PVC Sewer Lateral @ 0.40% 105 LF

MH NO 1

CHARGING STATION TRANSFORMER

(6) E.V. CHARGING STATIONS

NEW (8) YARD DUMPSTER AND ENCLOSURE

SEE SHEET C-6(a) SEWER PLAN & PROFILE FOR MANHOLE RIM AND INVERT ELEVATIONS AND SHEET D-1 FOR MANHOLE DETAILS

(5) UNIT WORKFORCE HOUSING
6,650 SF
(3) 2 BEDROOM UNITS
(2) 3 BEDROOM UNITS

SR

SC

UE

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Certificate of Authorization # 8384

CONSULTANTS

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PUMPS & WORKFORCE HOUSING
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CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE

STATE OF FLORIDA
JAMES RONALD BRUSH
LICENSE No. 48504
PROFESSIONAL ENGINEER

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UTILITY PLAN AND NOTES

SHEET NUMBER

C-5

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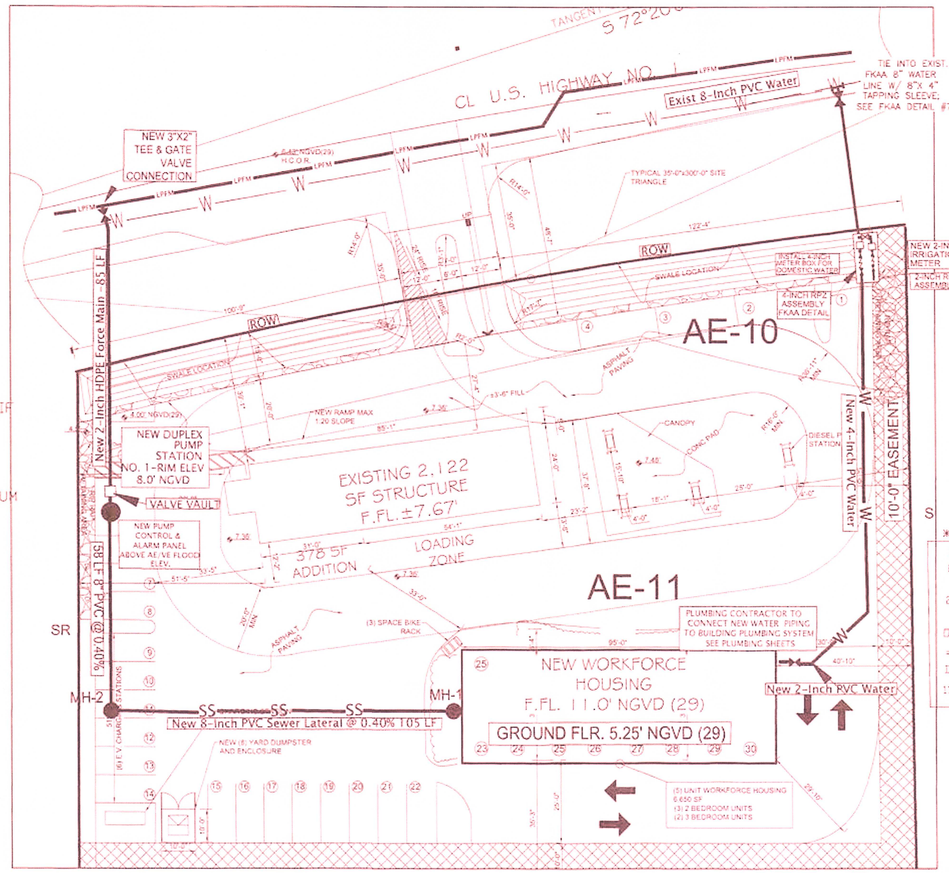
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CONSTRUCTION NOTES

1. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION , DOH, MONROE COUNTY, FKAA, REGULATIONS SHALL GOVERN ALL UTILITY WORK. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF THE MORE STRINGENT REGULATION SHALL HAVE PRECEDENCE.
2. UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING & MARKING LIMITS OF CONSTRUCTION USING THE SERVICE OF A LOCATING COMPANY & CONTACTING THE UTILITY COMPANIES AS NECESSARY PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT OF PROJECT.
4. ALL PIPE SHALL BE BACK FILLED TO MINIMUM SPECIFICATION COVER AND DEPTH BEFORE IT SHALL BE PLACED INTO SERVICE BY THE OWNER.
5. ALL POTABLE WATER REQUIRED FOR CONSTRUCTION PURPOSES SHALL BE METERED BY APPROVED METER WITH APPROVED BACK FLOW-PREVENTION DEVICES.
6. FORCE MAINS MUST BE IN SEPARATE TRENCHES FROM POTABLE WATER AND RECLAIMED WATER MAINS WITH A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET CLEAR (EDGE TO EDGE) TO POTABLE WATER MAINS. AT CROSSINGS A VERTICAL SEPARATION OF NOT LESS THAN 1.5 FEET (18 INCHES) FROM THE CROWN OF THE SEWER OR FORCE MAIN TO THE INVERT OF THE WATER MAIN. IF LESS, OR IF THE WATER MAIN PASSES UNDER THE SEWER OR FORCE MAIN, THE SEWER OR FORCE MAIN SHALL BE ENCASED IN CONCRETE OR PLACED ON A PVC SLEEVE FOR 20 FEET CENTERED ON THE CROSSING.
7. FORCE MAINS SHALL BE TESTED IN ACCORDANCE WITH AWWA C600 (LATEST EDITION) WITH A TEST PRESSURE OF 150 PSI MAXIMUM LEAKAGE SHALL NOT EXCEED L=(SxD/13,320 WHERE L=LEAKAGE IN GALLONS PER HOUR S=LENGTH OF TEST SEGMENT IN FEET, D=PIPE DIAMETER IN INCHES. TEST DURATION SHALL BE TWO (2) HOUR NO INTERCONNECTIONS BETWEEN THE POTABLE WATER SYSTEM & FORCE MAIN SYSTEMS SHALL BE ALLOWED.
FORCE MAINS SHALL PASS LEAKAGE TEST PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
9. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK.
10. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES, AND THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
11. FORCE MAINS SHALL BE SCHEDULE 80 OR HDPE SEWER PIPE.
12. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY, FKAA, FDOT AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
13. NO SEWER SHALL BE CLOSER THAN 5 FT. TO AN EXISTING FKEC POWER POLE WITHOUT AUTHORIZATION FROM THE FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.
14. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE 100 YEAR FLOOD OR VE ZONE FLOOD ELEVATION.
15. CONTRACTOR SHALL RESTORE ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO PAVEMENT, PLANTERS AND CONCRETE TO PRECONSTRUCTION CONDITIONS.
16. ALL FINAL TESTING SHALL BE MADE IN THE PRESENCE OF A REPRESENTATIVE FROM THE FKAA A MINIMUM OF 72 HOURS NOTICE SHALL BE PROVIDED TO THE VILLAGE AND KLWTD PRIOR TO THE INITIATION OF ALL FINAL SYSTEM TESTING.
17. ALL GRASS AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOD.
18. OPEN CUT TRENCHES MAY BE SUBSTITUTED WITH DIRECTIONAL DRILLING.
19. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO THE SANITARY SEWER SERVICE. SANITARY SEWER SHALL REMAIN IN SERVICE THROUGHOUT THE CONSTRUCTION PROJECT.
20. PUMP STATION WET WELL SHALL BE PHYSICALLY INSPECTED AND STATIC HEAD TESTED TO ENSURE THE ABSENCE OF LEAKS PRIOR TO CONSTRUCTION.
21. ALL WASTEWATER WITHIN PROPERTY LIMITS SHALL BE DIRECTED TO THE PROPOSED SANITARY SEWER COLLECTION SYSTEM. THE EXISTING WASTEWATER TREATMENT SYSTEMS SHALL BE ABANDONED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
22. CONTRACTOR SHALL COORDINATE TESTING WITH ENGINEER & THE FKAA FOR TESTING OF SYSTEM. NO SEWAGE SHALL ENTER THE PROPOSED SYSTEM UNTIL CLEARED FOR USE BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FKAA.
23. ALL NEW MANHOLES AND REFURBISHED MANHOLES SHALL BE CONSTRUCTED UTILIZING WATER PROOF MANHOLE COVERS.
24. WHERE CLEANOUTS AND BACKFLOW PREVENTERS ARE NOT SHOWN ON THE PLANS FOR BUILDING CONNECTIONS, THE CONTRACTOR SHALL VERIFY & INSTALL NEW COs & BFPs.
25. THE CONTRACTOR SHALL VERIFY ALL SEWER LOCATIONS, LENGTHS, INVERT ELEVATIONS AS SHOWN AND MODIFY AS REQ'D.

GENERAL NOTES

1. EXISTING AND NEW COLLECTOR SYSTEM INFRASTRUCTURE DESIGN STANDARDS AND THE FKAA TESTING REQUIREMENTS
2. ALL FINAL TESTING SHALL BE MADE IN THE PRESENCE OF A REPRESENTATIVE OF THE FKAA. A MINIMUM 72-HOUR NOTICE SHALL BE PROVIDED TO THE FKAA AND THE ENGINEER PRIOR TO THE INITIATION OF ALL FINAL SYSTEM TESTING.
3. ALL TESTING REQUIRED BY THE FKAA & FDEP SHALL BE PAID FOR BY THE OWNER/CONTRACTOR.



SITE PLAN

4. COMMERCIAL SERVICE LATERALS WITH MULTIPLE CONNECTIONS SHALL BE GREEN 6-INCH DIAMETER OR LARGER.
5. ALL GRAVITY SANITARY SEWER LINES SHALL BE GREEN PVC SDR 26, ASTM D-3034. IN LOCATIONS WHERE A MINIMUM COVER OF 3.0 FEET CANNOT BE MAINTAINED, AWWA C-900 OR C-905 GREEN PVC DR-25, CLASS 100, OR CONCRETE ENCASEMENT SHALL BE USED.
6. MINIMUM SLOPE FOR GRAVITY LATERALS 4-6 INCHES IN DIAMETER SHALL BE 1/8- INCH PER FOOT (1.04%).
7. ALL GRINDER PUMP SERVICE LATERALS SHALL BE CONSTRUCTED WITH WITH A MINIMUM 24 INCHES OF COVER.
8. ALL EXISTING PUMP STATION WET-WELLS (IF NOT NEW RFP) AND MANHOLES SHALL BE COATED OR LINED USING AGRU AMERICAN SURE GRIP HDPE COATING, OR APPROVED EQUAL, IN ACCORDANCE WITH FKAA AND FBC PLUMBING MINIMUM STANDARDS;
9. ALL GRINDER PUMP SERVICE LATERALS SHALL BE TESTED AFTER THE GRINDER SYSTEM IS COMPLETELY INSTALLED, PRIOR TO COMMENCEMENT OF TESTING, SERVICE LATERAL PIPE SECTIONS SHALL BE FIRST FLUSHED TO REMOVE ANY DEBRIS THAT MAY REMAIN INSIDE THE LATERAL. THE FLUSHING PROCEDURE SHALL DEVELOP A WATER VELOCITY OF AT LEAST 2.5 FEET PER SECOND AND SHALL RESULT IN AT LEAST 100% TURNOVER OF THE WATER IN THE SERVICE LATERAL.
10. ALL GREASE INTERCEPTOR HYDROSTATIC TESTING SHALL BE CONDUCTED AT THE SAME TIME AS GRAVITY SEWER, PUMP STATION WET WELLS, AND FORCE MAINS WHICH ARE WITNESSED BY THE FKAA AND DESCRIBED IN FKAA GREASE INTERCEPTOR POLICY
11. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH FKAA MINIMUM STANDARDS;
12. ALL TESTING SHALL BE WITNESSED AND TESTING REPORTS SIGNED AND SEALED BY BY A FLORIDA PROFESSIONAL ENGINEER.
13. A CONDITION REPORT, SIGNED AND SEALED BY A FLORIDA PROFESSIONAL ENGINEER, FOR ANY EXISTING AND NEW PIPING TYING INTO THE NEW SYSTEM, SHALL BE SUBMITTED PRIOR TO CONNECTION.

SCOPE OF WORK

1. NEW +/- 85 LIN. FT. OF 2" HDPE FORCE MAIN FROM PS 1 TO FKAA STREET LPFM CONNECTION.
2. CONSTRUCT 167+/-LI N. FT. OF 8" SCH 40 PVC SEWER LATERAL; INSTALL TWO (2) STANDARD MANHOLES.
3. INSTALL NEW DUPLEX PUMP STATION (PS 1) AND VALVE VAULT.
4. NEW ELECTRICAL SERVICE TO PUMP STATION SYSTEM;
5. PROVIDE CONTROL / ALARM PANEL AS SPECIFIED;
6. PUMP STATION CONTROL AND ALARM PANEL TO BE INSTALLED IN THE ABOVE THE AE/VE FLOOD ZONE OF 10-11 FT.

DESIGN SUMMARY - LIFT STATION NO. 1

LIFT STA. NO.	AK ID NO.	EDU'S	DESIGN FLOW (GPD)	DESIGN FLOW (GPM)	PEAK FLOW (GPM)	LOW STATIC PRESSURE (FEET)	AVG STATIC PRESSURE (FEET)	HIGH STATIC PRESSURE (FEET)	FLOW AVG PRESSURE (GPM)
1	1147532	* 15.92	2500	1.74	7.6	18.7	37.1	64.0	7.6

* BASIS OF DESIGN FOR COVENIENCE STORE AND WORKFORCE HOUSING
FLOW IS ESTIMATED ON THE BASIS OF TABLE 1 OF FAC 64E-6 2 BEDROOMS WITH 751-1200 SQ FT OF BUILDING AREA = 200 GPD PER RESIDENCE; 3 BEDROOMS WITH 1201-2250 SQ FT OF BUILDING AREA = 300 GPD. THERE ARE THREE(3) 2 BEDROOM UNITS AND TWO(2) 3 BEDROOM UNITS; FLOW CALCULATION: 3 X 200 GPD= 600 GPD AND 2 X 300 GPD= 600 GPD, TOTAL FLOW = 600 GPD + 600 GDP = 1,200 GPD. CONVENIENCE STORE SERVIC STATION PER WATER CLOSET. OPEN MORE THAN 16 HOURS PER DAY = 325 PER WATER CLOSET; THERE ARE FOUR(4) WATER CLOSETS = 4 X 325 GPD = 1300 GPD FOR SERVICE STATION. TOTAL DESIGN FLOW= 1200 GPD + 1300 GPD = 2500 GPD.
DESIGN FLOW (ADF) 2,500 GPD @ 157 GPD/EDU = 15.92 EDUs; PEAKING FACTOR OF 4.4 X DESIGN FLOW (ADF) = 11,000 GPD OR 458 GPH OR 7.6 GPM

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Flood Zone= AE/VE 10'/11' VE 11'; FIRM PANEL NUMBER MAP NO. 12087C-1292K&1311K 2/18/2005

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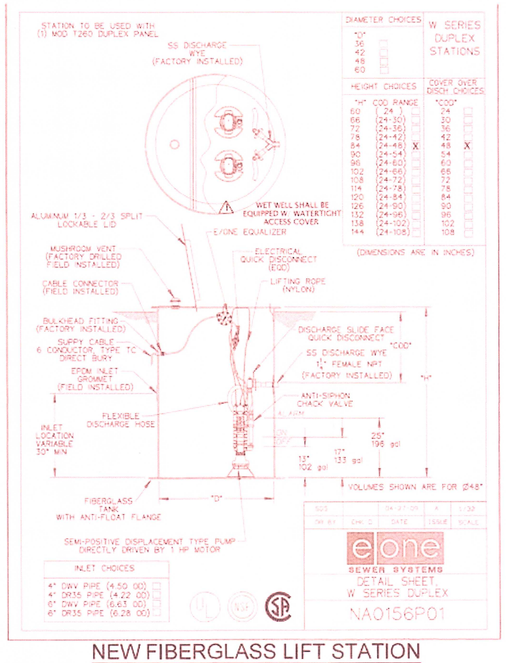
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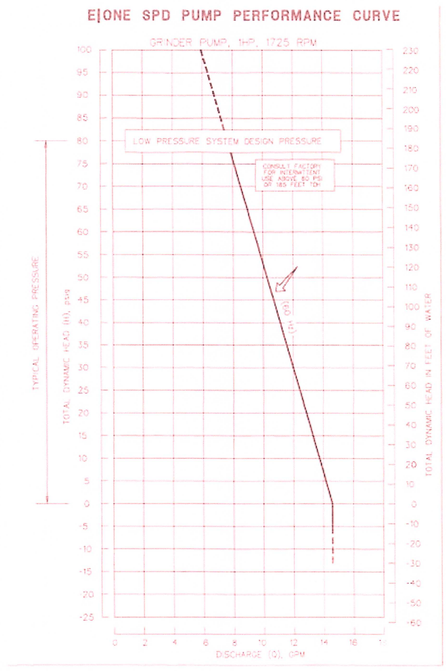
SEWER PLAN AND NOTES

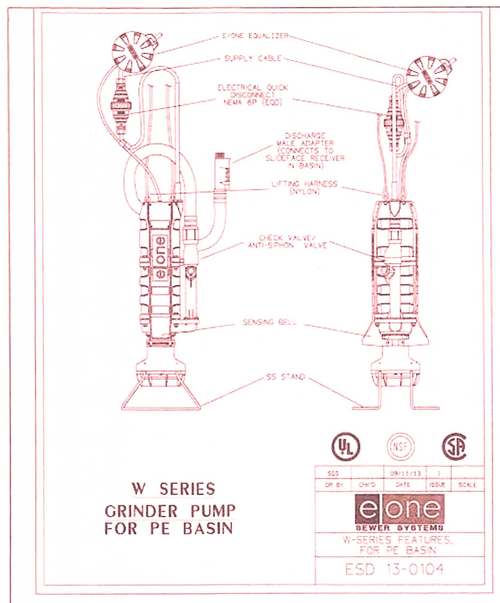
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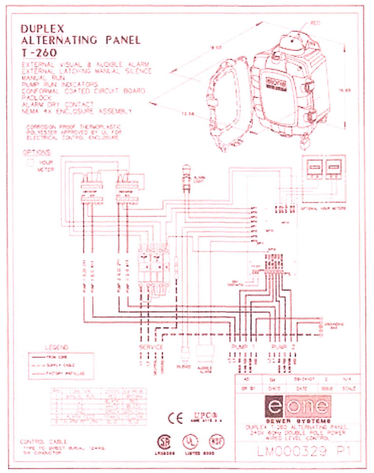
C-6



NEW FIBERGLASS LIFT STATION







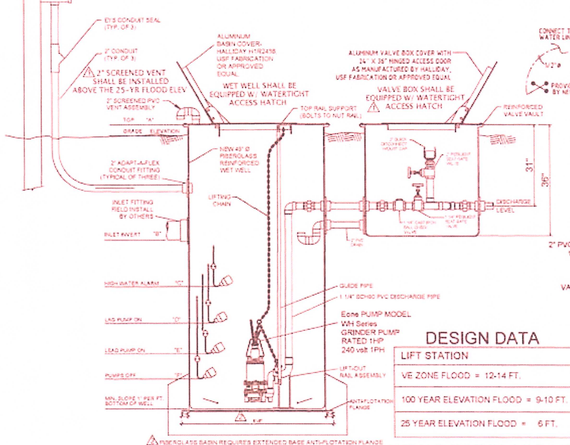
LIFT STATION CONTROL PANEL(S) & ELECTRICAL SCHEMATICS

CONTRACTOR SHALL ADAPT NEW PUMP INSTALLATION - WET WELL, ACCESS COVER, AND VALVE BOX ARRANGEMENT TO EXISTING SITE CONDITIONS. CONFIGURE AS SHOWN IN TYPICAL LIFT STATION ILLUSTRATION

LEGEND		⚠ FT NGVD
A	RIM ELEVATION	8.00
B	INFLUENT INVERT ELEVATION	0.29
C	ALARM FLOAT ELEVATION	3.50
D	LAG PUMP "ON"	2.50
E	LEAD PUMP "ON"	2.00
F	PUMP OFF	1.00
G	WET WELL INV. ELEVATION	(+)0.00
H	INFLUENT DIAMETER	6"
J	F.M. DIAMETER	2" Ø

LIFT STATION NO.1 -SPECIFICATIONS	
PUMPS REQUIRED	2
PUMPS MODEL	Eone WH W Series
PUMP TYPE	GRINDER SUBMERSIBLE
CAPACITY EACH (GPM)	15 GPM @ 100 FT TDH
MOTOR H.P. REQUIRED	1.0
SPEED (RPM)	1750
100-YR FLOOD ELEVATION	10
VE BASE FLOOD ELEVATION	+11.0
ELECTRICAL REQUIREMENTS	208/230V, 1PH

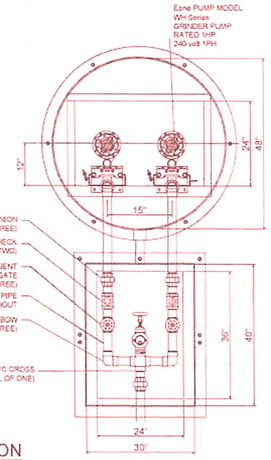
CONTRACTOR TO VERIFY ELECTRICAL CONNECTION REQUIREMENTS BEFORE ORDERING PUMPS



DESIGN DATA

LIFT STATION
VE ZONE FLOOD = 12-14 FT.
100 YEAR ELEVATION FLOOD = 9-10 FT.
25 YEAR ELEVATION FLOOD = 6 FT.

NEW FIBERGLASS LIFT STATION & VALVE BOX SECTION



PLAN VIEW
NOT TO SCALE

NOTE:
ELECTRICAL RISER AND ENCLOSURE FOR PUMP STATION SHALL BE LOCATED ABOVE FLOOD LEVEL VE 12/14. AT THE OFFICE TOWER ELECTRICAL PANEL WALL.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE PROPOSED AREA OF WORK PRIOR TO PROCEEDING BY CALLING SUNSHINE AT 1-800-432-4770.

2. UTILITY INFORMATION SHOWN ON THESE PLANS IS FROM THE BEST AVAILABLE SOURCES BUT IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION, CHARACTER, AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.

3. WET WELL, FORCE MAIN LEAK AND GRAVITY LINE TESTING SHALL BE PERFORMED AS PER KLWTD MINIMUM DESIGN STANDARDS. THE KLWTD MUST BE NOTIFIED 72 HOURS IN ADVANCE SO THAT TESTING MAY BE OBSERVED.

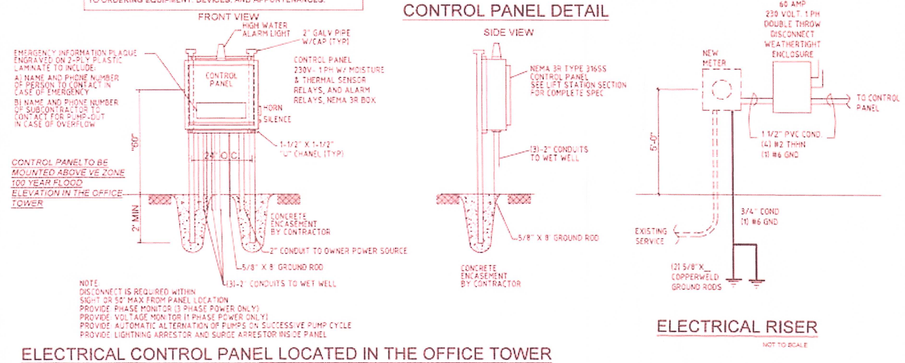
4. SEWAGE FLOWS, PUMPING, AND TREATMENT SHALL BE MAINTAINED DURING FORCE MAIN CONSTRUCTION AND TESTING.

5. CONTRACTOR SHALL ADAPT NEW PUMP INSTALLATION, WET WELL HATCH DIMENSIONS, AND VALVE VAULT ARRANGEMENT TO EXISTING LIFT STATION CONFIGURATION & NUMBER OF PUMPS REQ'D.

6. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING EQUIPMENT, DEVICES, AND APPURTENANCES.

NOTES
* PLAN MAY VARY BASED UPON SPECIFIC SITE REQUIREMENTS UPON APPROVAL OF ENGINEER.
2. VALVE BOX SHALL HAVE SEALED FLOOR AND DRAIN TO THE WET WELL WITH A P-TRAP MINIMUM DRAIN SLOPE TO BE 0.5%.
3. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE BOX SHALL BE MADE WATER TIGHT WITH WALL SLEEVE OR TWO PART EPOXY.
4. WET WELL AND VALVE BOX ACCESS HATCHES SHALL BE HEAVY DUTY WATER TIGHT ALUMINUM COVER 316 SS HARDFRAME & WARE AND LOCK BRACKET. PROVIDE SLAM LOCKS EACH LID. EACH HATCH IS TO BE LEAK-PROOF AT A STATIC WATER HEIGHT OF 7 FEET ABOVE HATCH. ALL HATCH COVERS SHALL HAVE A HOLD OPEN HATCH.
5. ALL HARDWARE IN CONTROL PANEL, WET WELL, AND VALVE BOX TO BE 316 STAINLESS STEEL. FLANGED CONNECTIONS SHALL BE DRILLED OR THREADED. CLASS 125# UNIFLANGE CONNECTIONS ARE NOT ACCEPTABLE. LIQUID LEVEL CONTROL CABLES TO BE IN ONE CONDUIT. POWER CABLES TO BE IN SEPARATE CONDUIT.

CONTROL PANEL DETAIL



ELECTRICAL CONTROL PANEL LOCATED IN THE OFFICE TOWER
NOT TO SCALE

ELECTRICAL RISER
NOT TO SCALE

LIFT STATION & ELEC. CTRL. PANEL SPECS.

VERIFY W/ LATEST MANUF. SPEC. GUIDE

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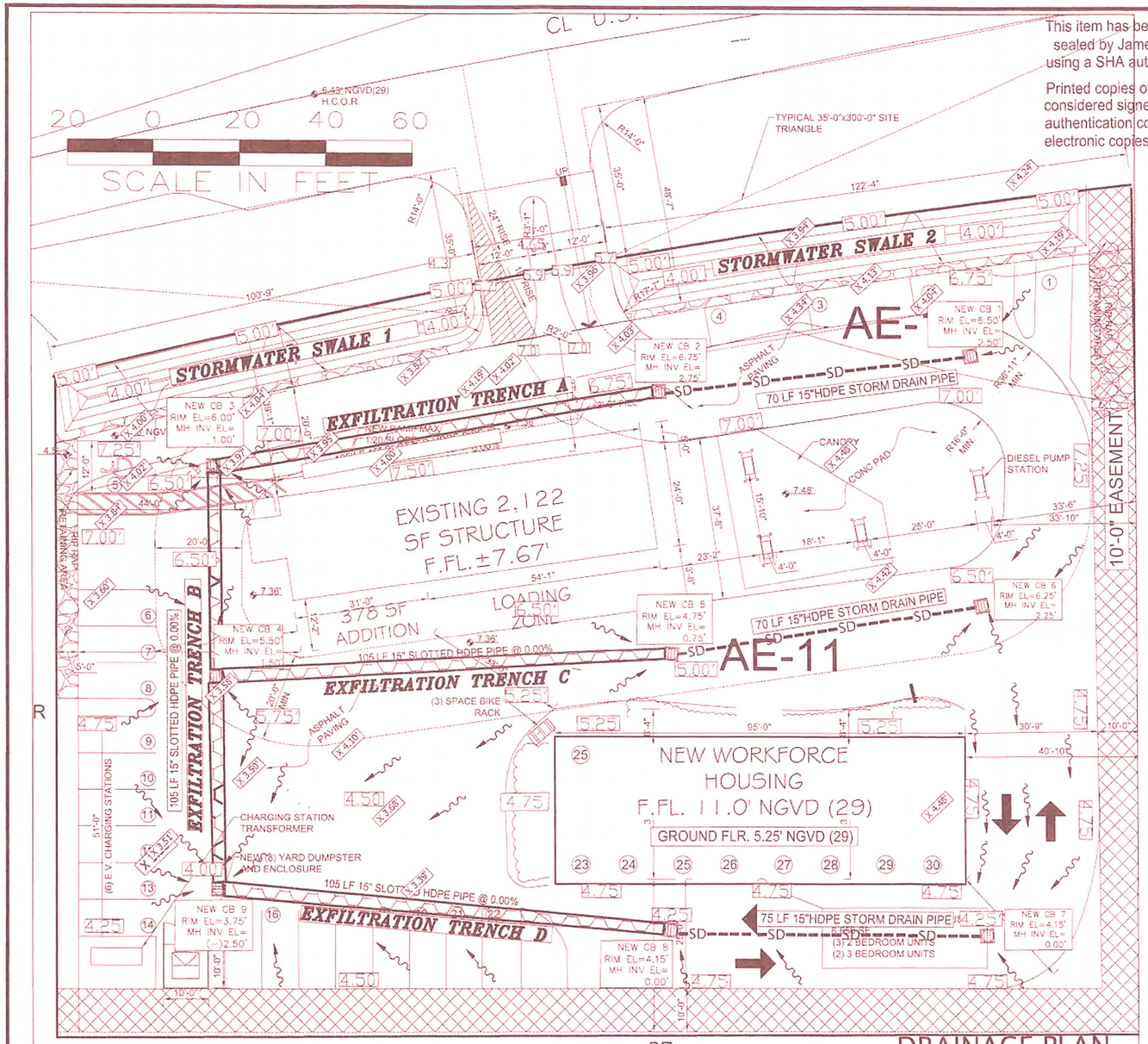
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LIFT STATION NO 1 SPECIFICATIONS NOTES AND ELECTRICAL PANEL DETAILS

SHEET NUMBER

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DRAINAGE CALCULATIONS

WATER QUANTITY – PRE DEVELOPMENT

TOTAL PROJECT AREA =	1.016 AC
LOT AREA =	44,294 SQ FT
IMPERVIOUS	24,234 SQ FT
PERVIOUS AREA=	20,060 SQ FT
% PERVIOUS =	0.46 AC= 45%
IMPERVIOUS AREA =	0.56 AC
% IMPERVIOUS =	55%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 IN
RAINFALL FOR 25yr/3day EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.18 IN
SOIL STORAGE (S) = (8.18 IN)(1-0.55)=	3.61 IN

$$Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(3.61))^2}{(12.23+(0.8)(3.61))} = 8.76 \text{ IN}$$

WATER QUANTITY – POST DEVELOPMENT

PROJECT AREA =	1.016 AC
LOT AREA =	44,294 SQ FT
NEW ROOF, PAVEMENT AREA=	37,554 SQ FT
PERVIOUS LANDSCAPING AREA =	6,740 SQ FT
IMPERVIOUS AREA =	0.86 AC
% IMPERVIOUS =	85.0%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 IN
RAINFALL FOR 25yr/3day EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.18 IN
SOIL STORAGE (S) = (8.18 IN)(1-0.85)=	1.24 IN

$$Q_{post} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(1.24))^2}{(12.23+(0.8)(1.24))} = 10.86 \text{ IN}$$

POSTDEVELOPMENT – PREDEVELOPMENT

(Qpost) – (Qpre) = 10.86 AC-IN – 8.76 AC-IN=

WATER QUANTITY TREATMENT VOLUME = 2.10 AC-IN

WATER QUALITY

DRAINAGE BASIN AREA = 1.016 AC

A) ONE INCH OF RUNOFF FROM DRAINAGE AREA = 1.016 AC-IN

B) 2.5 INCHES TIMES PERCENT IMPERVIOUS

IMPERVIOUS = 0.86 AC

PERVIOUS AREA = 0.156 AC

$$\text{IMPERVIOUS} = \frac{\text{SITE(LOT)} - \text{PERVIOUS}}{\text{SITE(LOT)}}$$

% IMPERVIOUS = 85.0%

RUNOFF TREATMENT = 2.5" (%IMPERVIOUS) = 2.12 IN

VOLUME=(2.12 INCHES)(DRAINAGE AREA) = 2.15 AC-IN

WATER QUANTITY ~vs~ WATER QUALITY

2.10 AC-IN < 2.15 AC-IN

RETENTION REQUIRED

VOLUME REQUIRED = 2.15 AC-IN

RETENTION REQUIRED = 7,804 CF

STORAGE VOLUME AVAILABLE FOR WATER QUALITY

SITE SWALE STORAGE AREA = 3,000 S.F.

AVERAGE ELEVATION OF STORAGE AREA = 4.00 FT

OVERFLOW ELEVATION OF STORAGE AREA =5.0 FT

AVERAGE DEPTH OF STORAGE AREA = 0.5 FT

STORAGE VOLUME AVAILABLE FOR WATER QUALITY= 3000 S.F. x 0.5 FT = 1,500 C.F< 7,804 C.F. REQUIRED.

7,804 C.F.– 1,500 C.F= 6,304 CF=6,304 CF STILL REQUIRED

ADDITIONAL STORAGE IS REQUIRED. USE EXFILTRATION TRENCHES

EXFILTRATION TRENCH VOLUME PER LF

EXFILTRATION TRENCH VOLUME (V) =

$$L\left(K(H_2W+2H_2D_U-D_U^2+2H_2D_S)+1.39\times10^{-4}(W)(D_U)\right)$$

WHERE;

EXFILTRATION TRENCH PROVIDED =	100 L.F.
HYDRAULIC CONDUCTIVITY, K=	0.000170
DEPTH TO WATER TABLE, H =	4.0 FT
TRENCH WIDTH, W=	4.0 FT
NON-SATURATED TRENCH DEPTH, D_U=	4.0 FT
SATURATED TRENCH DEPTH, D_S=	8 FT

VOLUME PER LF OF TRENCH= 0.43 AC-IN (1,546 CF/100LF)

VOLUME PER LF= 15.46 CF

LENGTH REQ'D = 6304 CF/15.46= 407 FT

RETENTION PROVIDED BY EXFILTRATION TRENCHES

EX. TRENCH "A" VOLUME @ 105 LF x 15.46CF/LF =1,623 CF

EX. TRENCH "B" VOLUME @ 105 LF x 15.46CF/LF =1,623 CF

EX. TRENCH "C" VOLUME @ 105 LF x 15.46CF/LF =1,623 CF

EX. TRENCH "D" VOLUME @ 105 LF x 15.46CF/LF =1,623 CF

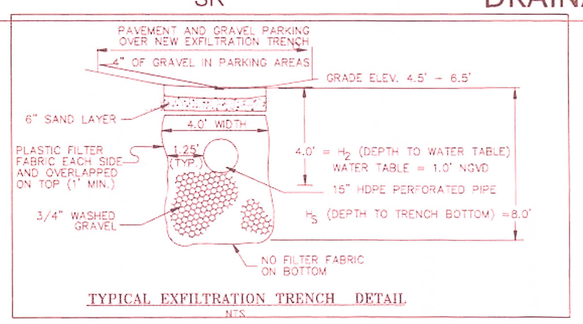
TOTAL VOLUME = 6,493 CF

TOTAL LENGTH = 420 LF

6,304 CF REQUIRED: 6,493 CF PROVIDED; STORAGE IS ADEQUATE. WITH SAFETY FACTOR

DRAINAGE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS TO INSURE POSITIVE DRAINAGE AND TO PREVENT STANDING WATER.
2. DRAINAGE CALCULATIONS BASED ON SFWMD MANUAL VOLUME IV.
3. EXFILTRATION TRENCH DESIGN BASED ON SFWMD METHOD AND EXIST. EXFILTRATION TRENCH DESIGN PARAMETERS AND PERCOLATION TEST BY NOVA ENGINEERING AND ENVIRONMENTAL FT LAUDERDALE
4. CONTRACTOR SHALL PROVIDE FINAL GRADING SLOPED TO DRAIN TO NEW STORM DRAIN INLET CATCH BASIN INLET GRATES OF EXFILTRATION TRENCHES.
5. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES SUCH AS HAYBALE FILTERS OR SILT FENCES.

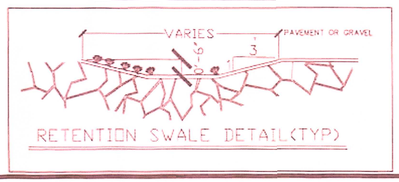


TYPICAL EXFILTRATION TRENCH DETAIL

NTS

LEGEND

- 4.0 Proposed Elevation FT MSL
- 4.0 Existing Elevation Ft MSL
- Storm Water Flow Direction
- Storm Water Retention Area
- 15-Inch Storm Drain HDPE Pipe



RETENTION SWALE DETAIL(TYP)

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TELEPHONE (305) 395-8032
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CONSULTANTS

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21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE

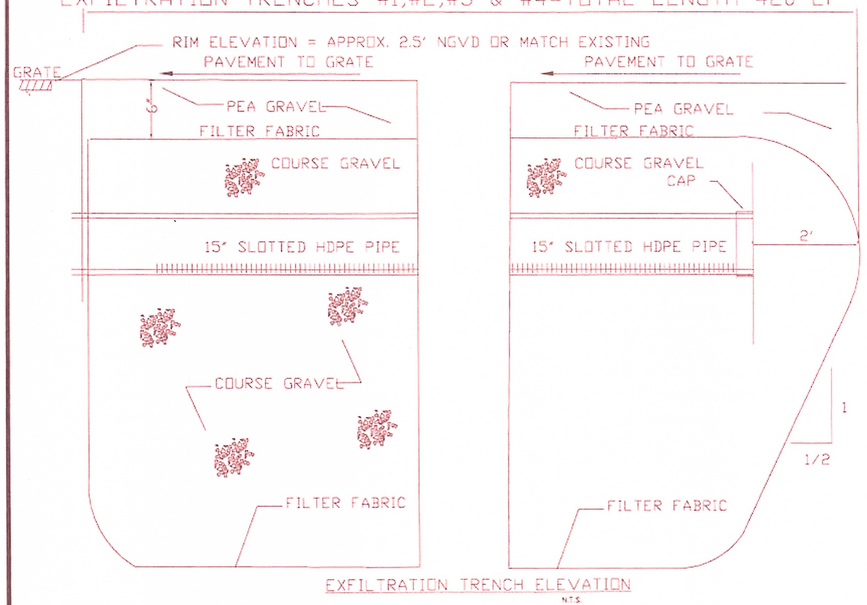
JAMES RONALD BRUSH LICENSE No. 48504 STATE OF FLORIDA PROFESSIONAL ENGINEER
STATE OF FLORIDA No. 48504

I&E PROJECT NO.
KBCS-21362-001
CHECKED BY:
AM
DRAWN BY:
JRB
ISSUE:
PERMIT REVIEW
DATE: MAR 11, 2024
1/31/22
SHEET INDEX

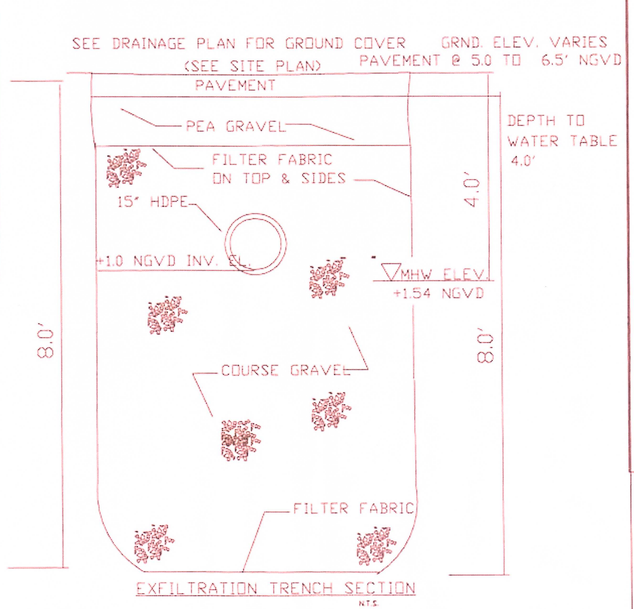
DRAINAGE STORMWATER MANAGEMENT PLAN AND NOTES

SHEET NUMBER
C-8

EXFILTRATION TRENCHES #1,#2,#3 & #4=TOTAL LENGTH 420 LF



EXFILTRATION TRENCH ELEVATION
N.T.S.

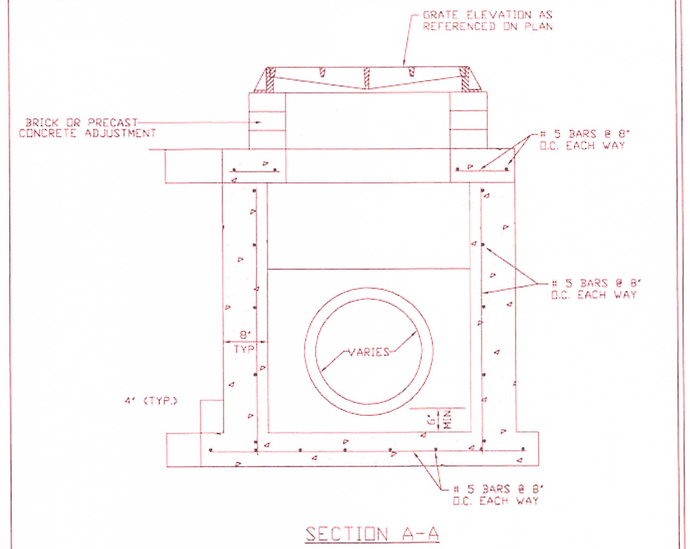


EXFILTRATION TRENCH SECTION
N.T.S.

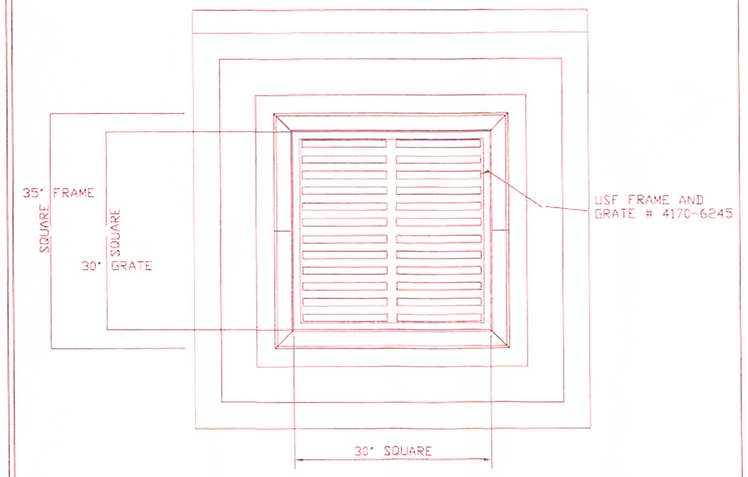
CONSTRUCTION SCHEDULE & TECHNIQUES

1. THE CONTRACTOR SHALL SUBMIT A WORK PLAN FOR APPROVAL PRIOR TO BEGINNING WORK TO INCLUDE A SCHEDULE, METHODS OF ACCESS, EQUIPMENT STAGING, LOCATIONS OF EXCAVATED MATERIAL TEMPORARY AND OFFSITE;
2. PERIMETER EROSION CONTROL MEASURES AND CONSTRUCTION EXIT MUST BE IN PLACE BEFORE STARTING SOIL DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL CONSTRUCT AND USE AN ON-SITE WASHOUT PIT FOR CONCRETE TRUCKS.
4. THE CONTRACTOR SHALL CONSTRUCT A BERM OR OTHER SPILL PROTECTION MEASURES FOR ANY TEMPORARY ON-SITE FUEL STORAGE TANKS.
5. ALL DEWATERING DISCHARGES SHALL BE FILTERED TO REMOVE SEDIMENT AND OTHER POLLUTANTS PRIOR TO THE WATER LEAVING THE SITE.
6. CONTRACTOR SHALL PROVIDE A DEWATERING PLAN FOR APPROVAL THAT INCLUDES DEWATERING DETAILS, METHODS OF ISOLATING THE AREAS TO BE DEWATERED, NECESSARY PERMITS, TO CONTAIN DISCHARGES.
7. VEHICLE PARKING, VEHICLE STAGING, STOCKPILES, SPOILS AND CONSTRUCTION MATERIALS STORAGE SHALL BE LOCATED SO AS TO NOT ADVERSELY AFFECT STORM WATER QUALITY. STOCKPILES AND MATERIALS STORAGE AREAS SHALL BE COVERED OR CONTAINED WITHIN A BERM TO PREVENT DISCHARGE OF DELETERIOUS MATERIAL FROM THE SITE.
8. ALL TRASH ON-SITE AND BUILDING MATERIAL WASTE SHALL BE STORED IN AN ENCLOSED CONTAINER UNTIL PROPERLY DISPOSED OF OFF-SITE.
9. ALL SURFACE AREAS DISTURBED BY VEHICLES AND CONSTRUCTION WITHIN OR ADJACENT TO THIS PROPERTY MUST BE PERMANENTLY STABILIZED. THIS INCLUDES SWALES, SLOPES AND RETENTION AREAS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITY. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH VEGETATION, GRAVEL ROAD BASE OR PAVING . SITE STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.

GEOTEXTILE/FILTER FABRIC SHALL ENCLOSE THE ROCK IN TRENCH, OVERLAPPING AND PINNED



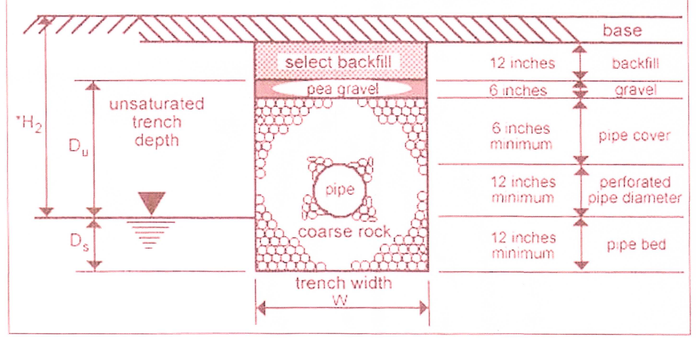
SECTION A-A



PLAN

GRATE INLET DETAIL
N.T.S.

TYPICAL EXFILTRATION TRENCH



This item has been electronically signed and sealed by James Ronald Brush, PE, on 3-12-24 using a SHA authenication code.

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Certificate of Authorization # 6384

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CUDJOE KEY, FLORIDA
MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE:

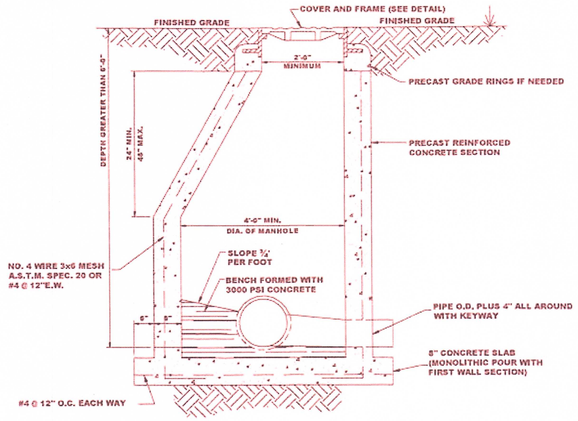
SEAL
JAMES RONALD BRUSH
LICENSE No. 48504 STATE OF FLORIDA
PROFESSIONAL ENGINEER
STATE OF FLORIDA No. 48504

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SHEET INDEX

DRAINAGE DETAILS & NOTES

SHEET NUMBER

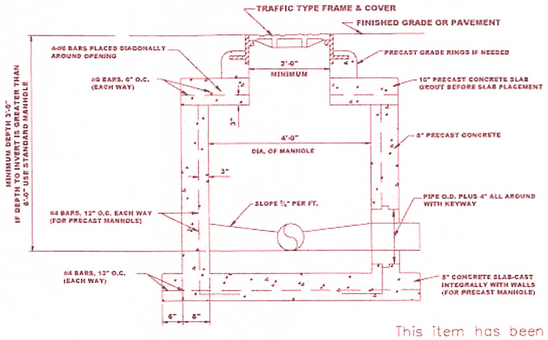
C-9



NOTES:

1. PRECAST CONCRETE TYPE II 4000 P.S.I.
2. "RAMNEK" OR EQUAL AT ALL RISER JOINTS (½" THICK WITH THE WIDTH AT LEAST ⅓ THE WALL THICKNESS) WITH GROUT ON INSIDE AND OUTSIDE.
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM.
5. ALL PIPE HOLES SHALL BE PRECAST OR CORE DRILLED.
6. FOR PVC PIPE ENTERING MANHOLE USE THE APPROVED NON-ASBESTOS PVC-MANHOLE ADAPTER FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RATIO. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE.
7. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
8. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS.

STANDARD MANHOLE



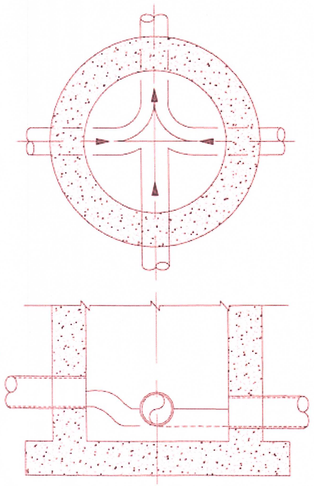
NOTES:

1. IF NECESSARY PRECAST GRADE RINGS MAY BE USED.
2. THE FIRST THREE SECTIONS OF PIPE AT BOTH INFLUENT AND EFFLUENT OF EACH MANHOLE TO BE A MAXIMUM OF 2'-0" IN LENGTH.
3. LIFT HOLES THROUGH PRECAST SECTIONS NOT PERMITTED.
4. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
6. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS.
7. ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

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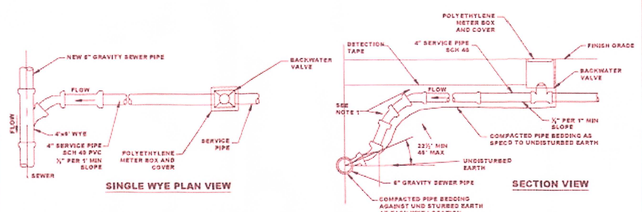
SHALLOW MANHOLE



NOTES:

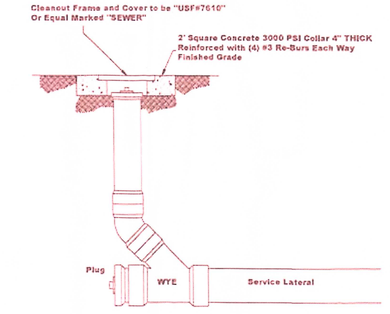
1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
4. CONCRETE RUBBLE PERMITTED AS FLOW CHANNEL BUILDUP.
5. SIDE WALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP SHALL BE ALLOWED WITH 3 OR 4 INVERTS.

INVERT FLOW CHANNELS



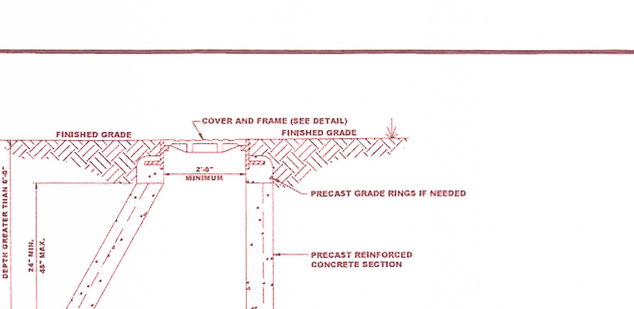
2 / C-09 TYPICAL SANITARY SEWER SERVICE CONNECTION NTS

CONNECT SEWER SERVICE LATERAL TO VACUUM PIT AS SHOWN ON UTILITY PLAN SHEETS



TYPICAL CLEANOUT IN R/W

REQUIRED AT EACH SERVICE LATERAL STUB (NOT SHOWN ON DRAWINGS)

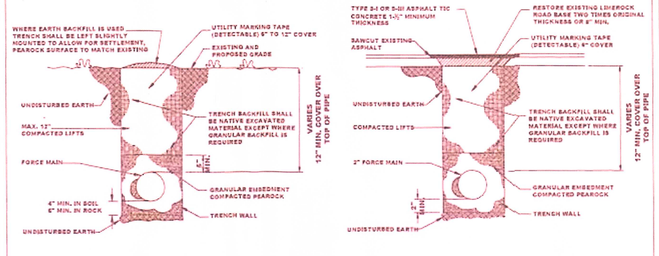


NOTES:

1. LETTERS ON COVER TO BE ARRANGED WITH A RADIUS OF 61½" TO CENTER OF LETTERS.
2. EACH LETTER TO BE 2" LONG, ¾"DEEP, ⅝" TO ¾" THICK, AND FLUSH WITH TOP OF BEADS.
3. BEADS TO BE ⅛" HIGH WITH A RADIUS OF ½" AT BOTTOM AND ⅛" AT TOP.
4. ALL BEARING SURFACES TO BE MACHINED (IRON TO IRON).
5. MIN. WEIGHTS: COVER-168 LBS., FRAME-365 LBS.
6. 5'x5'x5" THICK CONCRETE COLLAR W/WIRE MESH REINFORCING, REQUIRED WHEN MANHOLE IS OUT OF PAVEMENT.
7. INSTALL INFLOW PROTECTOR ON ALL MANHOLES, RAINGARD PVC OR EQUAL.

STANDARD MANHOLE COVER AND FRAME

Waterlight rings and lids shall be U.S. Foundry 669-KL-BWTL with a 125-pound cover, Ring shall have a flat type gasket and cover shall be bolted down with a minimum of four (4) stainless steel bolts..



TYPICAL TRENCH (NO PAVEMENT) NOT TO SCALE

TYPICAL TRENCH (PAVEMENT) NOT TO SCALE

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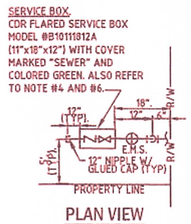
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SHEET INDEX

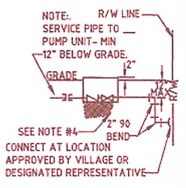
SEWER DETAILS

SHEET NUMBER
D-1

DUE TO REPRODUCTION INACCURACIES, DO NOT SCALE DRAWINGS.



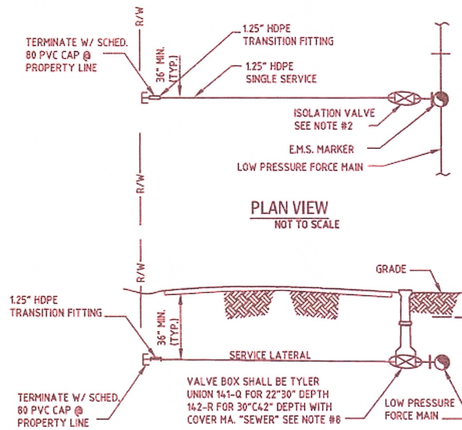
PLAN VIEW



SECTION VIEW

NOTES:
1. ACTUAL LOCATIONS OF SERVICES SHALL BE DETERMINED IN FIELD BY RESIDENT ENGINEER DEPENDING UPON EXISTING CONDITIONS & LOCATIONS OF ON-SITE FACILITIES..
2 SEE PLAN VIEW AND GENERAL LOCATION PLAN FOR LOCXATION OF SERVICES.
3. MIN 4" OF #57 ROCK BEDDING SHALL BE PLACED BELOW VALVE BOXES..
4.VALVES INSIDE SERVICE BOX SHALL BE SCH 80 2" PVC BALL VALVE, SPEARS MGF, OR APPROVED EQUAL. CHECK VALVE SHALL BE 2" FLOWMATIC PVC BALL CHECK VALVE, (MODEL-208S) SLIP xSLIP WITH 2"x2" BUSHINGS.
5. EMS MARKER SHALL BE #1258 ELECTRONIC MARKER SYSTEM AS MFG BY 3M TEST AND MEASUREMENT SYSTEM.
6. SERVICE BOXES LOCATED IN PAVEMENT SHALL BE TRAFFIC RATED.

NOT TO SCALE



PLAN VIEW
NOT TO SCALE

TYPICAL ROAD CROSSING SECTION VIEW

NOTES:
1. ACTUAL LOCATIONS OF SERVICES SHALL BE DETERMINED IN FIELD BY RESIDENT ENGINEER DEPENDING UPON EXISTING CONDITIONS & LOCATIONS OF EXISTING SEPTIC TANK.
2. IN R.O.W. ALL BALL VALVES SHALL BE FORD BRASS BALL VALVE STOP#B11-896 FOR 1.25" W/FORD QT67 OPERATING NUT, USE BRASS NIPPLES EACH SIDE OF BRASS BALL VALVES.
3. SEE PLAN SHEET FOR LOCATION OF SERVICES.
4. MIN. 4" OF #57 ROCK BEDDING SHALL BE PLACED BELOW VALVE BOXES.
5. WHERE SERVICES ARE BORED UNDER A ROADWAY, A VALVE BOX SHALL BE CONSTRUCTED WITH THE ISOLATION VALVE (SEE DETAILS ABOVE).
6. EMS MARKER SHALL BE #1258 ELECTRONIC MARKER SYSTEM AS MFG BY 3M TEST AND MEASUREMENT SYSTEM.

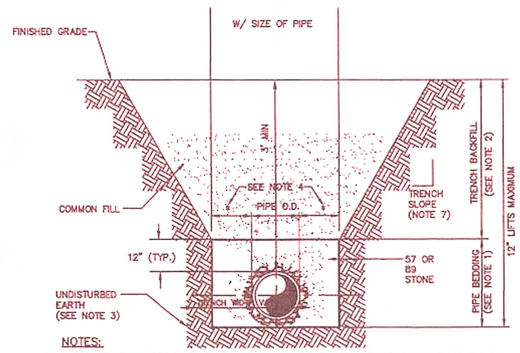
TYPICAL SINGLE SERVICE SCHEMATIC
DETAIL - A

LOCATION OF PUBLIC WATER SYSTEM MAINS
IN ACCORDANCE WITH F.A.C. RULE 62-555.31

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN — 3 FT. MINIMUM	WATER MAIN — 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM — WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN — 10 FT. PREFERRED, 3 FT. MINIMUM	WATER MAIN — 12 INCHES PREFERRED, 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM — WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN — 10 FT. PREFERRED, 6 FT. MINIMUM (3)	WATER MAIN — 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM — WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM	--	--

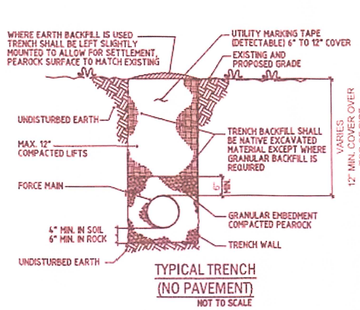
NOTES
(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(5) ADDITIONAL INFORMATION UNDER PARAGRAPH 3g OF 62-604.600, F.A.C

DETAILS
SCALE AS NOTED

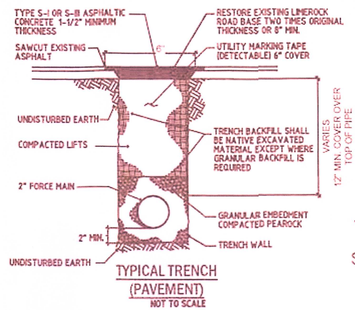


NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. PIPE BEDDING AROUND ALL SEWER LATERALS AND PIPE (TOP, SIDES, AND BOTTOM) MUST HAVE 4" OF GRADE 57 OR GRADE 89 STONE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180, (98% DENSITY REQUIRED UNDER DRIVEWAYS, PAVEMENT AND STRUCTURES).
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE "A" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE KLWTD.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO OSHA REQUIREMENTS FOR SLOPING, SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD CONSTRUCTION DETAIL
TYPE "B" BEDDING AND TRENCH DETAIL
(TYPICAL FOR WATER, SEWER, FORCE MAIN, STORM DRAIN AND RECLAIMED WATER MAIN INSTALLATIONS)



TYPICAL TRENCH
(NO PAVEMENT)
NOT TO SCALE



TYPICAL TRENCH
(PAVEMENT)
NOT TO SCALE

SANITARY SEWER CONSTRUCTION GENERAL NOTES

1. ALL SEWER MAINS AND SERVICES CONNECTING TO THE VILLAGE SEWER SYSTEM SHALL CONFORM TO MINIMUM DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WASTEWATER KLWTD AND TO INDUSTRY STANDARDS, CHAPTERS 62 AND 64E-6 OF THE FLORIDA ADMINISTRATIVE CODE, FLORIDA BUILDING CODE 2021, AND MONROE COUNTY PLUMBING CODE.
2. 4" SINGLE SERVICES MUST BE PVC SDR-26. 6" MAINS MUST BE PVC SDR 26. MINIMUM ALLOWABLE SANITARY SEWER SLOPE FOR 4" AND 6" PIPE IS 1.0%.
3. ALL COUPLINGS OF DISSIMILAR MATERIALS SHALL BE MADE PER ASTM SPECIFICATIONS.
4. AIR INTAKE, IF REQUIRED, MUST BE A MINIMUM OF 4" DIAMETER FITTED WITH A STAINLESS STEEL SCREEN AND BE A MINIMUM OF 4' ABOVE GRADE.
5. TRENCHING, BEDDING AND BACKFILLING SHALL CONFORM TO IPC SECTION 306. BEDDING AROUND ALL LATERALS AND PIPE (TOP, SIDES AND BOTTOM) MUST HAVE 4" OF GRADE 57 OR GRADE 89 STONE.
6. EXISTING PLUMBING MUST BE DEMONSTRATED TO BE WATER TIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF THE IPC SECTION 3121 OR 3122 AND VILLAGE MINIMUM STANDARDS TESTING & REPORTING SECTION 14.
7. ALL PIPE AND FITTINGS SHALL BE EXPOSED FOR INSPECTION. ANY PLUMBING THAT IS COVERED WITHOUT INSPECTION WILL HAVE TO BE COMPLETELY EXPOSED FOR INSPECTION.
8. PRIOR TO FINAL CONNECTION TO THE VACUUM SYSTEM, THE LATERAL PIPING MUST BE PLUGGED, JET-RODDED OR OTHERWISE FLUSHED OF ALL FOREIGN MATERIALS WITH A TEST BALL IN PLACE AT THE PIT. TEST BALLS MUST NOT BE REMOVED UNTIL PLUMBING INSPECTIONS AND HYDROSTATIC TESTS HAVE PASSED. FLUSHING A LINE INTO A PIT WITHOUT A TEST BALL IN PLACE, THE CONTRACTOR/OWNER WILL PAY A PUMP OUT AND CLEANING FEE OF $500 FOR ILLEGALLY DISCHARGING FOREIGN MATERIAL INTO THE ISLAMORADA/KLWTD VACUUM COLLECTION SYSTEM.
9. DEFLECTION TESTING: GRAVITY LINES SHALL BE TESTED AS FOLLOWS:
   1. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   2. PIPE SYSTEM SHALL PASS A RIGID BALL EQUAL TO 95% OF THE BASE INSIDE DIAMETER OF THE CARRIER PIPE.
   3. DEFLECTION TESTING SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
10. LEAK TESTING:
   1. GRAVITY PIPING LEAKAGE (EXFILTRATION OR INFILTRATION) SHALL NOT EXCEED 0.84 GAL/MILE FOR ALL 6" GRAVITY SEWER.
   2. TESTING SHALL BE PERFORMED USING A POSITIVE HEAD PRESSURE OF 7 FEET.
   3. AIR TEST SHALL CONFORM TO ASTM F-1417.
11. ALL MANHOLES SHALL BE INSPECTED FOR WATERTIGHTNESS AND DAMAGE PRIOR TO INSTALLATION AND PRIOR TO BEING PLACED INTO SERVICE.
12. SEE DETAILS FOR SEWER CONNECTION INFORMATION.
13. EXISTING COLLECTION SYSTEMS WILL BE ABANDONED PER THE REQUIREMENTS OF 64E-6011 FAC MONROE COUNTY HEALTH DEPARTMENT AND WILL REQUIRE A SEPERATE PERMIT.
14. THE SEWER CONNECTION POINTS AND ANY EXISTING LANDSCAPING/DECKING/FENCING FEATURES WILL DETERMINE THE EXACT LOCATION OF SITE SPECIFIC LATERALS/SERVICES.
15. A BACKWATER (CHECK) VALVE IS REQUIRED FOR EACH INDIVIDUAL SERVICE. MAINLINE BRAND OR APPROVED EQUAL.
16. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND (IF REQUIRED) SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WIHTIN THE AREA OF THE TRENCH. DISPOSAL OF RUN-OFF REQUIRES A PERMIT.
17. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO MONROE COUNTY AND KLWTD.
18. EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF THE EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKERS.
19. ALL TRENCHLINES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIALS AND COMPACTED TO THE SPECIFIED MINIMUM COMPACTION (95% IN UNPAVED AREAS AND 98% IN PAVED AREAS) OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
20. RUBBER BOOTS AND STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE DETAILS).
21. WHEN THE CONNECTION CONSTRUCTION IS COMPLETE, BUT NOT BACKFILLED, CONTACT MC AND KLWTD TO WITNESS HYDRO TEST. AFTER INSPECTOR(S) HAVE INSPECTED THE CONSTRUCTION, FOUND THE WORK TO BE SATISFACTORY, AND SIGNED THE BUILDING PERMIT, TIE IN TO THE SEWER SYSTEM MAY BE COMPLETED.
22. A FINAL TIE-IN INSPECTION IS REQUIRED BY KLWTD. AFTER THE TIE-IN IS COMPLETE, BUT NOT BACKFILLED, CONTACT KLWTD$_2$ FOR A FINAL INSPECTION.
23. CONTRACTOR IS TO KEEP RED-LINED RECORD DRAWINGS ON SITE AS THE WORK PROGRESSES.
24. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MANHOLE STRUCTURES AND MATERIAL SPECIFICATIONS FOR PIPE AND FITTINGS TO THE PROJECT ENGINEER PRIOR TO ORDER.

This item has been electronically signed and sealed by James Ronald Brush, PE, on 3-8-24 using a SHA authenication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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KEY LARGO, FL 33037
TELEPHONE (305) 395-8032
Certificate of Authorization # 8384

CONSULTANTS

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KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE

SEAL
JAMES RONALD BRUSH
LICENSE
No. 46504
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
STATE OF FLORIDA LIC. NO. 46504

I&E PROJECT NO.
KILCC-84899-001
CHECKED BY:
AM
DRAWN BY:
JRB
ISSUE:
PERMIT REVIEW
DATE: AUG 22, 2022
5/15/23 JUN 22, 2020
SHEET INDEX

DETAILS AND NOTES

SHEET NUMBER
D-2



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LANDSCAPE PLAN
KICKIN BACK
21362 Overseas Hwy, Cudjoe Key, FL 33042

LOCATION MAP:

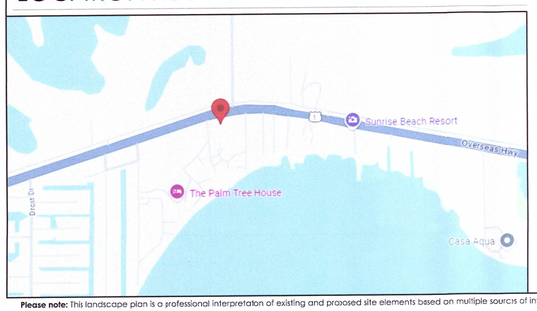


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L3 - SITEWORK PLAN
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L6 - PLANT SCHEDULE, PLANT PICTURES & CODE TABLES
L7 - PLANTING DETAILS & SPECIFICATIONS

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Date: 00/00/2023
Design by: PA
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Sheet
L1
TITLE SHEET

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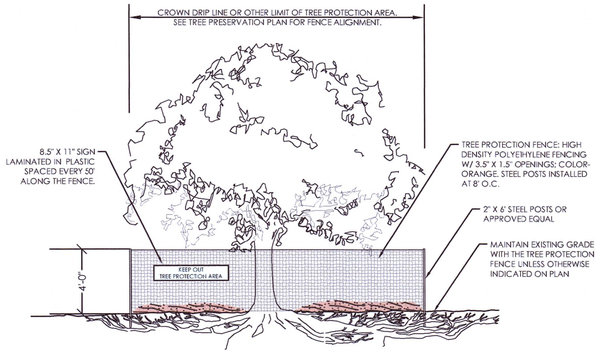
SITEWORK NOTES:

PLANTING BED PREPARATION:

1. VEGETATION TO BE REMOVED AS INDICATED ON THE SITEWORK PLAN TAKING CARE TO PROTECT SPECIMEN PALMS AND TREES IN PLACE DURING HARDSCAPE CONSTRUCTION. SEE DETAILS FOR TREE PROTECTION
2. THE SOIL LEVEL IS TO BE BROUGHT DOWN TO ACCOMMODATE NEW SOIL (TILLED IN), PLANTING AND MULCH. FINISHED LEVEL TO BE BELOW ALL ADJOINING HARDSCAPES.
3. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.

GRADING AND DRAINAGE:

4. SOIL LEVEL IN THE PLANTING AREAS TO BE BROUGHT DOWN TO ALLOW ROOM FOR PLANTING AND MULCH OR SOD. THE TOP OF THE NEW MULCH SHALL NOT BE ABOVE THE LEVEL OF THE EXISTING DRIVEWAY PATIOS, WALKWAYS OR PLANTER WALLS.
5. THE PROPERTY TO BE FINAL GRADED FOR POSITIVE FLOW AWAY FROM THE HOME AND ALL PAVED AREAS TOWARDS THE SWALES



1 TREE PROTECTION

NOT TO SCALE

VEGETATION TABLE

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	STATUS	ACTION	MITIGATION REQUIRED
1	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
2	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
3	WILD TAMARIND	LYSILOMA LATISILIQUUM	45"	NATIVE / REGULATED	REMOVE	YES
4	SEAGRAPE	COCCOLOBA UVIFERA	21"	NATIVE / REGULATED	REMOVE	YES
5	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
6	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
7	GUMBO LIMBO	BURSERA SIMARUBA	20"	NATIVE / REGULATED	REMAIN	NO
8	GUMBO LIMBO	BURSERA SIMARUBA	22"	NATIVE / REGULATED	REMAIN	NO
9	GUMBO LIMBO	BURSERA SIMARUBA	17"	NATIVE / REGULATED	REMAIN	NO
10	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
11	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
12	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
13	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
14	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
15	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
16	SABAL PALM	SABAL PALMETTO	7"	NATIVE / REGULATED	REMOVE	YES
17	SABAL PALM	SABAL PALMETTO	6"	NATIVE / REGULATED	REMOVE	YES
18	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
19	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
20	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
21	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
22	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
23	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
24	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES

DEMOLITION SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	NOTES
	D-01	TREE/PALM - REMOVE	21	SEE NOTES FOR TREE REMOVAL AND ADJACENT VEGETATION PROTECTION
	D-02	GROUNDCOVER- REMOVE	1	EXISTING GROUNDCOVER TO BE REMOVED

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CONSTRUCTION SEQUENCE:

WHEN LANDSCAPE ARCHITECT REPRESENTATION IS REQUIRED IFOR ON-SITE OBSERVATION VISITS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT TO SCHEDULE MIN.2 WEEKS IN ADVAINCE.

THE LANDSCAPE CONTRACTOR MUST APPLY FOR ALL NECESS ARY PERMITS FOR TREE REMOVAL, RELOCATION, OR REPLACEMENT. THE CONTRACTOR MUST OBTAIN APPROVAL TO CLEAR PLANT MATERIAL AS OUTLINED IN THE SITE WORK PLAN AND TO INSTALL PROTECTIVE FENCING AROUND EXISTING VEGETATION, BEFORE COMMENCEMENT OF THE PROJECT.

1. PRE-CONSTRUCTION
   - 1.1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LATEST REVISED COMPLETE TO-SCALE SET OF PLANS AND DISTRIBUTE THEM TO ALL CREWS AND SUBCONTRACTORS TO BE WORKING UNDER HIS/HER CONTRACT.
   - 1.2. LANDSCAPE CONTRACTOR IS TO REVIEW THE LANDSC APE PLAN AND REPORT TO THE LANDSCAPE ARCHITECT ANIY DISCREPANCIES IN REGARDS TO THE EXISTING SITE CONDITIONS.
   - 1.3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALLL UNDERGROUND UTILITIES AND ATTAIN ALL APPLICABLE: PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
2. SITE PREPARATION
   - 2.1. TREE PROTECTION FENCING AND OTHER PROTECTIVE MEASURES TO BE INSTALLED PER PLANS AND SPECIFICATIONS.
   - 2.2. THE EXISTING VEGETATION TO BE REMOVED AS INDICATED ON THE SITEWORK PLAN TAKING CARE TO PROTECT SPECIMEN PALMS AND TREES IN PLACE DURING CONSTRUCTION.
   - 2.3. THE ENTIRE PROPERTY TO BE ROUGH GRADED PER SITE AND GRADING PLAN.
   - 2.4. ALL EXISTING VEGETATION MARKED TO BE RELOCATED ON THE SITEWORK PLAN TO BE ROOT-PRUNED PER DETAILS AND SPECIFICATIONS.
   - 2.5. SOILS TO BE INSPECTED FOR SUITABILITY FOR PLANTING AND PROPER PERCOLATION. PLANTING BEDS MUST DRAIN SUFFICIENTLY. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL SHALL BE RECTIFIED PRIOR TO PLANTING.
   - 2.6. SUBSURFACE DRAINAGE TO BE INSTALLED.
   - 2.7. PRIOR TO HARDSCAPE STAKEOUT, THE SITE IS TO BE HAND RAKED
   - 2.8. HARDSCAPE LAYOUT TO BE STAKED OUT IN THE FIELD, PER PLAN.
   - 2.9. IRRIGATION MAIN LINES, SLEEVES FOR IRRIGATION, LIGHTING, AND AUDIO TO BE INSTALLED.
   - 2.10. THE PROPERTY TO BE FINAL GRADED FOR POSITIVE FLOW AWAY FROM THE HOME AND ALL PAVED AREAS TOWARDS THE SWALES.
   - 2.11. AN IRRIGATED, ORGANIZED STAGING AREA TO BE CREATED FOR ALL INCOMING MATERIALS.
   - 2.3. ALL PLANTING AREAS ARE TO BE PREPARED PER SPECIFICATIONS PRIOR TO BRINGING ANY PLANT MATERIALS TO THE PROPERTY.

INSPECTION AND APPROVAL #1 OF PROPER GRADING, DRAINAGE, AND STAKED HARDSCAPE LAYOUT BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO HARDSCAPE INSTALLATION AND PLANTING STAKE-OUT.

3. HARDSCAPE INSTALLATION
   - 3.1. HARDSCAPES TO BE INSTALLED PER STAKED LAYOUT.
4. PLANTING PLAN LAYOUT
   - 4.3. TREES ARE TO BE MARKED IN THE FIELD WITH WOOD STAKES IDENTIFYING THE SPECIES AND SIZE. IF ANY DISCREPANCIES OR ANOMALIES ARE FOUND, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND PROVIDE RED-LINED PLANS AND PHOTOGRAPHS TO ILLUSTRATE THE CONCERN.
   - 4.4. INSTALLATION OF IRRIGATION LATERAL LINES AND CAPPING TO WAIT FOR INSTALLATION OF PLANT MATERIALS.
   - 4.5. SOIL AMENDMENTS TO BE APPLIED TO ALL PLANTING BEDS AND TILLED IN.
   - 4.6. SYNTHETIC TURF AND ALL AGGREGATE AREAS TO BE PROPERLY MARKED, STAKED AND/OR PAINTED IN THE FIELD, PER PLAN.
   - 4.7. PLANTING BEDS ARE TO BE MEASURED AND LAID OUT IN THE FIELD WITH FLAGS AT 4' ON CENTER AND/OR PAINT, PER PLAN.

INSPECTION AND APPROVAL #2 OF PROPER HARDSCAPE INSTALLATION, SURFACE DRAINAGE, AND PLANTING PLAN LAYOUT BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO TREE, SYNTHETIC TURF AND AGGREGATE AREA INSTALLATION.

5. TREE AND PALM INSTALLATION
   - 5.1. ALL INCOMMING PLANT MATERIAL TO BE STAGED AND ORGANIZED IN THE DESIGNATED HOLDING AREA AND WATERED DAILY.
   - 5.2. INSTALLATION OF TREES AND TREE IRRIGATION RINGS.
   - 5.3. ALL INSTALLED TREES ARE TO BE STAKED PLUMB PER PLANTING DETAILS.
6. SYNTHETIC TURF / AGGREGATE AREA INSTALLATION
   - 6.1. SYNTHETIC TURF, AGGREGATE AREA BASE COURSES AND EDGE RESTRAINTS ARE TO BE INSTALLED PER PLANS AND SPECIFICATIONS.
   - 6.2. FINISH COURSE MATERIAL, SYNTHETIC TURF, AND INFILL TO BE INSTALLED PER PLANS AND SPECIFICATIONS.
7. SHRUB AND GROUNDCOVER PLANTING LAYOUT
   - 7.1. SHRUBS AND GROUNDCOVERS PLANTS ARE TO BE DELIVERED TO THE PROPERTY AND HELD IN A STAGING AREA WITH A RELIABLE WATER SOURCE AND SCHEDULE.
   - 7.2. ALL CONTAINERIZED PLANT MATERIALS ARE TO BE SET UP ON SITE PER PLAN.
   - 7.3. LAYOUT TO BE CHECKED FOR EVEN SPACING PER SPECIFICATIONS AND ADEQUATE DISTANCE FROM HARDSCAPES, SOD AREAS AND OTHER PLANT MASSINGS.

INSPECTION AND APPROVAL #3 OF PROPER TREE, SYNTHETIC TURF, AGGREGATE INSTALLATION AND CONTAINERIZED PLANT MATERIAL LAYOUT BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, LIGHTING AND IRRIGATION INSTALLATION.

8. PLANT MATERIAL, IRRIGATION, AND LIGHTING INSTALLATION
   - 8.1. INSTALLATION OF ALL SHRUB, GROUNDCOVER PLANT MATERIALS PER PLANS AND SPECIFICATIONS.
   - 8.2. COMPLETE LIGHTING INSTALLATION.
   - 8.3. ALL SOD AREAS TO BE HAND RAKED PRIOR TO LAYING SOD. COMPLETE SOD INSTALLATON FOLLOWING THE PAINTED OR FLAGGED BEDLINES MARKED ON SITE.
   - 8.2. COMPLETE IRRIGATION INSTALLATION AND ADJUSTMENT OF HEADS.

INSPECTION, ADJUSTMENT AND APPROVAL #4 OF LIGHTING INSTALLATION BY THE OWNER AFTER SUNSET.

9. PREPARATION FOR FINAL INSPECTION AND PROJECT CLOSEOUT
   - 9.1. PRIOR TO SCHEDULING A FINAL INSPECTION, THE CONTRACTOR IS TO PROVDE THE LANDSCAPE ARCHITECT A LIST OF ALL ANOMALIES, SUBSTITUTIONS AND DEVIATIONS FROM THE LANDSCAPE PLAN.
   - 9.2. ALL SOD AREAS TO BE EDGED TO ESTABLISH SMOOTH, CONSISTENT BEDLINES PER THE PLANTING PLAN.
   - 9.3. MULCH TO BE APPLIED AND CHECKED FOR EVEN COVERAGE AND NO PILING AGAINST TREE TRUNKS.
   - 9.4. IRRIGATION SYSTEM TO BE CHECKED FOR 100% COVERAGE, 50% OVERLAP.
   - 9.5. CONTRACTOR TO VERIFY PROPER TREE STAKING.
   - 9.6. ALL PAVED AREAS TO BE PRESSURE WASHED.
   - 9.7. ALL TAGS AND NURSERY STAKES TO BE REMOVED.
10. POST INSTALLATION
    - 10.1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLANTING AREAS CLEAN AND WEED-FREE UNTIL THE CLOSEOUT OF THE PROJECT.
    - 10.2. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED DAILY DURING CONSTRUCTION FOR LEAKS, BRAKES AND MISALIGNED HEADS.

INSPECTION AND APPROVAL #5 BY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT PRIOR TO PROJECT CLOSEOUT.

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Reviewed by: MF
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L2
SITEWORK NOTES
CONSTRUCTION SEQUENCE

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0 20 40 80

SCALE: 1" = 20'

NORTH

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L3
SITEWORK PLAN



0 20 40 80

SCALE: 1" = 20'

NORTH

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L4 CODE PLAN

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0 20 40 80

SCALE: 1" = 20'

NORTH

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Reviewed by: MF
Sheet
L5
PLANTING PLAN

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VEHICLE USE AREA LANDSCAPING				
VEHICLE USE AREA: 27,526 SQ/FT				
		REQUIRED	PROVIDED	STANDARDS
LANDSCAPE AREA	20% OF VEHICLE USE AREA	5,505 SQ/FT	1,754 SQ/FT	A VARIANCE IS REQUIRED
PARKING LOT TREES	1 PER 1,000 SQ/FT	6	22	
CANOPY TREES	50%	3	7	100% NATIVE, FL#1, 12' OA HT., 3" CAL.
UNDERSTORY TREES	40%	3	8	100% NATIVE, FL#1, 5' OA HT.
PALMS	10% MAX.	1	7	
SHRUBS	4 PER 1,000 SQ/FT	23	58	100% NATIVE, FL#1, 24" HT.

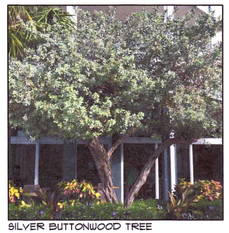
NORTH PROPERTY LINE CLASS "C" BUFFER TABLE					
254' ALONG OVERSEAS HIGHWAY					
10' MAJOR STREET BUFFER					
		REQUIRED	EXISTING	PROVIDED	STANDARDS
CANOPY TREES	5 PER 100'	13	0	16	100% NATIVE, FL#1, 12' OA HT., 3" CAL.
UNDERSTORY TREES	2 PER 100'	6	0	6	100% NATIVE, FL#1, 5' OA HT.
SHRUBS	20 PER 100'	51	0	55	100% NATIVE, FL#1, 24" HT.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
BUFFER CANOPY TREES								
	8	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD (B)	B & B	3"CAL	12-14' OA HT.	NATIVE	REQ. BUFFER
	8	SABAL PALMETTO	SABAL PALM (B)	B & B		10' CT., 14' OA. HT.	NATIVE	REQ. BUFFER
BUFFER UNDERSTORY TREES								
	6	THRINAX RADIATA	THATCH PALM (B)	25 GAL	SINGLE	5' OA HT.	NATIVE	REQ. BUFFER
PARKING LOT CANOPY TREES								
	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM (P)	65 GAL	3"CAL	12' OA HT.	NATIVE	REQ. CODE
	3	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD (P)	100 GAL	3"CAL	12-14' OA HT.	NATIVE	REQ. CODE
	1	SABAL PALMETTO	SABAL PALM (P)	B & B		10' CT., 14' OA. HT.	NATIVE	REQ. CODE
PARKING LOT UNDERSTORY TREES								
	2	CORDIA SEBESTENA	ORANGE GEIGER TREE (P)	25 GAL	1.5"CAL	8-10' OA HT.	NATIVE	REQ. CODE
	6	THRINAX RADIATA	THATCH PALM (P)	25 GAL	SINGLE	5' OA HT.	NATIVE	REQ. CODE
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NOTES**	**CODE**
BUFFER SHRUBS								
	55	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (B)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. BUFFER
PARKING LOT SHRUBS								
	83	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (P)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	23	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB (P)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
SHRUB AREAS								
	57	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	24" O.C.	8"X12"	NATIVE	
	161	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4"X8"	NATIVE	
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**INSTALL**	**SPECS**	**NOTES**	**CODE**
OTHER								
	1,876 SF	PASPALUM NOTATUM 'ARGENTINE'	BAHIA SOD	SOD			DROUGHT TOLERANT	

PLANTING

SYMBOL	CODE	DESCRIPTION	QTY	DPT. / HT.	SPECS	INSTALLATION	NOTES
	PL-02	SOIL	46.6 CY	6"	1:1 SCREENED COMPOST AND TOPSOIL	TILLED IN, REMOVE EX SOIL AS NEEDED	F.S. 3" BELOW ADJACENT SURFACES
	PL-03	MULCH	22.3 CY	4"	BLACK, SHREDDED, HARDWOCD, NON-CYPRESS	SPREAD EVENLY	F.S. EVEN W/ ADJACENT SURFACES

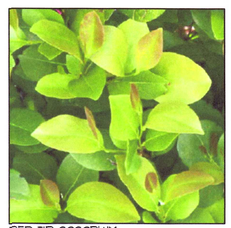

SILVER BUTTONWOOD TREE


SABAL PALM


THATCH PALM


PIGEON PLUM


ORANGE GEIGER TREE


RED TIP COCOPLUM


GREEN BUTTONWOOD


HORIZONTAL COCOPLUM


GOLDEN CREEPER


BAHIA GRASS

Michael Flaugh LANDSCAPE ARCHITECT
FL Reg. #LA0001728
772.419.0024
www.MikeFlaughLA.com
STUART ISLAMORADA NAPLES

LANDSCAPE PLAN
KICKIN BACK
21362 Overseas Hwy, Cudjoe Key, FL 33042

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MONROE COUNTY PLANNING DEPT.

NO.	REVISION	DATE
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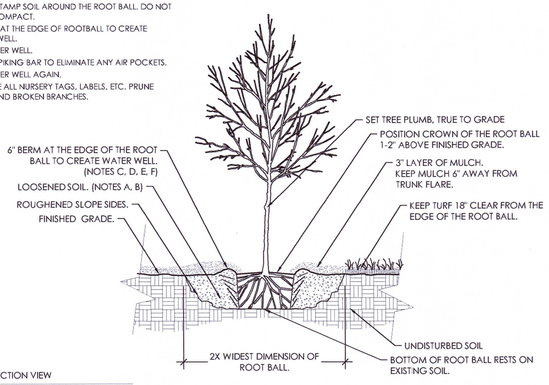
Date: 00/00/2023
Design by: PA
Reviewed by: MF
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L6
PLANT SCHEDULE & PLANT PICTURES

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LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUITION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROCT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE STAKED ONLY F THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCCRDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB & GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. IF NOT INSTALLED PER PLAN OR IF NO IRRIGATION PLAN HAS BEEN PROVIDED AS PART OF THE LANDSCAPE PLAN, AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION RECORD DRAWING.
27. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
28. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
29. AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MANUALS AND WARRANTY INFORMATION FOR ALL INSTALLED FURNITURE, FIXTURES AND EQUIPMENT.
30. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
31. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTEED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

NOTES:
A. LOOSEN SOIL. BACK FILL AND ADD 30% PEAT AND COMPOST MIX.
B. BACKFILL AND WATER IN 6" LIFTS TO BRACE TREE. LIGHTLY TAMP SOIL AROUND THE ROOT BALL. DO NOT OVER COMPACT.
C. 6" BERM AT THE EDGE OF ROOTBALL TO CREATE WATER WELL.
D. FILL WATER WELL.
E. INSERT SPIKING BAR TO ELIMINATE ANY AIR POCKETS.
F. FILL WATER WELL AGAIN.
G. REMOVE ALL NURSERY TAGS, LABELS, ETC. PRUNE DEAD AND BROKEN BRANCHES.

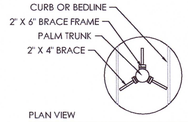


SECTION VIEW

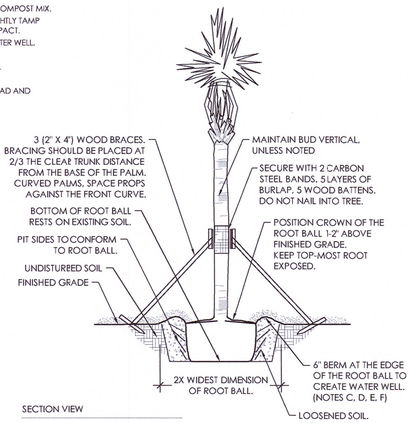
1 TREE PLANTING
NOT TO SCALE

NOTES:
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B. BACKFILL AND WATER IN 6" LIFTS TO BRACE TREE. LIGHTLY TAMP SOIL AROUND THE ROOT BALL. DO NOT OVER COMPACT.
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F. FILL WATER WELL AGAIN.
G. REMOVE ALL NURSERY TAGS, LABELS, ETC. PRUNE DEAD AND BROKEN BRANCHES.

PALM PLANTING NOTES:
H. TIE FRONDS DURING TRANSPORTING TO PROTECT THE BUD. DO NOT TRIM ENDS.
I. SET PALM TREE PLUMP, TRUE TO GRADE, WITH THE POINT, WHERE THE TOP-MOST ROOT IS VISIBLE.
J. REMOVE AIR-POCKETS BY SPIKING AND WATERING HEAVILY FOLLOWING PLANTING.
K. ALL WOOD BRACES SHALL BE STAINED DARK BROWN.
L. REMOVE STAKES IN ONE :1) YEAR

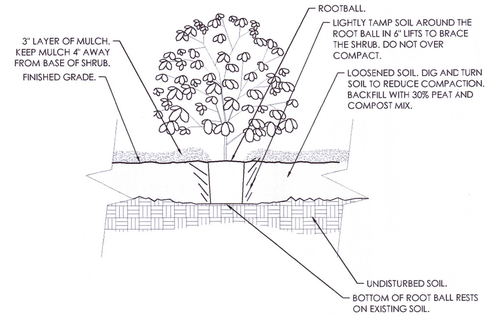


PLAN VIEW



SECTION VIEW

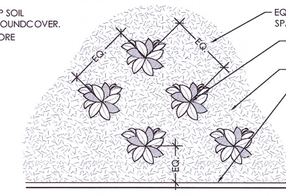
2 PALM PLANTING DETAIL
NOT TO SCALE



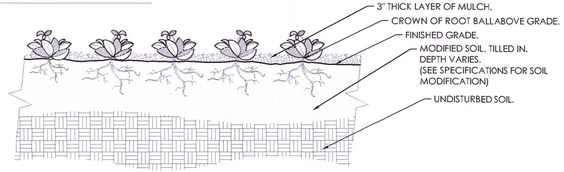
SECTION VIEW

3 SHRUB
NOT TO SCALE

NOTES:
A. SEE PLANTING SCHEDULE FOR GROUNDCOVER AND SPACING DIMENSION.
B. LOOSEN ROOT BALL. LIGHTLY TAMP SOIL AROUND ROOT BALL OF EACH GROUNDCOVER.
C. FINAL GRADE TO BE SMOOTH. BEFORE MULCHING.

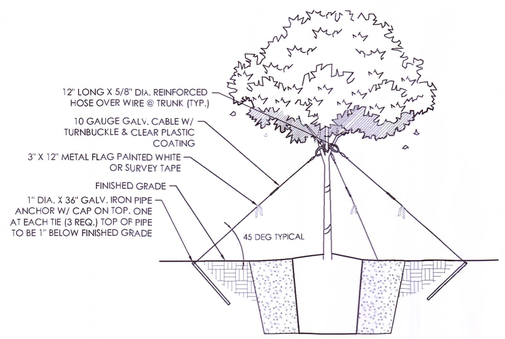


PLAN VIEW



SECTION VIEW

4 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



5 TREE GUY WIRE DETAIL
NOT TO SCALE

Michael Flaugh
LANDSCAPE ARCHITECT
www.MikeFlaughLA.com
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772.419.0024
STUART ISLAMORADA NAPLES

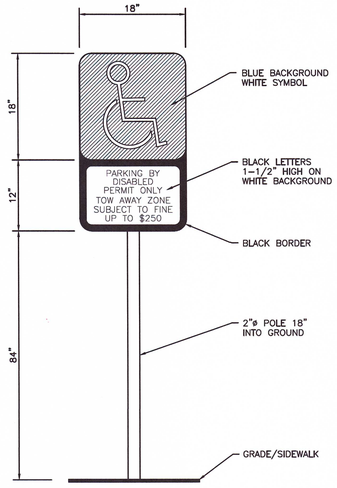
LANDSCAPE PLAN
KICKIN BACK
21362 Overseas Hwy, Cudjoe Key, FL 33042

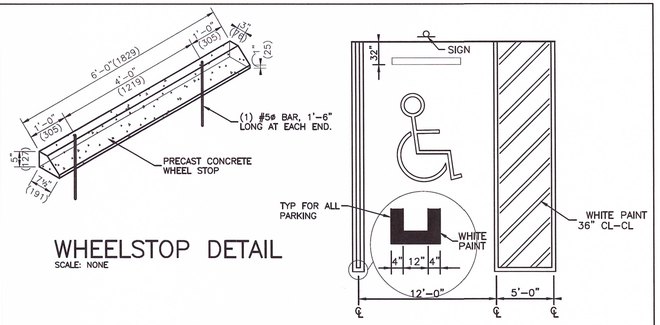
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NO.	REVISION	DATE

Date: 00/00/2023
Design by: PA
Reviewed by: MF
Sheet
L7
PLANTING DETAILS & SPECIFICATIONS

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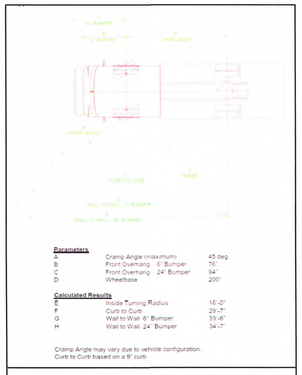


WHEELSTOP DETAIL
SCALE: NONE

HANDICAP PARKING
SCALE: NONE

FRONT SETBACK OPEN SPACE CALCULATION

OPEN SPACE AT FRONT SETBACK	= 6,337 SQ. FT.
IMPERVIOUS AREA AT FRONT SETBACK	= 2,722 SQ. FT.
TOTAL OPEN SPACE AT FRONT SETBACK 2722/6337 = 42.9% IMPERVIOUS	
100% - 42.9% = 57.1% OPEN SPACE	
57.1% > 40% REQUIRED THEREFORE OK	



FIRE LANE DETAILS
SCALE: NONE

SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,705 S.F. (1.026 ACRE)
4. EXISTING LOT COVERAGE:

-CONVENIENT STORE (FROM DRIP EDGE)	= 2,563 S.F.	(5.7%)
-PAVEMENT	= 26,086 S.F.	(58.35%)
-OPEN AREAS / LANDSCAPING	= 10,033 S.F.	(22.44%)

5. THIS PROJECT:

-NEW DUMPSTER ENCLOSURE AT STORE	= 92 S.F.	(0.20%)
-NEW DUMPSTER ENCLOSURE	= 148 S.F.	(0.33%)
-WORKFORCE HOUSING (FROM DRIP EDGE)	= 4,303 S.F.	(9.62%)
-NEW GAS PUMP CANOPY	= 966 S.F.	(2.18%)
-NEW CONVENIENCE (FROM DRIP EDGE)	= 410 S.F.	(.92%)
-NEW DIESEL PUMP & CANOPY	= 32 S.F.	(.07%)
-NEW TRANSFORMER (FOR EV CHARGING)	= 48 S.F.	(0.1%)
-NEW INDIVIDUAL CHARGING STATIONS	= 24 S.F.	(0.05%)
TOTAL	= 44,705 S.F.	(100%)

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING
6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDP's, , TOTAL OF 900 S.F. NEW CANOPY.
6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS
6.4- NEW 378 SF CONVENIENCE ADDITION
6.5- NEW 1,283 SF OF CONC. SLAB
6.6- NEW 100 SF DUMPSTER & ENCLOSURE

7. PARKING CALCULATIONS

7.1- GASOLINE / SERVICE STATION : REQUIRED 4 PARKING PER 1,000 S.F.
2,500 S.F. / 1,000 S.F. = 10.0 PARKING SPACES REQUIRED

7.2- FUELING STATION = (7) PUMPS : PARKING REQUIRED = 7.0

WORKFORCE HOUSING = 5,980 S.F.

(3) 2 BEDROOM UNITS
(2) 3 BEDROOM UNITS
TOTAL REQUIRED (12) SPACES
TOTAL PROVIDED (15) SPACES

TOTAL PARKING REQUIRED = 21.0 PROVIDED = 30 + BIKE RACK = 31

NOTES:
ALL 90° PARKING WILL BE 8.5'x18.0'
ALL PARALLEL PARKING TO BE 8.5'x25.0'
PARKING INCLUDES (2)TWO HANDICAPPED SPACE 12.0'x18.0'

8. LOADING ZONE: Sec. 9.5-354

-COMMERCIAL USE 2,500 = (1)ONE LOADING ZONE REQUIRED

PROVIDED: (1)ONE LOADING ZONE 655 SQ.FT.

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	15.00'	NORTH AT O/S HWY
SECONDARY SIDE	5.0'	5.0'	WEST
PRIMARY SIDE :	5.0'	10.0'	EAST
REAR YARD :	10.0'	28.0'	SOUTH

10. FLOOD ZONE:

PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB# 6031005 / 2018-050
FLOOD ZONE = 'AE' 11.0'
EXISTING BUILDING FFL. = 7.67' NGVD

11. OPEN SPACE RATIO: PER LDC 130-157 AND 130-164

SC(SUBURBAN COMMERCIAL) = MIN 0.2 OPEN SPACE
OPEN SPACE PROVIDED = 22.44% (10,033 S.F.)

12. SITE LIGHTING: Sec.9.5-392, 393, 394

12.1- ALL OUTDOOR LIGHTING SHALL BE, MAX 18' ABOVE GRADE, NON-CUTOFF
MAX 35' ABOVE GRADE, CUT-OFF
(MEASURED AT PROPERY LINE)

12.2- MAX ILLUMINATION SHALL BE : 0.3 FOOT-CANDLES FOR NON-CUTOFF
1.5 FOOT CANDLES FOR CUT-OFF
(MEASURED AT PROPERTY LINE)

12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED.

LEGAL DESCRIPTION

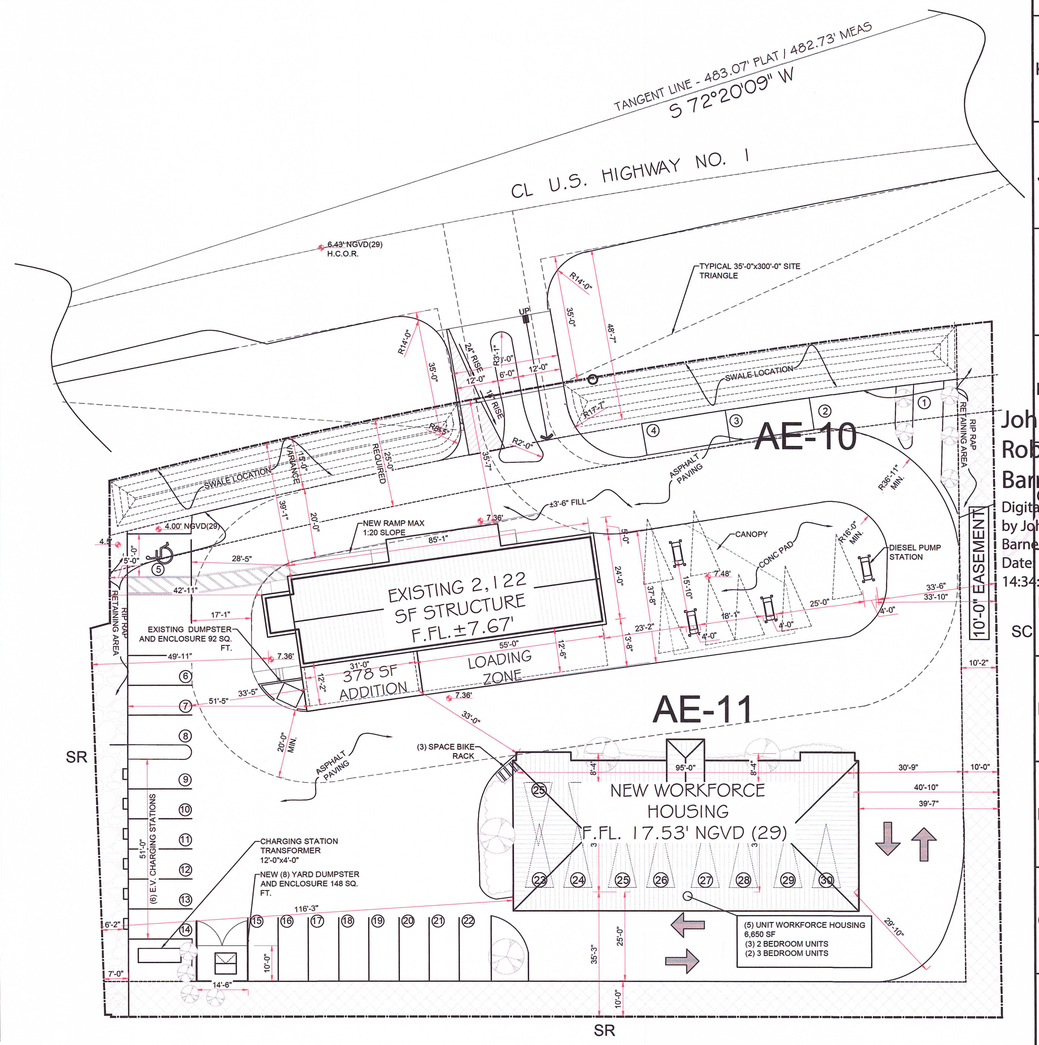
A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHWEST COMER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE 128 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID INTERSECTION ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED, SAID POINT OF BEGINNING ALSO BEING ON A CURVE, SAID CURVE HAVING AN ANGLE OF 07 DEGREES, 48 MINUTES AND 14 SECONDS AND A RADIUS OF 1860.08 FEET, BEAR WESTERLY, ALONG SAID CURVE AND DEFLECTING TO THE LEFT, 253.35 FEET; THENCE BEAR SOUTH, 151.58 FEET; THENCE BEAR EAST, 250 FEET TO THE WEST LINE OF "SACARMA BAY", THENCE BEAR NORTH, ALONG THE WEST LINE OF "SACARMA BAY", 196 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES.

AND

A PART OF GOVERNMENT LOT 2, SECTION 29, TWP. 66 S., RGE. 28 E., ON CUDJOE KEY, MONROE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY NO.1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N 72°20' E ALONG THE SAID RIGHT-OF-WAY LINE 775.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1860.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE CURVE 118.18 FEET; THENCE SOUTH 40.14 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 74°47' 42" W 7.21 FEET TO A METAL FENCE POST; THENCE S 1°28'15" E 109.50 FEET ALONG SAID FENCE; THENCE EAST 3.2 FEET; THENCE NORTH 111.24 FEET TO POINT OF BEGINNING.

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:

A TEN FOOT STRIP OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE 128, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID NORTHWEST CORNER TO BE KNOWN AS THE POINT OF BEGINNING OF THE 10 FOOT STRIP OF LAND HEREINAFTER DESCRIBED, BEAR SOUTH, ALONG THE WEST LINE OF "SACARMA BAY", 196 FEET; THENCE BEAR WEST, 10 FEET, THENCE BEAR NORTH, 196 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR EASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 10 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.



N

SITE PLAN
SCALE: 1"=20'-0"

REVISIONS

MARK	DESCRIPTION	DATE

KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING

21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA

CONTACT INFO

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John Robert Barnes
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STATE OF FLORIDA
JOHN ROBERT BARNES
REGISTERED ARCHITECT
AR-010526

JOHN ROBERT BARNES, PA, NCARB
AR0010526

ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
2018
221 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305)853-9049
(305)853-9028
ROBERTBARNESASSOCIATES.COM

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SITE PLAN

BUILDING TYPE	
DATE ISSUED	AUG 2018
PROJECT NUMBER	2022-087
DRAWN BY	JRB
CLIENT	JOHN ROBERT BARNES
DRAWING NAME	A-1 - KICKIN BACK - SITE PLAN.DWG
DRAWING LOCATION	H:\SHORTCUT-TARGETS-BY-ID\1RXRSV_6ETRKLY\SRUGTHHW\JC3KOOHRBS\PROJECT SHEETS
PROJECT MANAGER	JRB
DRAWN BY	—
CHKD BY	—
DATE ISSUED	2/18/25 [6:59PM]
SCALE	AS SHOWN
PLOT DATE	February 20, 2025
PLOT TIME	1:22 PM

DRAWING NUMBER
A-1

SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,705 S.F. (1.026 ACRE)
4. EXISTING LOT COVERAGE:

-CONVENIENT STORE (FROM DRIP EDGE)	= 2,563 S.F.	(5.7%)
-PAVEMENT	= 26,086 S.F.	(58.35%)
-OPEN AREAS / LANDSCAPING	= 10,033 S.F.	(22.44%)

5. THIS PROJECT:

-NEW DUMPSTER ENCLOSURE AT STORE	= 92 S.F.	(0.20%)
-NEW DUMPSTER ENCLOSURE	= 148 S.F.	(0.33%)
-WORKFORCE HOUSING (FROM DRIP EDGE)	= 4,303 S.F.	(9.62%)
-NEW GAS PUMP CANOPY	= 966 S.F.	(2.18%)
-NEW CONVENIENCE (FROM DRIP EDGE)	= 410 S.F.	(.92%)
-NEW DIESSEL PUMP & CANOPY	= 32 S.F.	(.07%)
-NEW TRANSFORMER (FOR EV CHARGING)	= 48 S.F.	(0.1%)
-NEW INDIVIDUAL CHARGING STATIONS	= 24 S.F.	(0.05%)
TOTAL	= 44,705 S.F.	(100%)

Area 3

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING
6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDP's, , TOTAL OF 900 S.F. NEW CANOPY.
6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS
6.4- NEW 378 SF CONVENIENCE ADDITION
6.5- NEW 1,283 SF OF CONC. SLAB
6.6- NEW 100 SF DUMPSTER & ENCLOSURE

7. PROJECT DESCRIPTION

7.1- GASOLINE / SERVICE STATION : REQUIRED 4 PARKING PER 1,000 S.F.
2,500 S.F. / 1,000 S.F. = 10.0 PARKING SPACES REQUIRED

7.2- FUELINF STATION = (6) PUMPS : PARKING REQUIRED = 6.0

WORKFORCE HOUSING = 5,980 S.F.

(3) 2 BEDROOM UNITS
(2) 3 BEDROOM UNITS
TOTAL REQUIRED (12) SPACES
TOTAL PROVIDED (15) SPACES

TOTAL PARKING REQUIRED = 21.0 PROVIDED = 30 + BIKE RACK = 31

NOTES:
ALL 90° PARKING WILL BE 8.5'x18.0'
ALL PARALLEL PARKING TO BE 8.5'x25.0'
PARKING INCLUDES (2)TWO HANDICAPPED SPACE 12.0'x18.0'

8. LOADING ZONE: Sec. 9.5-354

-COMMERCIAL USE 2,500 = (1)ONE LOADING ZONE REQUIRED

PROVIDED: (1)ONE LOADING ZONE 655 SQ.FT.

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	15.00'	NORTH AT O/S HWY
SECONDARY SIDE	5.0'	7.0'	WEST
PRIMARY SIDE :	5.0'	10.0'	EAST
REAR YARD :	10.0'	28.0'	SOUTH

10. FLOOD ZONE:

PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB# 8031005 / 2018-050
FLOOD ZONE = 'AE' 11.0'
EXISTING BUILDING FFL = 7.67' NGVD

11. OPEN SPACE RATIO: PER LDC 130-157 AND 130-164

SC(SUBURBAN COMMERCIAL) = MIN 0.2 OPEN SPACE
OPEN SPACE PROVIDED = 22.44% (10,033 S.F.)

12. SITE LIGHTING: Sec.9.5-392, 393, 394

12.1- ALL OUTDOOR LIGHTING SHALL BE, MAX 18' ABOVE GRADE, NON-CUTOFF
MAX 35' ABOVE GRADE, CUT-OFF
(MEASURED AT PROPERY LINE)

12.2- MAX ILLUMINATION SHALL BE : 0.3 FOOT-CANDLES FOR NON-CUTOFF
1.5 FOOT CANDLES FOR CUT-OFF
(MEASURED AT PROPERTY LINE)

12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED.





PROJECT LOCATION MAP

DRAWING INDEX

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SITE SURVEY	C-2
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DRIVEWAY PLAN AND NOTES	C-4(a)
UTILITY PLAN & NOTES	C-5
SEWER PLAN AND NOTES	C-6
SEWER PLAN AND AND PROFILE	C-6
LIFT STATION NO 1 PLAN, SPECIFICATIONS, NOTES AND ELECTRICAL CONTROL PANEL DETAILS	C-7
SEWER DETAILS	D-1
DETAILS AND NOTES	D-2
DRAINAGE STORMWATER MANAGEMENT PLAN AND NOTES	C-8
DRAINAGE DETAILS	C-9

This item has been electronically signed and sealed by James Ronald Brush, PE, on 2-21-25 using a SHA authenication code.

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James R Brush

Digitally signed by James R Brush
Date: 2025.02.21 11:41:07 -05'00'

LEGEND

- EXISTING WATER LINE
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND TELEPHONE LINE
- PROPOSED UNDERGROUND ELECTRICAL PRIMARY
- PROPOSED UNDERGROUND ELECTRICAL SECONDARY
- PROPOSED UNDERGROUND LIGHTING CONDUIT 3/4" MIN. FOR #12 AWG.
- PROPOSED 500 GALLON PROPANE TANK
- PROPOSED FIRE HYDRANT
- LIGHT POLE
- MH TELEPHONE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL TRANSFORMER
- VACUUM SANITARY SEWER LINE
- SEWER LINE CLEANOUT
- Proposed Elevation FT MSL
- Existing Elevation Ft MSL
- Storm Water Flow Direction
- 15-Inch Storm Drain HDPE Pipe
- Filtration Trench

PROPERTY OWNER:
JOINED ISLAND INC
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

APPLICANT:
JOINED ISLAND INC
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

PROJECT ENGINEER:
Mr. JAMES R. BRUSH, P.E.
103650 O/S Hwy., #46-
KeyLargo, FL 33037
PHONE: (305) 305-8032

SITE PLAN

SCOPE OF WORK

1. DEVELOP GAS STATION WITH FUELING STATIONS, 1 CONVENIENCE STORE, AND FIVE (5) AFFORDABLE WORKFORCE HOUSING RESIDENTIAL 2 & 3 BEDROOM DWELLING UNITS; EV CHARGING STATIONS WITH TRANSFORMER.
2. CONTRACTOR TO PERFORM SITE PREPARATION, SITE GRADING, EROSION CONTROL AND CONSTRUCTION STAKING.
3. INSTALL WATER, SEWER, ELECTRICAL , DRAINAGE AND LIGHTING UTILITIES. INSTALL LIFT STATION NO. 1 WITH ELECTRICAL CONTROL PANEL AS DETAILED, INSTALL WASTEWATER FORCE MAIN TO FKAA STREET CONNECTION.
4. PROVIDE DRAINAGE TO NEW STORMWATER PIPING, CATCH BASINS, DRAINAGE SWALES AND EXFILTRATION TRENCHES IN LANDSCAPE AREAS;
5. CONSTRUCT ACCESS DRIVEWAYS FROM US NO.1 ROW TO SITE IN ACCORDANCE WITH FDOT REQUIREMENTS AND PERMITS;
6. ALL CONSTRUCTION IN FDOT ROW SHALL CONFORM TO FDOT DESIGN STANDARDS;
7. PROVIDE LANDSCAPING AS PER LANDSCAPE PLAN

Parcel ID 00115840-000401 Alternate ID 1147532 Sec/Twp/Rg 29/66/28 Class RETAIL-CONVENIENCE STORE

Flood Zone= AE/VE 10'/11' VE 11': FIRM PANEL NUMBER MAP NO. 12087C-1292K&1311K 2/18/2005

INDUSTRY & ENVIRONMENT
ENGINEERS/ CONSULTANTS
103650 O/S Hwy. #46
KEY LARGO, FL 33037
TELEPHONE (305) 395-8032
Certificate of Authorization # 8384

CONSULTANTS

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MONROE COUNTY PLANNING DEPT.

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

	REVISIONS	DATE
1		

SEAL: JAMES RONALD BRUSH, LICENSE No. 48504, STATE OF FLORIDA, PROFESSIONAL ENGINEER, STATE OF FLORIDA No. 48504

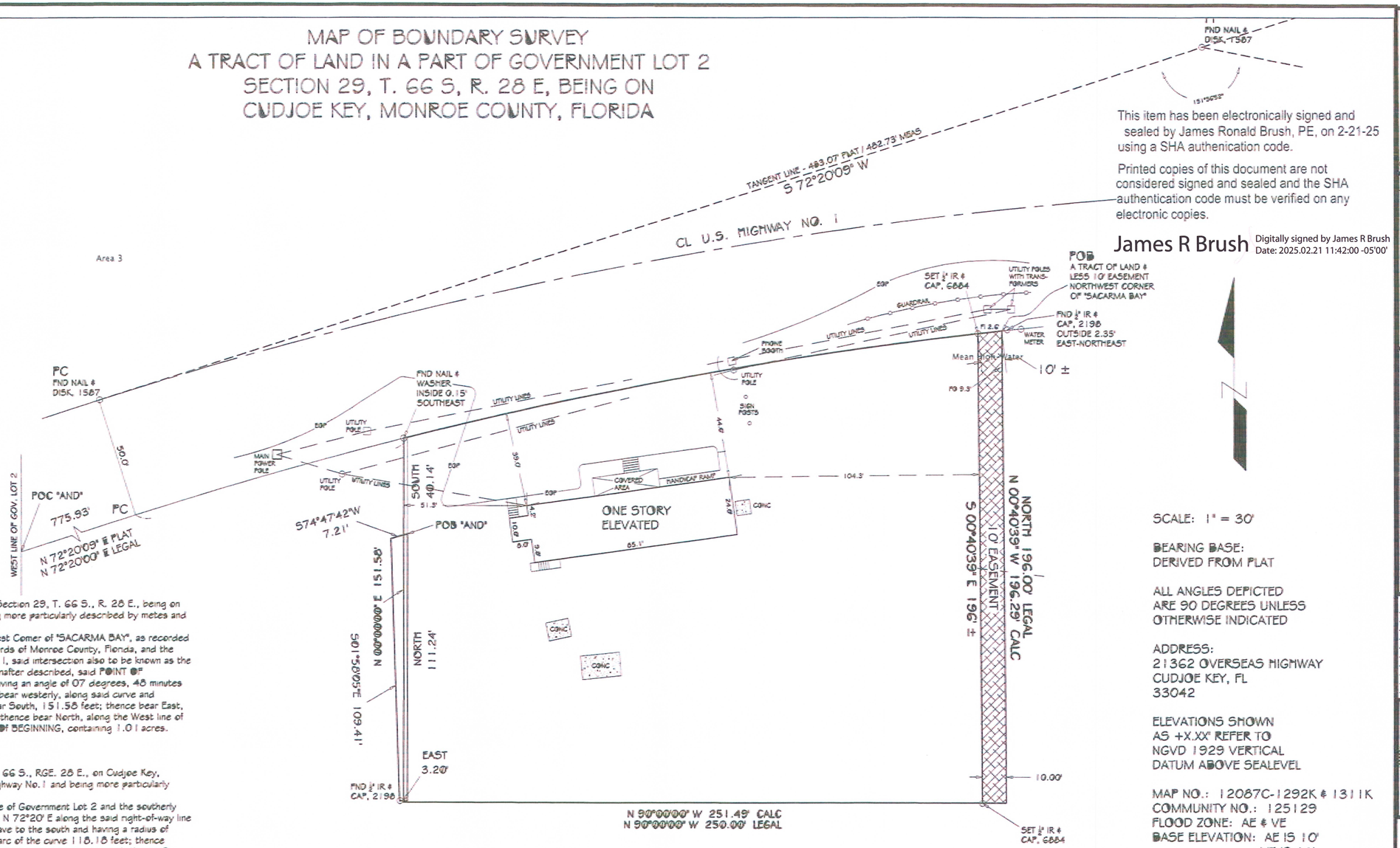
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JRB
ISSUE
PERMIT REVIEW
DATE FEB 21, 2025
1/31/22 MAR 11, 2024
SHEET INDEX

SITE PLAN AND NOTES

SHEET NUMBER
C-1

MAP OF BOUNDARY SURVEY
A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2
SECTION 29, T. 66 S, R. 28 E, BEING ON
CUDJOE KEY, MONROE COUNTY, FLORIDA

LOCATION MAP - N.T.S.



SCALE: 1" = 30'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL
33042

ELEVATIONS SHOWN
AS +X.XX' REFER TO
NGVD 1929 VERTICAL
DATUM ABOVE SEALEVEL

MAP NO.: 12087C-1292K & 1311K
COMMUNITY NO.: 125129
FLOOD ZONE: AE & VE
BASE ELEVATION: AE IS 10'
VE IS 11'
MAP DATE: 02-18-05

LEGAL DESCRIPTION

A tract of land in a part of Government Lot 2, Section 29, T. 66 S., R. 28 E., being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128 of the Public Records of Monroe County, Florida, and the southerly right-of-way line of U.S. Highway No. 1, said intersection also to be known as the POINT OF BEGINNING of the tract of land hereinafter described, said POINT OF BEGINNING also being on a curve, said curve having an angle of 07 degrees, 48 minutes and 14 seconds and a radius of 1860.08 feet, bear westerly, along said curve and deflecting to the left, 253.35 feet; thence bear South, 151.58 feet; thence bear East, 250 feet to the West line of "SACARMA BAY", thence bear North, along the West line of "SACARMA BAY", 196 feet, back to the POINT OF BEGINNING, containing 1.01 acres.

AND

A part of Government Lot 2, Section 29, TWP. 66 S., RGE. 28 E., on Cudjoe Key, Monroe County, Florida, lying south of U.S. Highway No.1 and being more particularly described as follows:
Commencing at the intersection of the west line of Government Lot 2 and the southerly right-of-way line of U.S. Highway No. 1; thence N 72°20' E along the said right-of-way line 775.93 feet to the beginning of a curve, concave to the south and having a radius of 1860.08 feet; thence northeasterly along the arc of the curve 118.18 feet; thence South 40.14 feet to the Point Of Beginning of the herein described parcel; thence S 74°47' 42" W 7.21 feet to a metal fence post; thence S 1°28'15" E 109.50 feet along said fence; thence East 3.2 feet; thence North 111.24 feet to Point Of Beginning.

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:

A ten foot strip of land in a part of Government Lot 2, Section 29, T. 66 S., R. 28 E., being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128, of the Public Records of Monroe County, Florida, said Northwest Corner to be known as the POINT OF BEGINNING of the 10 foot strip of land hereinafter described, bear South, along the West line of "SACARMA BAY", 196 feet; thence bear West, 10 feet; thence bear North, 196 feet, more or less, to a point on the southerly right-of-way line of U.S. Highway No. 1; thence bear easterly, along the southerly right-of-way line of U.S. Highway No. 1, 10 feet, more or less, back to the POINT OF BEGINNING.

CERTIFIED TO -
JOINED ISLANDS, INC.

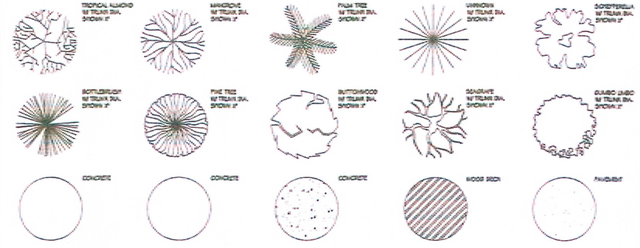
SCALE:	1"=30'
FIELD WORK DATE	03-15-06
REVISION DATE	-/-/--
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RR
INVOICE NO.:	6031005

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)(ENCROACHMENTS), & 1(B)(4)(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LB #6864

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

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ADEQUACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

DELTA = CENTRAL ANGLE
ASPH = ASPHALT
A = ARC LENGTH
C = CENTERLINE
CM = CONCRETE MONUMENT
CONC = CONCRETE
COVRD = COVERED
DRAGE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
ENCR = ENCROACHMENT
EOP = EDGE OF PAVEMENT
FF = FINISHED FLOOR
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
IP = IRON PIPE
IR = IRON ROD
MEAS = MEASURED
NAVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
PL = PROPERTY LINE
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
REF = REFERENCE
ROL = ROOF OVERHANG LINE
ROW = RIGHT OF WAY
ROWL = RIGHT OF WAY LINE
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER

SITE SURVEY

INDUSTRY & ENVIRONMENT
ENGINEERS / CONSULTANTS
10950 O/S Hwy. #45
KEY LARGO, FL 33037
TELEPHONE (305) 395-8092
Certificate of Authorization # 8384

CONSULTANTS

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KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE
	NOV 21, 2021

SEAL: JAMES RONALD BRUSH LICENSE No. 48504 STATE OF FLORIDA PROFESSIONAL ENGINEER
STATE OF FLORIDA 48504

I&E PROJECT NO.
KBCS-21362-001
CHECKED BY:
AM
DRAWN BY:
JRB
ISSUE:
PERMIT REVIEW
DATE:
1/31/22 (REVI DEC 21, 2021)
SHEET INDEX

SITE SURVEY AND NOTES

SHEET NUMBER
C-2



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INDUSTRY & ENVIRONMENT
ENGINEERS / CONSULTANTS
103650 O/S Hwy. #45
KEY LARGO, FL 33037
TELEPHONE (305) 995-8032
Certificate of Authorization # 8384

CONSULTANTS

James R Brush

Digitally signed by James R Brush
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MAR 10 2025
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KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

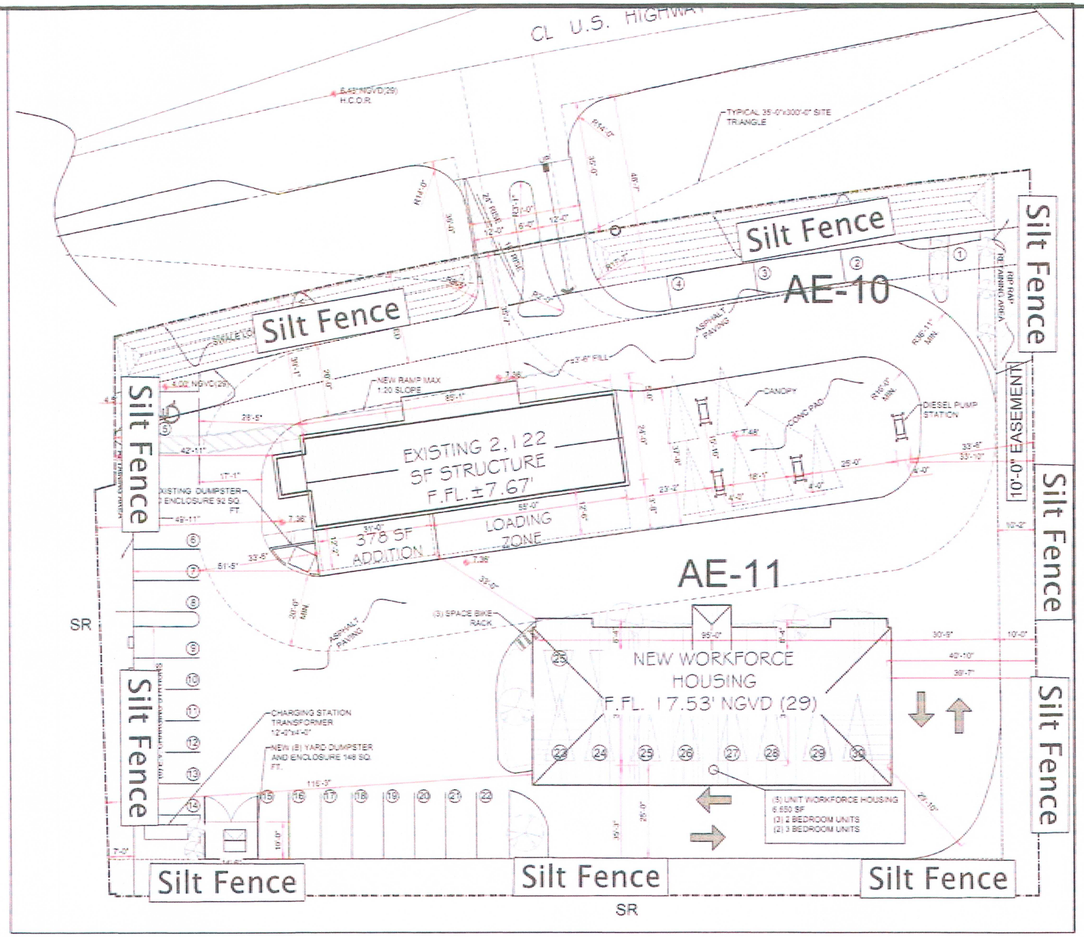
MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE
1	
2	

STATE OF FLORIDA
JAMES RONALD BRUSH
LICENSE
No. 48504
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
STATE OF FLORIDA No. 48504

I&E PROJECT NO.
KIBC6-21362-001
CHECKED BY:
AM
DRAWN BY:
JRB
ISSUE:
PERMIT REVIEW
DATE:
1/31/22 FEB 21, 2025 MAR 11, 2024
SHEET INDEX
SITE PLAN
AERIAL PHOTO

SHEET NUMBER
C-3



EROSION CONTROL PLAN

GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CORRECTIONS TO THE PLANS.
3. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR ELEVATIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. CONTRACTOR SHALL BECOME FAMILIAR WITH SITE CONDITIONS, SUBSURFACE GEOLOGICAL CONDITIONS, OBJECTIVES, PERFORM AND COORDINATE CONSTRUCTION TO PREVENT IMPACTS TO THE SITE AND ADJACENT PROPERTIES.
5. FINAL ELEVATIONS, DIMENSIONS, & METHODS FOR CATCH BASINS, AND EXFILTRATION TRENCH INSTALLATION SHALL BE SUBMITTED AS SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING THE FLOW OR OFF-SITE TRACKING OF SEDIMENT AND OTHER POLLUTANTS FROM LEAVING THE SITE.
2. PERIMETER EROSION CONTROL MEASURES AND CONSTRUCTION EXIT MUST BE IN PLACE BEFORE STARTING SOIL DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL CONSTRUCT AND USE AN ON-SITE WASHOUT PIT FOR CONCRETE TRUCKS.
4. THE CONTRACTOR SHALL CONSTRUCT A BERM OR OTHER SPILL PROTECTION MEASURES FOR ANY TEMPORARY ON-SITE FUEL STORAGE TANKS.
5. ALL DEWATERING DISCHARGES SHALL BE FILTERED TO REMOVE SEDIMENT AND OTHER POLLUTANTS PRIOR TO THE WATER LEAVING THE SITE.
6. ALL LIME STABILIZATION SHALL BE MIXED AND COMPACTED AT THE END OF EACH WORKING DAY.
7. VEHICLE PARKING, VEHICLE STAGING, STOCKPILES, SPOILS AND CONSTRUCTION MATERIALS STORAGE SHALL BE LOCATED SO AS TO NOT ADVERSELY AFFECT STORM WATER QUALITY. STOCKPILES AND MATERIALS STORAGE AREAS SHALL BE COVERED OR CONTAINED WITHIN A BERM TO PREVENT DISCHARGE OF DELETERIOUS MATERIAL FROM THE SITE.
8. ALL TRASH ON-SITE AND BUILDING MATERIAL WASTE SHALL BE STORED IN AN ENCLOSED CONTAINER UNTIL PROPERLY DISPOSED OF OFF-SITE.
9. ALL SURFACE AREAS DISTURBED BY VEHICLES AND CONSTRUCTION WITHIN OR ADJACENT TO THIS PROPERTY MUST BE PERMANENTLY STABILIZED. THIS INCLUDES SWALES, SLOPES AND RETENTION AREAS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITY. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH VEGETATION, GRAVEL ROAD BASE OR PAVING . SITE STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
10. THE GENERAL CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES SHALL BE REPAIRED OR REPLACED. EROSION CONTROL MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN CALENDAR DAYS.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH FDEP & SFWMD "CONSTRUCTION BEST MANAGEMENT PRACTICES".

NOTES:

STEEL POSTS SUPPORTING THE FENCE SHALL BE INSTALLED W/ A SLIGHT ANGLE TOWARD THE RUNOFF SOURCE.

THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN W/ A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

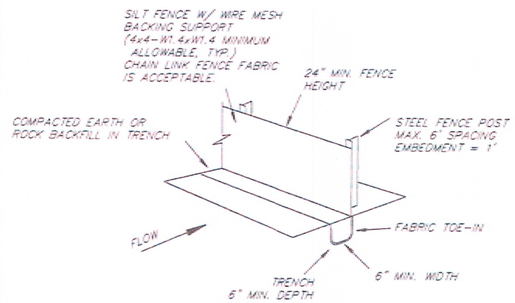
THE TRENCH MUST BE A MIN. OF 6" DEEP AND 6" WIDE.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3" OVERLAP SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.

INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW.

ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



SILT FENCE

James R Brush

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LEGEND

- Proposed Elevation FT MSL
- Existing Elevation Ft MSL
- Storm Water Flow Direction
- Storm Water Retention Area
- 15-Inch Storm Drain HDPE Pipe

INDUSTRY & ENVIRONMENT ENGINEERS / CONSULTANTS
103650 O/S Hwy, #46
KEY LARGO, FL 33037
TELEPHONE (305) 395-8032
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KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE:

SEE JAMES RONALD BRUSH LICENSE No. 48504 STATE OF FLORIDA PROFESSIONAL ENGINEER
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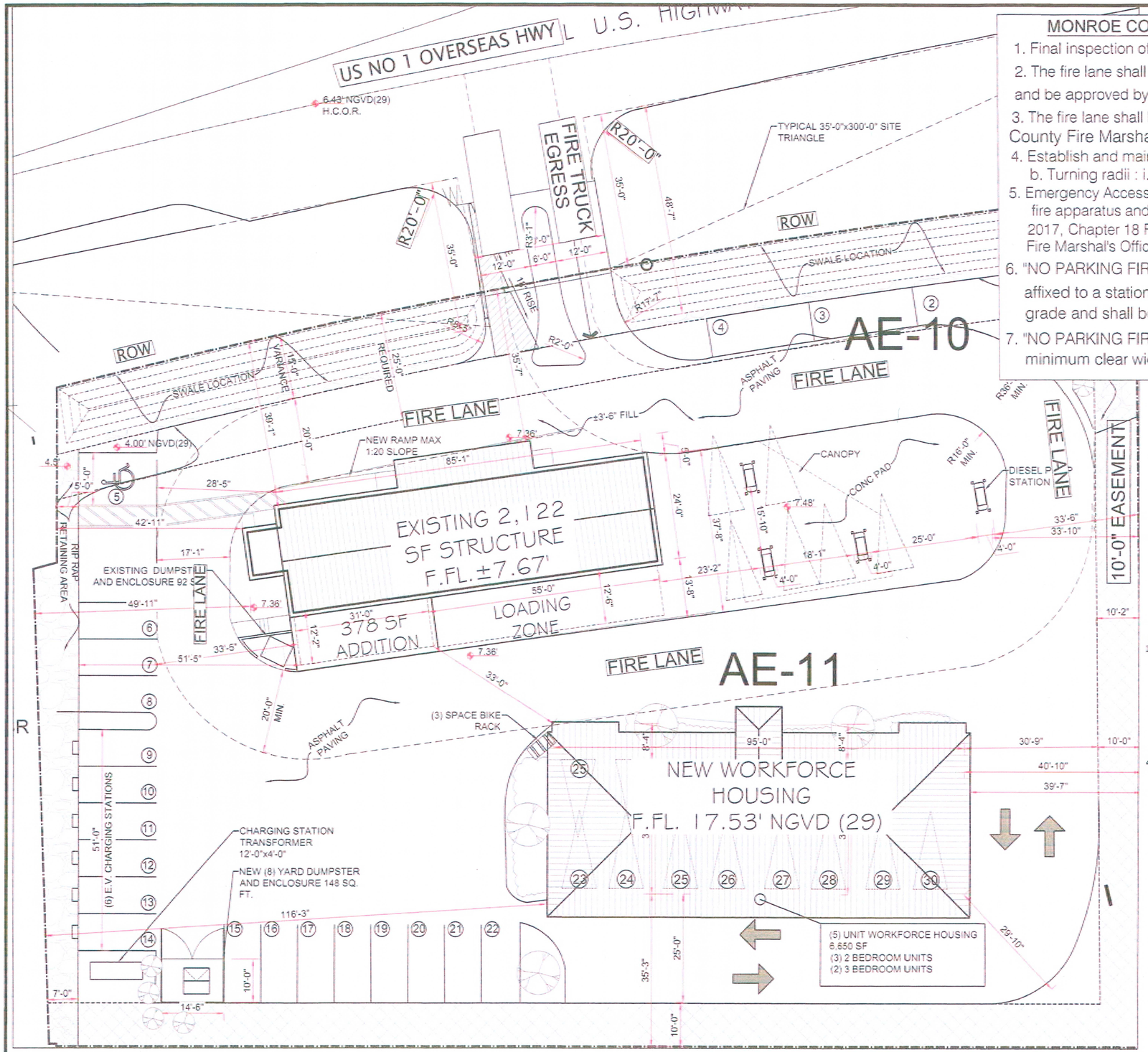
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SHEET INDEX

EROSION CONTROL PLAN DETAILS & NOTES

SHEET NUMBER

C-4

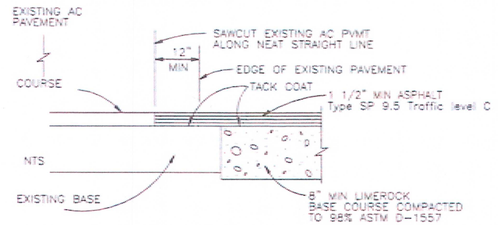


DRIVEWAY PLAN

MONROE COUNTY FIRE MARSHAL'S REQUIREMENTS:

1. Final inspection of the fire driveway by Fire Marshal is required;
2. The fire lane shall comply with Florida Fire Prevention Code, NFPA 1 Chapter 18 and be approved by the Monroe County Fire Marshal's Office;
3. The fire lane shall be designated as no parking with signage as approved by the Monroe County Fire Marshal's Office;
4. Establish and maintain "Fire Lanes" during site work: a. Minimum clear width 20 feet. b. Turning radii : i. 25 Ft inside, ii. 50 Ft outside.
5. Emergency Access, ingress and egress shall be established and maintained for fire apparatus and EMS vehicles in compliance with Florida Fire Prevention Code 2017, Chapter 18 Fire Department Access and Water Supply as approved by the Fire Marshal's Office;
6. "NO PARKING FIRE LANE" signs shall be 12 inches wide and 18 inches, permanently affixed to a stationary post with bottom of the sign six feet, six inches above finished grade and shall be spaced not more than 50 feet apart along both sides of fire lane.
7. "NO PARKING FIRE LANE" Red Striping affixed to the Fire Lane Pavement with minimum clear width of 20 feet.

1 PAVING PROFILE–ILLUSTRATION



ASPHALT PAVEMENT AND CONNECTION TO EXIST. PVMT

GENERAL NOTES
1. Asphalt pavement to match existing grades and shall drain efficiently to catch basins

NOTES: ASPHALT PAVEMENT

1. Perform surface preparation for new pavement.
2. Pavement to be built in compliance with FDOT standards & specifications;
3. Tie-in into existing asphalt surface and match existing surface elevations;
4. Stabilization of base to include adding additional lime rock;
5. Apply emulsified asphalt tack solution to all surfaces to be paved and ; paving prepared surfaces with hot type SP 9.5 Traffic Level C asphalt at one and one-half inches in thickness; FDOT specification Section 331 Type S Asphalt Concrete

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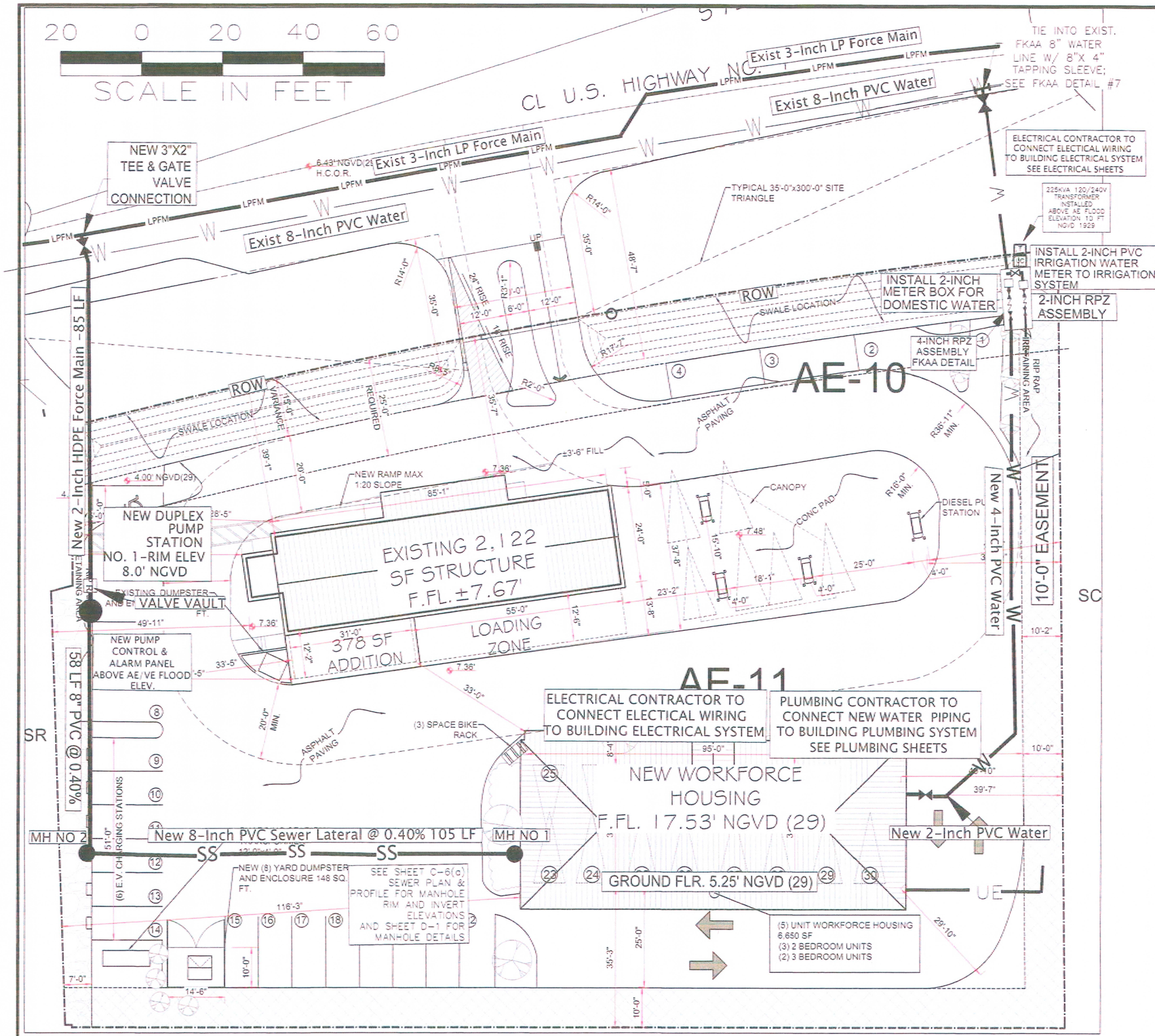
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DRIVEWAY PLAN AND NOTES

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UTILITY PLAN AND NOTES

SHEET NUMBER
C-5

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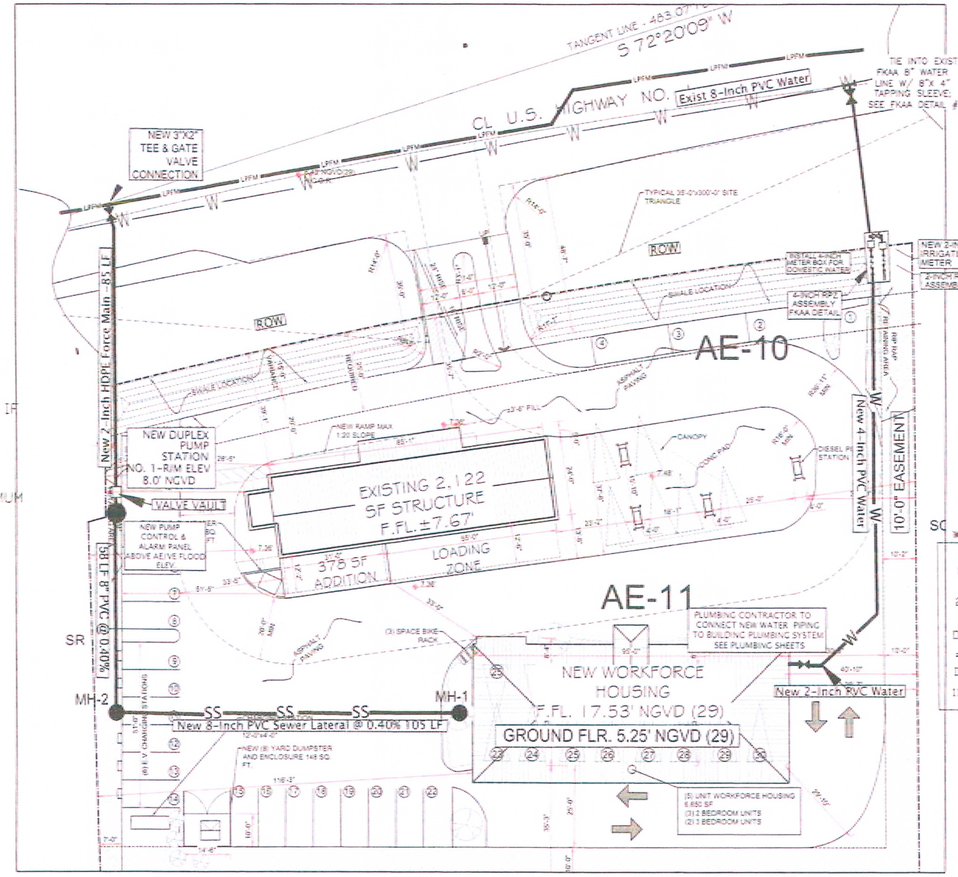
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CONSTRUCTION NOTES

1. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION , DOH, MONROE COUNTY, FKAA, REGULATIONS SHALL GOVERN ALL UTILITY WORK. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF THE MORE STRINGENT REGULATION SHALL HAVE PRECEDENCE.
2. UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING & MARKING LIMITS OF CONSTRUCTION USING THE SERVICE OF A LOCATING COMPANY & CONTACTING THE UTILITY COMPANIES AS NECESSARY PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT OF PROJECT.
4. ALL PIPE SHALL BE BACK FILLED TO MINIMUM SPECIFICATION COVER AND DEPTH BEFORE IT SHALL BE PLACED INTO SERVICE BY THE OWNER.
5. ALL POTABLE WATER REQUIRED FOR CONSTRUCTION PURPOSES SHALL BE METERED BY APPROVED METER WITH APPROVED BACK FLOW-PREVENTION DEVICES.
6. FORCE MAINS MUST BE IN SEPARATE TRENCHES FROM POTABLE WATER AND RECLAIMED WATER MAINS WITH A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET CLEAR (EDGE TO EDGE) TO POTABLE WATER MAINS. AT CROSSINGS A VERTICAL SEPARATION OF NOT LESS THAN 15 FEET (18 INCHES) FROM THE CROWN OF THE SEWER OR FORCE MAIN TO THE INVERT OF THE WATER MAIN. IF LESS, OR IF THE WATER MAIN PASSES UNDER THE SEWER OR FORCE MAIN, THE SEWER OR FORCE MAIN SHALL BE ENCASED IN CONCRETE OR PLACED ON A PVC SLEEVE FOR 20 FEET CENTERED ON THE CROSSING.
7. FORCE MAINS SHALL BE TESTED IN ACCORDANCE WITH AWWA C600 (LATEST EDITION) WITH A TEST PRESSURE OF 150 PSI. MAXIMUM LEAKAGE SHALL NOT EXCEED L=(S×D/13,320 WHERE L=LEAKAGE IN GALLONS PER HOUR, S=LENGTH OF TEST SEGMENT IN FEET, D=PIPE DIAMETER IN INCHES. TEST DURATION SHALL BE TWO (2) HOUR NO INTERCONNECTIONS BETWEEN THE POTABLE WATER SYSTEM & FORCE MAIN SYSTEMS SHALL BE ALLOWED.
FORCE MAINS SHALL PASS LEAKAGE TEST PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
9. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK.
10. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES, AND THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
11. FORCE MAINS SHALL BE SCHEDULE 80 OR HDPE SEWER PIPE.
12. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY, FKAA, FDOT AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
13. NO SEWER SHALL BE CLOSER THAN 5 FT. TO AN EXISTING FKEC POWER POLE WITHOUT AUTHORIZATION FROM THE FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.
14. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE 100 YEAR FLOOD OR VE ZONE FLOOD ELEVATION.
15. CONTRACTOR SHALL RESTORE ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO, PAVEMENT, PLANTERS AND CONCRETE TO PRECONSTRUCTION CONDITIONS.
16. ALL FINAL TESTING SHALL BE MADE IN THE PRESENCE OF A REPRESENTATIVE FROM THE FKAA A MINIMUM OF 72 HOURS NOTICE SHALL BE PROVIDED TO THE VILLAGE AND KLWTD PRIOR TO THE INITIATION OF ALL FINAL SYSTEM TESTING.
17. ALL GRASS AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOD.
18. OPEN CUT TRENCHES MAY BE SUBSTITUTED WITH DIRECTIONAL DRILLING.
19. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO THE SANITARY SEWER SERVICE. SANITARY SEWER SHALL REMAIN IN SERVICE THROUGHOUT THE CONSTRUCTION PROJECT.
20. PUMP STATION WET WELL SHALL BE PHYSICALLY INSPECTED AND STATIC HEAD TESTED TO ENSURE THE ABSENCE OF LEAKS PRIOR TO CONSTRUCTION.
21. ALL WASTEWATER WITHIN PROPERTY LIMITS SHALL BE DIRECTED TO THE PROPOSED SANITARY SEWER COLLECTION SYSTEM. THE EXISTING WASTEWATER TREATMENT SYSTEMS SHALL BE ABANDONED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
22. CONTRACTOR SHALL COORDINATE TESTING WITH ENGINEER & THE FKAA FOR TESTING OF SYSTEM. NO SEWAGE SHALL ENTER THE PROPOSED SYSTEM UNTIL CLEARED FOR USE BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FKAA.
23. ALL NEW MANHOLES AND REFURBISHED MANHOLES SHALL BE CONSTRUCTED UTILIZING WATER PROOF MANHOLE COVERS.
24. WHERE CLEANOUTS AND BACKFLOW PREVENTERS ARE NOT SHOWN ON THE PLANS FOR BUILDING CONNECTIONS, THE CONTRACTOR SHALL VERIFY & INSTALL NEW COs & BFPs.
25. THE CONTRACTOR SHALL VERIFY ALL SEWER LOCATIONS, LENGTHS, INVERT ELEVATIONS AS SHOWN AND MODIFY AS REQ'D.

GENERAL NOTES

1. EXISTING AND NEW COLLECTOR SYSTEM INFRASTRUCTURE DESIGN STANDARDS AND THE FKAA TESTING REQUIREMENTS
2. ALL FINAL TESTING SHALL BE MADE IN THE PRESENCE OF A REPRESENTATIVE OF THE FKAA. A MINIMUM 72-HOUR NOTICE SHALL BE PROVIDED TO THE FKAA AND THE ENGINEER PRIOR TO THE INITIATION OF ALL FINAL SYSTEM TESTING.
3. ALL TESTING REQUIRED BY THE FKAA & FDEP SHALL BE PAID FOR BY THE OWNER/CONTRACTOR.



SITE PLAN

4. COMMERCIAL SERVICE LATERALS WITH MULTIPLE CONNECTIONS SHALL BE GREEN 6-INCH DIAMETER OR LARGER.
5. ALL GRAVITY SANITARY SEWER LINES SHALL BE GREEN PVC SDR 26, ASTM D-3034. IN LOCATIONS WHERE A MINIMUM COVER OF 3.0 FEET CANNOT BE MAINTAINED, AWWA C-900 OR C-905 GREEN PVC DR-25, CLASS 100, OR CONCRETE ENCASEMENT SHALL BE USED.
6. MINIMUM SLOPE FOR GRAVITY LATERALS 4-6 INCHES IN DIAMETER SHALL BE 1/8- INCH PER FOOT (1.04%).
7. ALL GRINDER PUMP SERVICE LATERALS SHALL BE CONSTRUCTED WITH WITH A MINIMUM 24 INCHES OF COVER.
8. ALL EXISTING PUMP STATION WET-WELLS (IF NOT NEW RFP) AND MANHOLES SHALL BE COATED OR LINED USING AGRU AMERICAN SURE GRIP HDPE COATING, OR APPROVED EQUAL, IN ACCORDANCE WITH FKAA AND FBC PLUMBING MINIMUM STANDARDS.
9. ALL GRINDER PUMP SERVICE LATERALS SHALL BE TESTED AFTER THE GRINDER SYSTEM IS COMPLETELY INSTALLED. PRIOR TO COMMENCEMENT OF TESTING, SERVICE LATERAL PIPE SECTIONS SHALL BE FIRST FLUSHED TO REMOVE ANY DEBRIS THAT MAY REMAIN INSIDE THE LATERAL. THE FLUSHING PROCEDURE SHALL DEVELOP A WATER VELOCITY OF AT LEAST 2.5 FEET PER SECOND AND SHALL RESULT IN AT LEAST 100% TURNOVER OF THE WATER IN THE SERVICE LATERAL.
10. ALL GREASE INTERCEPTOR HYDROSTATIC TESTING SHALL BE CONDUCTED AT THE SAME TIME AS GRAVITY SEWER, PUMP STATION WET WELLS, AND FORCE MAINS WHICH ARE WITNESSED BY THE FKAA AND DESCRIBED IN FKAA GREASE INTERCEPTOR POLICY
11. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH FKAA MINIMUM STANDARDS.
12. ALL TESTING SHALL BE WITNESSED AND TESTING REPORTS SIGNED AND SEALED BY BY A FLORIDA PROFESSIONAL ENGINEER.
13. A CONDITION REPORT, SIGNED AND SEALED BY A FLORIDA PROFESSIONAL ENGINEER, FOR ANY EXISTING AND NEW PIPING TYING INTO THE NEW SYSTEM, SHALL BE SUBMITTED PRIOR TO CONNECTION.

SCOPE OF WORK

1. NEW +/- 85 LIN. FT. OF 2" HDPE FORCE MAIN FROM PS 1 TO FKAA STREET LPFM CONNECTION.
2. CONSTRUCT 167+/-LI N. FT. OF 8" SCH 40 PVC SEWER LATERAL; INSTALL TWO (2) STANDARD MANHOLES.
3. INSTALL NEW DUPLEX PUMP STATION (PS 1) AND VALVE VAULT.
4. NEW ELECTRICAL SERVICE TO PUMP STATION SYSTEM;
5. PROVIDE CONTROL / ALARM PANEL AS SPECIFIED;
6. PUMP STATION CONTROL AND ALARM PANEL TO BE INSTALLED IN THE ABOVE THE AE/VE FLOOD ZONE OF 10-11 FT.

DESIGN SUMMARY - LIFT STATION NO. 1

LIFT STA NO	AK ID NO	EDU'S	DESIGN FLOW (GPD)	DESIGN FLOW (GPM)	PEAK FLOW (GPM)	LOW STATIC PRESSURE (FEET)	AVG. STATIC PRESSURE (FEET)	HIGH STATIC PRESSURE (FEET)	FLOW AVG PRESSURE (GPM)
1	1147532	* 15.92	2500	1.74	7.6	18.7	37.1	64.0	7.6

BASIS OF DESIGN FOR CONVENIENCE STORE AND WORKFORCE HOUSING

FLOW IS ESTIMATED ON THE BASIS OF TABLE I OF FAC 64E-6. 2 BEDROOMS WITH 751-1200 SQ FT OF BUILDING AREA = 200 GPD PER RESIDENCE; 3 BEDROOMS WITH 1201-2250 SQ FT OF BUILDING AREA = 300 GPD. THERE ARE THREE(3) 2 BEDROOM UNITS AND TWO(2) 3 BEDROOM UNITS; FLOW CALCULATION: 3 X 200 GPD= 600 GPD AND 2 X 300 GPD= 600 GPD, TOTAL FLOW = 600 GPD + 600 GDP = 1,200 GPD. CONVENIENCE STORE SERVIC STATION PER WATER CLOSET. OPEN MORE THAN 16 HOURS PER DAY = 325 PER WATER CLOSET; THERE ARE FOUR(4) WATER CLOSETS = 4 X 325 GPD = 1300 GPD FOR SERVICE STATION. TOTAL DESIGN FLOW= 1200 GPD + 1300 GPD = 2500 GPD.
DESIGN FLOW (ADF) 2,500 GPD @ 157 GPD/EDU = 15.92 EDUs; PEAKING FACTOR OF 4.4 X DESIGN FLOW (ADF) = 11,000 GPD OR 458 GPH OR 7.6 GPM.

Flood Zone= AE/VE 10'/11' VE 11'; FIRM PANEL NUMBER MAP NO. 12087C-1292K&1311K 2/18/2005

James R Brush

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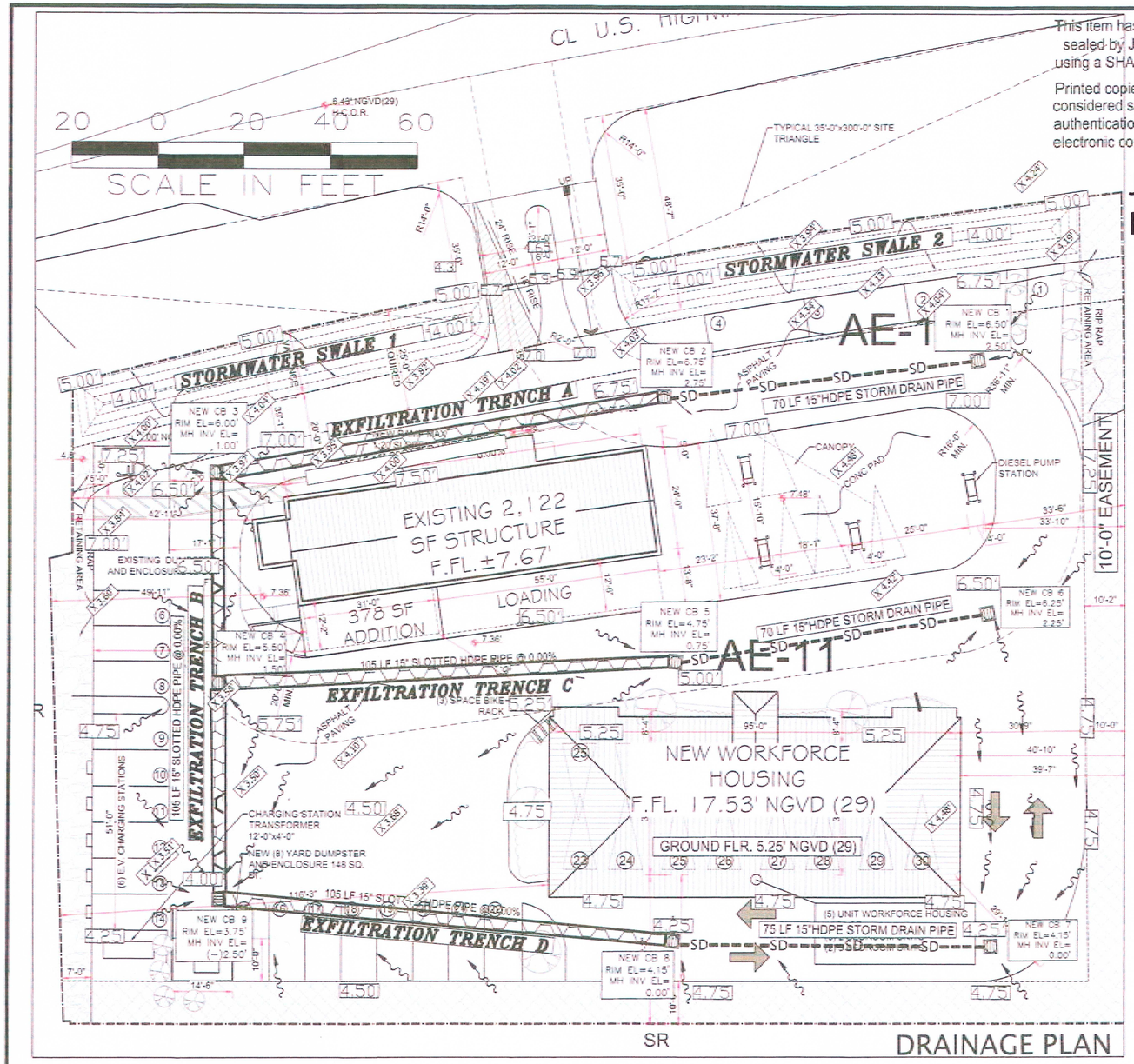
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SEWER PLAN AND NOTES

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C-6



DRAINAGE PLAN

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DRAINAGE CALCULATIONS

WATER QUANTITY - PRE DEVELOPMENT

TOTAL PROJECT AREA =	1.016 AC
LOT AREA =	44,294 SQ FT
IMPERVIOUS	24,234 SQ FT
PERVIOUS AREA=	20,060 SQ FT
% PERVIOUS =	0.46 AC= 45%
IMPERVIOUS AREA =	0.56 AC
% IMPERVIOUS =	55%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 IN
RAINFALL FOR 25yr/3day EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.18 IN
SOIL STORAGE (S) = (8.18 IN)(1-0.55)=	3.61 IN

$$Qpre = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(3.61))^2}{(12.23+(0.8)(3.61))} = 8.76 \text{ IN}$$

WATER QUANTITY - POST DEVELOPMENT

PROJECT AREA =	1.016 AC
LOT AREA =	44,294 SQ FT
NEW ROOF, PAVEMENT AREA=	37,554 SQ FT
PERVIOUS LANDSCAPING AREA =	6,740 SQ FT
IMPERVIOUS AREA =	0.66 AC
% IMPERVIOUS =	65.0%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 IN
RAINFALL FOR 25yr/3day EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.18 IN
SOIL STORAGE (S) = (8.18 IN)(1-0.65)=	1.24 IN

$$Qpost = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(1.24))^2}{(12.23+(0.8)(1.24))} = 10.86 \text{ IN}$$

POSTDEVELOPMENT - PREDEVELOPMENT

(Qpost) - (Qpre) = 10.86 AC-IN - 8.76 AC-IN=
WATER QUANTITY TREATMENT VOLUME = 2.10 AC-IN

WATER QUALITY

DRAINAGE BASIN AREA = 1.016 AC

A) ONE INCH OF RUNOFF FROM DRAINAGE AREA = 1.016 AC-IN

B) 2.5 INCHES TIMES PERCENT IMPERVIOUS
IMPERVIOUS = 0.66 AC
PERVIOUS AREA = 0.156 AC

$$\text{IMPERVIOUS} = \frac{\text{SITE(LOT)} - \text{PERVIOUS}}{\text{SITE(LOT)}}$$

% IMPERVIOUS = 65.0%
RUNOFF TREATMENT = 2.5" (%IMPERVIOUS) = 2.12 IN
VOLUME=(2.12 INCHES)(DRAINAGE AREA) = 2.15 AC-IN

WATER QUANTITY ~vs~ WATER QUALITY

2.10 AC-IN < 2.15 AC-IN

RETENTION REQUIRED

VOLUME REQUIRED = 2.15 AC-IN
RETENTION REQUIRED = 7,804 CF

STORAGE VOLUME AVAILABLE FOR WATER QUALITY

SITE SWALE STORAGE AREA = 3,000 S.F.
AVERAGE ELEVATION OF STORAGE AREA = 4.00 FT
OVERFLOW ELEVATION OF STORAGE AREA =5.0 FT
AVERAGE DEPTH OF STORAGE AREA = 0.5 FT
STORAGE VOLUME AVAILABLE FOR WATER QUALITY=
3000 S.F. x 0.5 FT = 1,500 C.F< 7,804 C.F. REQUIRED.
7,804 C.F.- 1,500 C.F= 6,304 CF=6,304 CF STILL REQUIRED
ADDITIONAL STORAGE IS REQUIRED. USE EXFILTRATION TRENCHES

EXFILTRATION TRENCH VOLUME PER LF

EXFILTRATION TRENCH VOLUME (V) =

$$L\left(K(H_2W+2H_2D_U - D_U^2+2H_2D_S) + 1.39\times10^{-4}(W)(D_U)\right)$$

WHERE:
EXFILTRATION TRENCH PROVIDED = 100 L.F.
HYDRAULIC CONDUCTIVITY, K= 0.000170
DEPTH TO WATER TABLE, H = 4.0 FT
TRENCH WIDTH, W= 4.0 FT
NON-SATURATED TRENCH DEPTH, D_U= 4.0 FT
SATURATED TRENCH DEPTH, D_S= 8 FT
VOLUME PER LF OF TRENCH= 0.43 AC-IN (1,546 CF/100LF)
VOLUME PER LF= 15.46 CF
LENGTH REQ'D = 6304 CF/15.46= 407 FT

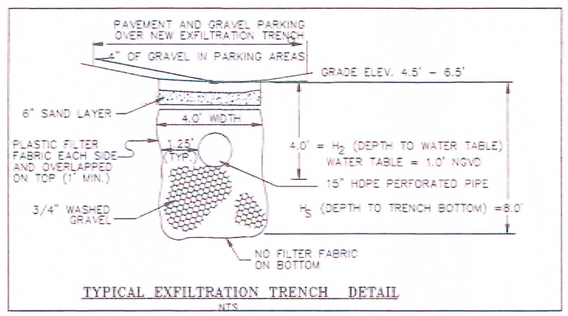
RETENTION PROVIDED BY EXFILTRATION TRENCHES

EX. TRENCH "A" VOLUME @ 105 LF x 15.46CF/LF =1,623 CF
EX. TRENCH "B" VOLUME @ 105 LF x 15.46CF/LF = 1,623 CF
EX. TRENCH "C" VOLUME @ 105 LF x 15.46CF/LF =1,623 CF
EX. TRENCH "D" VOLUME @ 105 LF x 15.46CF/LF =1,623 CF
TOTAL VOLUME = 6,493 CF
TOTAL LENGTH = 420 LF

6,304 CF REQUIRED: 6,493 CF PROVIDED; STORAGE IS ADEQUATE. WITH SAFETY FACTOR

DRAINAGE NOTES:

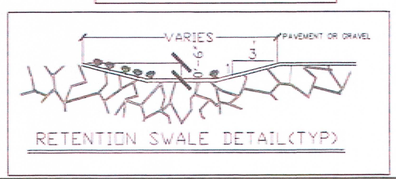
1. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS TO INSURE POSITIVE DRAINAGE AND TO PREVENT STANDING WATER.
2. DRAINAGE CALCULATIONS BASED ON SFWMD MANUAL VOLUME IV.
3. EXFILTRATION TRENCH DESIGN BASED ON SFWMD METHOD AND EXIST. EXFILTRATION TRENCH DESIGN PARAMETERS AND PERCOLATION TEST BY NOVA ENGINEERING AND ENVIRONMENTAL FT LAUDERDALE
4. CONTRACTOR SHALL PROVIDE FINAL GRADING SLOPED TO DRAIN TO NEW STORM DRAIN INLET CATCH BASIN INLET GRATES OF EXFILTRATION TRENCHES.
5. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES SUCH AS HAYBALE FILTERS OR SILT FENCES.



TYPICAL EXFILTRATION TRENCH DETAIL
NTS

LEGEND

- Proposed Elevation FT MSL
- Existing Elevation Ft MSL
- Storm Water Flow Direction
- Storm Water Retention Area
- 15-Inch Storm Drain HDPE Pipe



RETENTION SWALE DETAIL(TYP)

INDUSTRY & ENVIRONMENT ENGINEERS/ CONSULTANTS
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Certificate of Authorization # 8384

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21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE

JAMES RONALD BRUSH LICENSE No. 48504 STATE OF FLORIDA PROFESSIONAL ENGINEER
STATE OF FLORIDA No. 48504

I&E PROJECT NO.
KBCS-21362-001
CHECKED BY:
AM
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DATE FEB 21, 2025
1/31/22 MAR 11, 2024

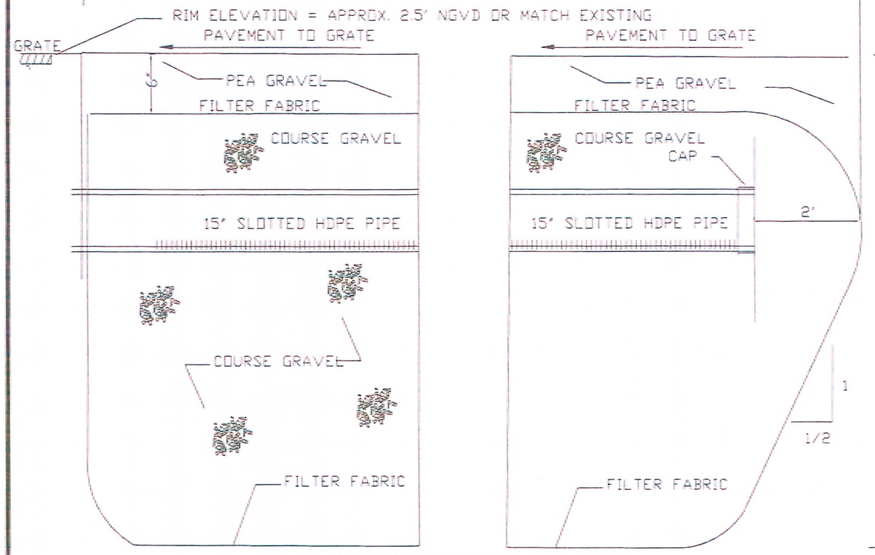
SHEET INDEX

DRAINAGE STORMWATER MANAGEMENT PLAN AND NOTES

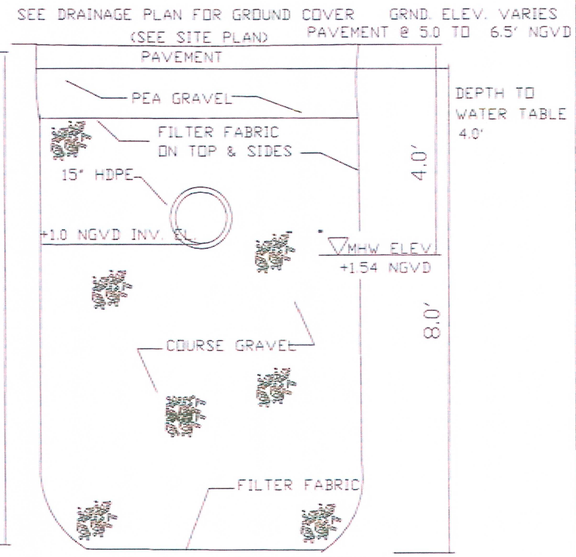
SHEET NUMBER

C-8

EXFILTRATION TRENCHES #1,#2,#3 & #4=TOTAL LENGTH 420 LF



EXFILTRATION TRENCH ELEVATION
N.T.S.

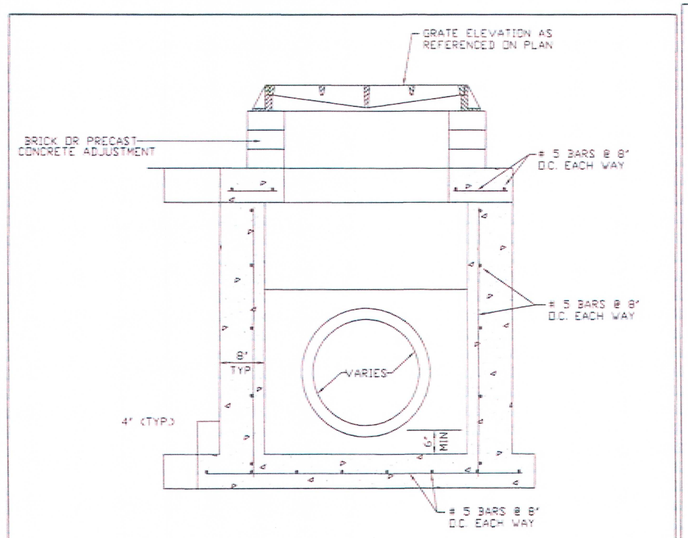


EXFILTRATION TRENCH SECTION
N.T.S.

CONSTRUCTION SCHEDULE & TECHNIQUES

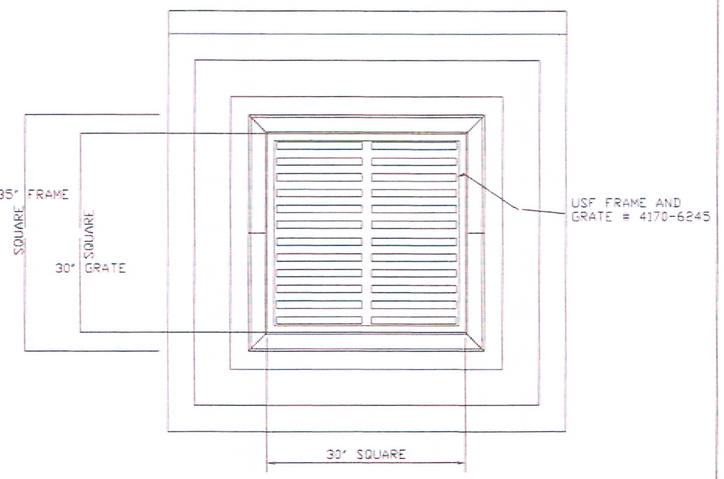
1. THE CONTRACTOR SHALL SUBMIT A WORK PLAN FOR APPROVAL PRIOR TO BEGINNING WORK TO INCLUDE A SCHEDULE, METHODS OF ACCESS, EQUIPMENT STAGING, LOCATIONS OF EXCAVATED MATERIAL TEMPORARY AND OFFSITE;
2. PERIMETER EROSION CONTROL MEASURES AND CONSTRUCTION EXIT MUST BE IN PLACE BEFORE STARTING SOIL DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL CONSTRUCT AND USE AN ON-SITE WASHOUT PIT FOR CONCRETE TRUCKS.
4. THE CONTRACTOR SHALL CONSTRUCT A BERM OR OTHER SPILL PROTECTION MEASURES FOR ANY TEMPORARY ON-SITE FUEL STORAGE TANKS.
5. ALL DEWATERING DISCHARGES SHALL BE FILTERED TO REMOVE SEDIMENT AND OTHER POLLUTANTS PRIOR TO THE WATER LEAVING THE SITE.
6. CONTRACTOR SHALL PROVIDE A DEWATERING PLAN FOR APPROVAL THAT INCLUDES DEWATERING DETAILS, METHODS OF ISOLATING THE AREAS TO BE DEWATERED, NECESSARY PERMITS, TO CONTAIN DISCHARGES.
7. VEHICLE PARKING, VEHICLE STAGING, STOCKPILES, SPOILS AND CONSTRUCTION MATERIALS STORAGE SHALL BE LOCATED SO AS TO NOT ADVERSELY AFFECT STORM WATER QUALITY. STOCKPILES AND MATERIALS STORAGE AREAS SHALL BE COVERED OR CONTAINED WITHIN A BERM TO PREVENT DISCHARGE OF DELETERIOUS MATERIAL FROM THE SITE.
8. ALL TRASH ON-SITE AND BUILDING MATERIAL WASTE SHALL BE STORED IN AN ENCLOSED CONTAINER UNTIL PROPERLY DISPOSED OF OFF-SITE.
9. ALL SURFACE AREAS DISTURBED BY VEHICLES AND CONSTRUCTION WITHIN OR ADJACENT TO THIS PROPERTY MUST BE PERMANENTLY STABILIZED. THIS INCLUDES SWALES, SLOPES AND RETENTION AREAS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITY. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH VEGETATION, GRAVEL ROAD BASE OR PAVING . SITE STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.

GEOTEXTILE/FILTER FABRIC SHALL ENCLOSE THE ROCK IN TRENCH, OVERLAPPING AND PINNED



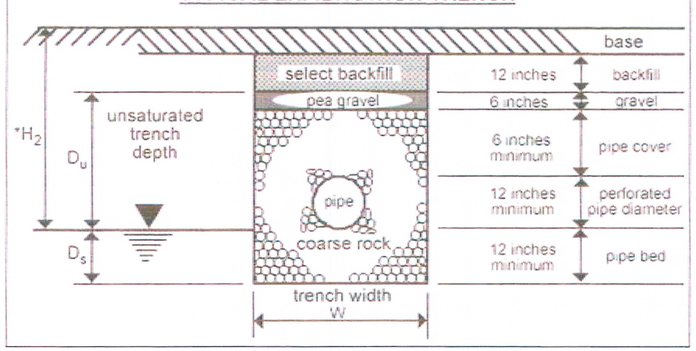
SECTION A-A

GRATE INLET DETAIL
N.T.S.



PLAN

TYPICAL EXFILTRATION TRENCH



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James R Brush

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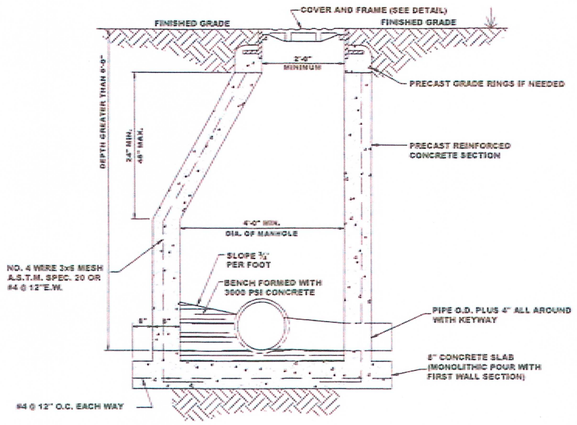
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JAMES RONALD BRUSH
LICENSE
No. 48504
STATE OF FLORIDA
PROFESSIONAL ENGINEER
STATE OF FLORIDA No. 48504

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SHEET INDEX
DRAINAGE DETAILS & NOTES

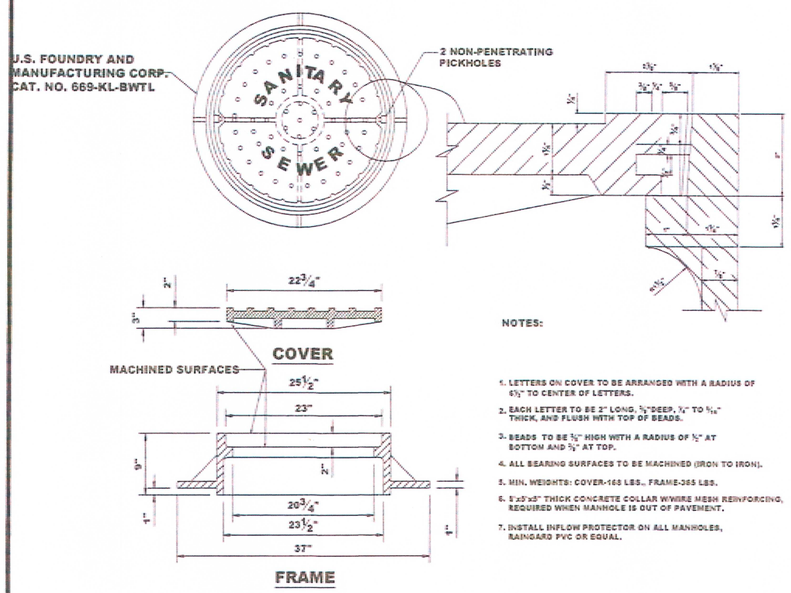
SHEET NUMBER
C-9



NOTES:

1. PRECAST CONCRETE TYPE III 4000 P.S.I.
2. "RAMNEK" OR EQUAL AT ALL RISER JOINTS ½" THICK WITH THE WIDTH AT LEAST ½ THE WALL THICKNESS) WITH GROUT ON INSIDE AND OUTSIDE.
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM.
5. ALL PIPE HOLES SHALL BE PRECAST OR CORE DRILLED.
6. FOR PVC PIPE ENTERING MANHOLE USE THE APPROVED NON-ASBESTOS PVC-MANHOLE ADAPTER FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RATIO. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE.
7. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
8. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS.

STANDARD MANHOLE

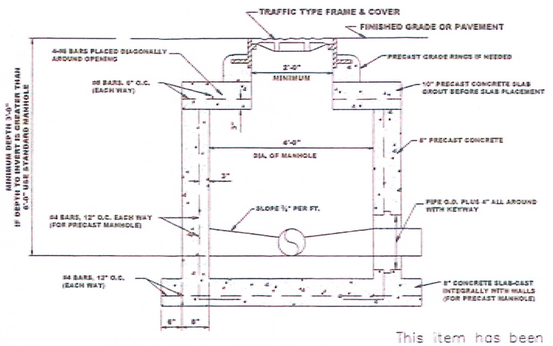


NOTES:

1. LETTERS ON COVER TO BE ARRANGED WITH A RADIUS OF 6½" TO CENTER OF LETTERS.
2. EACH LETTER TO BE 2" LONG, ½"DEEP, ⅜" TO 5/16" THICK, AND FLUSH WITH TOP OF BEADS.
3. BEADS TO BE ½" HIGH WITH A RADIUS OF ½" AT BOTTOM AND ⅜" AT TOP.
4. ALL BEARING SURFACES TO BE MACHINED (IRON TO IRON).
5. MIN. WEIGHTS: COVER-168 LBS., FRAME-365 LBS.
6. 5'x5'x8" THICK CONCRETE COLLAR W/WIRE MESH REINFORCING, REQUIRED WHEN MANHOLE IS OUT OF PAVEMENT.
7. INSTALL INFLOW PROTECTOR ON ALL MANHOLES, RAINGARD PVC OR EQUAL.

STANDARD MANHOLE COVER AND FRAME

Waterlight rings and lids shall be U.S. Foundry 669-KL-BWTL with a 125-pound cover, Ring shall have a flat type gasket and cover shall be bolted down with a minimum of four (4) stainless steel bolts..



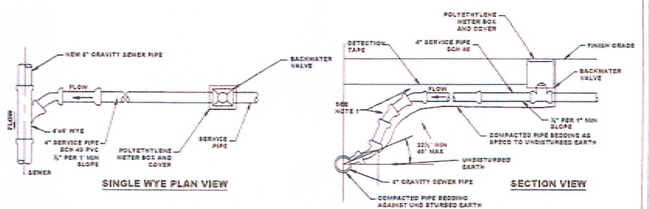
NOTES:

1. IF NECESSARY PRECAST GRADE RINGS MAY BE USED.
2. THE FIRST THREE SECTIONS OF PIPE AT BOTH INFLUENT AND EFFLUENT OF EACH MANHOLE TO BE A MAXIMUM OF 2-0" IN LENGTH.
3. LIFT HOLES THROUGH PRECAST SECTIONS NOT PERMITTED.
4. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
6. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS.
7. ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

SHALLOW MANHOLE

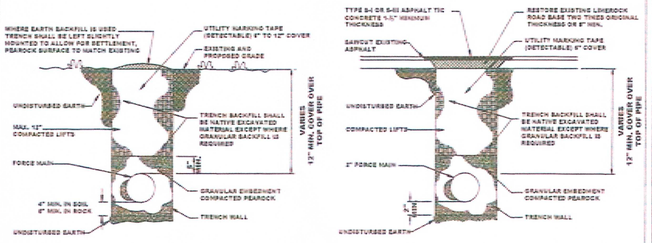
NOTES:

1. CONTRACTOR SHALL PROVIDE AN ADEQUATE SUPPLY OF 22½° AND 45° WYE BENDS TO MEET VARYING FIELD CONDITIONS
2. LENGTH OF SERVICE PIPE VARIES AT EACH SERVICE CONNECTION AND SHALL BE PROVIDED AS REQUIRED TERMINATE SERVICE AT LOCATION DIRECTED BY THE ENGINEER
3. NOT USED
4. CONNECT AT TRENCH WALL OR AT SERVICE CONNECTION AT SEWER MAIN AS DIRECTED BY THE ENGINEER
5. WHERE ADEQUATE SEPARATION BETWEEN WATER MAIN AND SEWER LATERAL CANNOT BE PROVIDED INSTALL 6' SDR 35 SLEEVE AS DIRECTED BY THE ENGINEER
6. BACKWATER VALVE SHALL BE A MODEL WLAXP (ADAPTA VALVE) NORMALLY OPEN BY MAINLINE (http://www.backwatervalve.com)
7. SEWER WYES SHALL NOT ENTER THE SEWER MAIN AT A 90° ANGLE



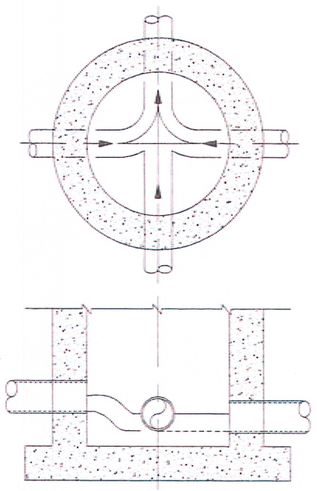
TYPICAL SANITARY SEWER SERVICE CONNECTION (C-25) NTS

CONNECT SEWER SERVICE LATERAL TO VACUUM PIT AS SHOWN ON UTILITY PLAN SHEETS



TYPICAL TRENCH (NO PAVEMENT) NOT TO SCALE

TYPICAL TRENCH (PAVEMENT) NOT TO SCALE



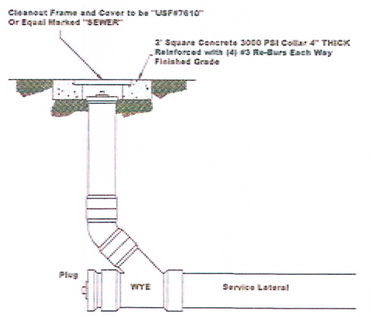
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NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
4. CONCRETE RUBBLE PERMITTED AS FLOW CHANNEL BUILDUP.
5. SIDE WALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP SHALL BE ALLOWED WITH 3 OR 4 INVERTS.

INVERT FLOW CHANNELS



TYPICAL CLEANOUT IN R/W

REQUIRED AT EACH SERVICE LATERAL STUB (NOT SHOWN ON DRAWINGS)

James R Brush

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DUE TO REPRODUCTION INACCURACIES, DO NOT SCALE DRAWINGS.

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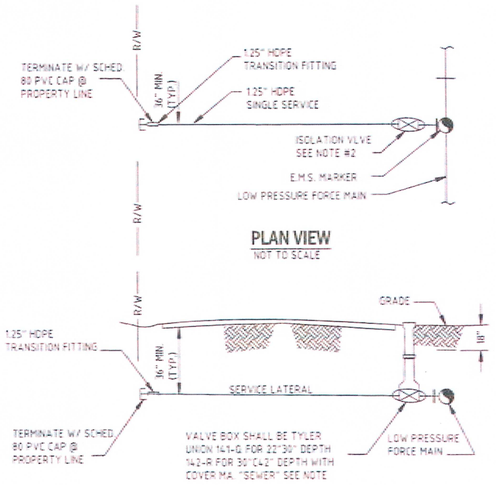
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5/15/23 3/25/22 5/30/21
SHEET INDEX

SEWER DETAILS

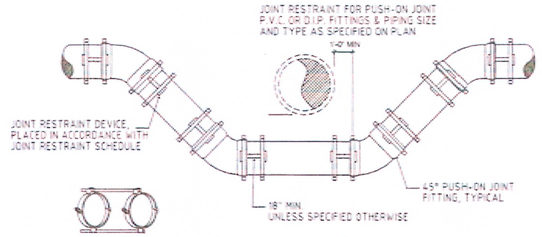
SHEET NUMBER
D-1



TYPICAL ROAD CROSSING SECTION VIEW

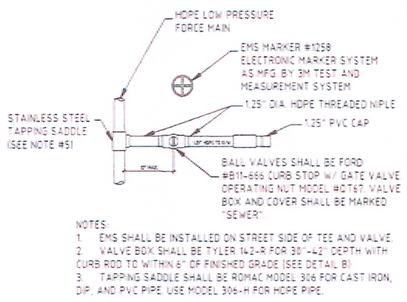
NOTES:
1. ACTUAL LOCATIONS OF SERVICES SHALL BE DETERMINED IN FIELD BY RESIDENT ENGINEER DEPENDING UPON EXISTING CONDITIONS & LOCATIONS OF EXISTING SEPTIC TANK.
2. IN R.O.W. ALL BALL VALVES SHALL BE FORD BRASS BALL VALVE STOP#B11-886 FOR 1.25" W/FORD Q.T.67 OPERATING NUT, USE BRASS NIPPLES EACH SIDE OF BRASS BALL VALVES.
3. SEE PLAN SHEET FOR LOCATION OF SERVICES.
4. MIN. 4" OF #57 ROCK BEDDING SHALL BE PLACED BELOW VALVE BOXES.
5. WHERE SERVICES ARE BORED UNDER A ROADWAY, A VALVE BOX SHALL BE CONSTRUCTED WITH THE ISOLATION VALVE (SEE DETAILS ABOVE).
6. EMS MARKER SHALL BE #1258 ELECTRONIC MARKER SYSTEM AS MFG BY 3M TEST AND MEASUREMENT SYSTEM.

TYPICAL SINGLE SERVICE SCHEMATIC DETAIL - A
NOT TO SCALE



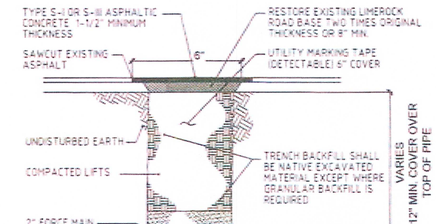
WASTE WATER FORCE MAIN VERTICAL OFFSET WITH FITTINGS, (P.V.C.)
NOT TO SCALE

LOW PRESSURE VALVE DETAIL - B
NOT TO SCALE

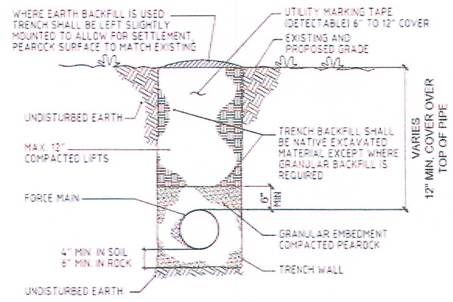


NOTES:
1. EMS SHALL BE INSTALLED ON STREET SIDE OF TEE AND VALVE.
2. VALVE BOX SHALL BE TYLER 142-R FOR 30"-42" DEPTH WITH CURB ROD TO WITHIN 6" OF FINISHED GRADE (SEE DETAIL B)
3. TAPPING SADDLE SHALL BE ROMAC MODEL 306 FOR CAST IRON, DIP, AND PVC PIPE USE MODEL 306-H FOR HDPE PIPE.

LOW PRESSURE TIE-IN DETAIL - C
NOT TO SCALE



TYPICAL TRENCH (PAVEMENT)
NOT TO SCALE



TYPICAL TRENCH (NO PAVEMENT)
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DETAILS
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cfm ARCHITECTS
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E-MAIL

AFFORDABLE HOUSING PROJECT
84899 OVERSEAS HIGHWAY
ISLAMORADA, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE

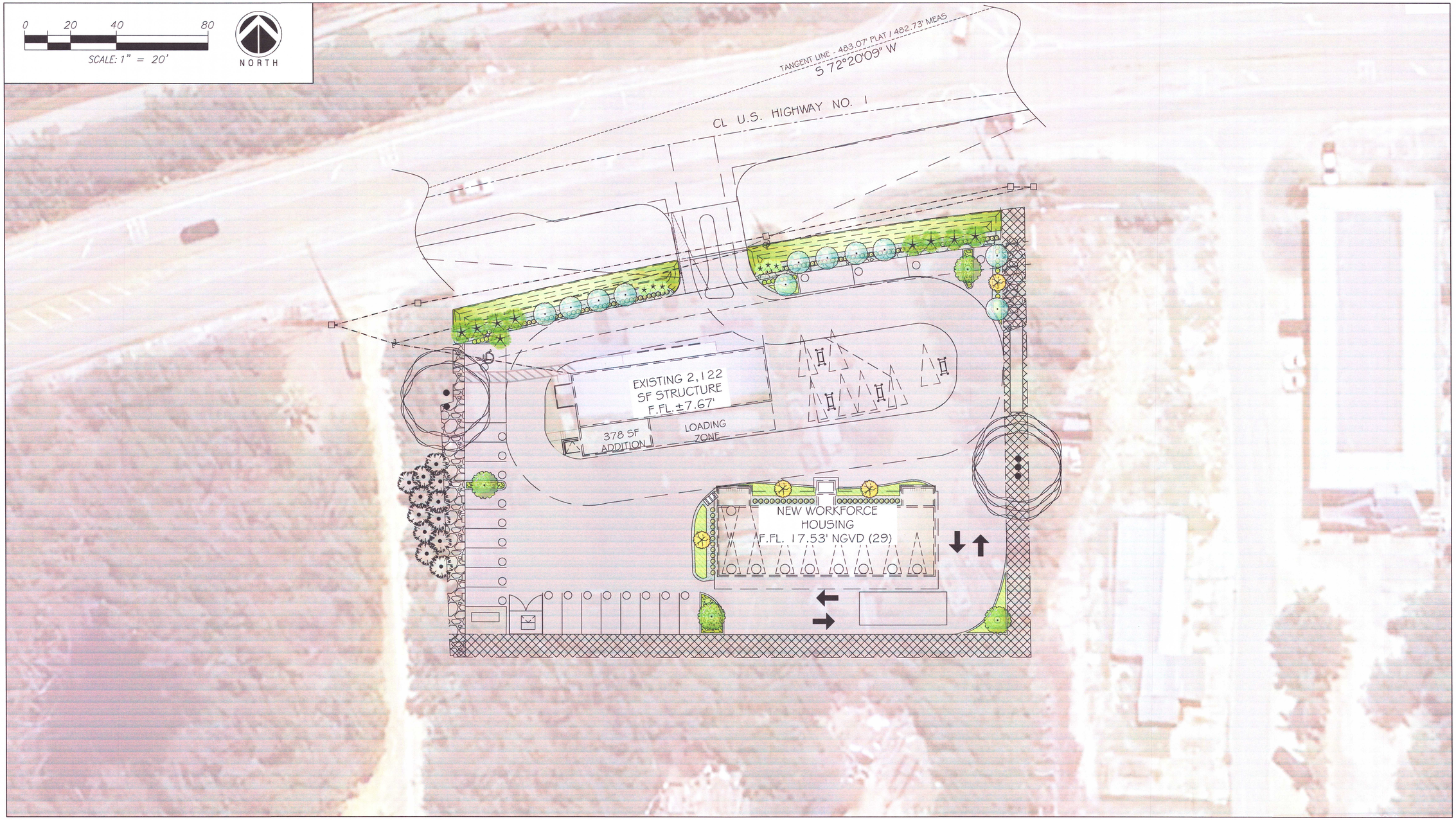
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DETAILS AND NOTES

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Michael Flaugh
LANDSCAPE ARCHITECT
FL Reg. # LA0001728
772.419.0024
www.MikeFlaughLA.com
STUART SLAMORADA NAPLES

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LANDSCAPE PLAN
KICKIN BACK

21362 Overseas Hwy, Cudjoe Key, FL 33042

LOCATION MAP:

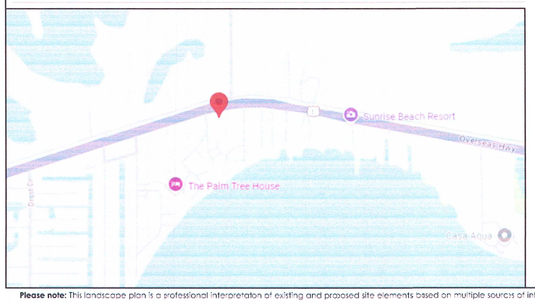


TABLE OF CONTENTS:

L1 - TITLE SHEET
L2 - VEGETATION TABLE, SITEWORK NOTES & CONSTRUCTION SEQUENCE
L3 - SITEWORK PLAN
L4 - CODE PLAN
L5 - PLANTING PLAN
L6 - PLANT SCHEDULE, PLANT PICTURES & CODE TABLES
L7 - PLANTING DETAILS & SPECIFICATIONS

NO.	REVISION	DATE

Date:
02/25/2025
Design by: PA
Reviewed by: MF
Sheet
L1
TITLE SHEET

Please note: This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. **It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.**

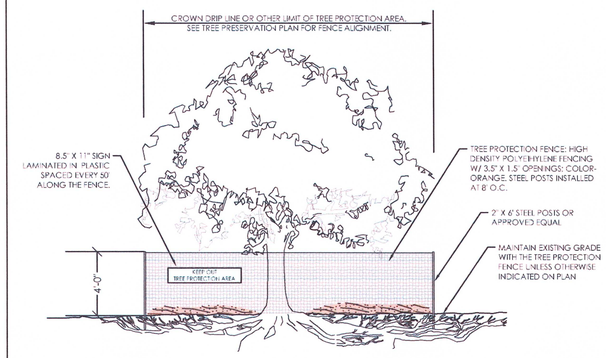
SITEWORK NOTES:

PLANTING BED PREPARATION:

1. VEGETATION TO BE REMOVED AS INDICATED ON THE SITEWORK PLAN TAKING CARE TO PROTECT SPECIMEN PALMS AND TREES IN PLACE DURING HARDSCAPE CONSTRUCTION. SEE DETAILS FOR TREE PROTECTION
2. THE SOIL LEVEL IS TO BE BROUGHT DOWN TO ACCOMMODATE NEW SOIL (TILLED IN), PLANTING AND MULCH. FINISHED LEVEL TO BE BELOW ALL ADJOINING HARDSCAPES.
3. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.

GRADING AND DRAINAGE:

4. SOIL LEVEL IN THE PLANTING AREAS TO BE BROUGHT DOWN TO ALLOW ROOM FOR PLANTING AND MULCH OR SOD. THE TOP OF THE NEW MULCH SHALL NOT BE ABOVE THE LEVEL OF THE EXISTING DRIVEWAY PATIOS, WALKWAYS OR PLANTER WALLS.
5. THE PROPERTY TO BE FINAL GRADED FOR POSITIVE FLOW AWAY FROM THE HOME AND ALL PAVED AREAS TOWARDS THE SWALES



1 TREE PROTECTION

NOT TO SCALE

VEGETATION TABLE

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	STATUS	ACTION	MITIGATION REQUIRED
1	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
2	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
3	WILD TAMARIND	LYSILOMA LATISILIQUUM	45"	NATIVE / REGULATED	REMOVE	YES
4	SEAGRAPE	COCCOLOBA UVIFERA	21"	NATIVE / REGULATED	REMOVE	YES
5	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
6	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
7	GUMBO LIMBO	BURSERA SIMARUBA	20"	NATIVE / REGULATED	REMAIN	NO
8	GUMBO LIMBO	BURSERA SIMARUBA	22"	NATIVE / REGULATED	REMAIN	NO
9	GUMBO LIMBO	BURSERA SIMARUBA	17"	NATIVE / REGULATED	REMAIN	NO
10	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
11	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
12	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
13	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
14	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
15	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
16	SABAL PALM	SABAL PALMETTO	7'	NATIVE / REGULATED	REMOVE	YES
17	SABAL PALM	SABAL PALMETTO	6'	NATIVE / REGULATED	REMOVE	YES
18	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
19	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
20	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
21	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
22	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
23	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
24	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES

DEMOLITION SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	NOTES
	D-01	TREE/PALM - REMOVE	21	SEE NOTES FOR TREE REMOVAL AND ADJACENT VEGETATION PROTECTION
	D-02	GROUNDCOVER- REMOVE	1	EXISTING GROUNDCOVER TO BE REMOVED

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CONSTRUCTION SEQUENCE:

WHEN LANDSCAPE ARCHITECT REPRESENTATION IS REQUIRED IFOR ON-SITE OBSERVATION VISITS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT TO SCHEDULE MIN. 2 WEEKS IN ADVAINCE.

THE LANDSCAPE CONTRACTOR MUST APPLY FOR ALL NECESS ARY PERMITS FOR TREE REMOVAL, RELOCATION, OR REPLACEMENT . THE CONTRACTOR MUST OBTAIN APPROVAL TO CLEAR PLANT MATERIAL AS OUTLINED IN THE SITE WORK PLAN AND TO INSTALL PROTECTIVE FENCING AROUND EXISTING VEGETATION, BEFORE COMMENCEMENT OF THE PROJECT.

1. PRE-CONSTRUCTION
   - 1.1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LATEST REVISED COMPLETE TO-SCALE SET OF PLANS AND DISTRIBUTE THEM TO ALL CREWS AND SUBCONTRACTORS TO BE WORKING UNDER HIS/HER CONTRACT.
   - 1.2. LANDSCAPE CONTRACTOR IS TO REVIEW THE LANDSC APE PLAN AND REPORT TO THE LANDSCAPE ARCHITECT ANIY DISCREPANCIES IN REGARDS TO THE EXISTING SITE CONDITIONS.
   - 1.3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AILL UNDERGROUND UTILITIES AND ATTAIN ALL APPLICABLE: PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
2. SITE PREPARATION
   - 2.1. TREE PROTECTION FENCING AND OTHER PROTE CTIVE MEASURES TO BE INSTALLED PER PLANS AND SPECIFICATIONS.
   - 2.2. THE EXISTING VEGETATION TO BE REMOVED AS INDICATED ON THE SITEWORK PLAN TAKING CARE TO PROTECT SPECIMEN PALMS AND TREES IN PLACE DURING CONSTRUCTION.
   - 2.3. THE ENTIRE PROPERTY TO BE ROUGH GRADED PER SITE AND GRADING PLAN.
   - 2.4. ALL EXISTING VEGETATION MARKED TO BE RELOCATED ON THE SITEWORK PLAN TO BE ROOT-PRUNED PER DETAILS AND SPECIFICATIONS.
   - 2.5. SOILS TO BE INSPECTED FOR SUITABILITY FOR PLANTING AND PROPER PERCOLATION. PLANTING BEDS MUST DRAIN SUFFICIENTLY. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL SHALL BE RECTIFIED PRIOR TO PLANTING.
   - 2.6. SUBSURFACE DRAINAGE TO BE INSTALLED.
   - 2.7. PRIOR TO HARDSCAPE STAKEOUT, THE SITE IS TO BE HAND RAKED
   - 2.8. HARDSCAPE LAYOUT TO BE STAKED OUT IN THE FIELD, PER PLAN.
   - 2.9. IRRIGATION MAIN LINES, SLEEVES FOR IRRIGATION, LIGHTING, AND AUDIO TO BE INSTALLED.
   - 2.10. THE PROPERTY TO BE FINAL GRADED FOR POSITIVE FLOW AWAY FROM THE HOME AND ALL PAVED AREAS TOWARDS THE SWALES.
   - 2.11. AN IRRIGATED, ORGANIZED STAGING AREA TO BE CREATED FOR ALL INCOMING MATERIALS.
   - 2.3. ALL PLANTING AREAS ARE TO BE PREPARED PER SPECIFICATIONS PRIOR TO BRINGING ANY PLANT MATERIALS TO THE PROPERTY.

INSPECTION AND APPROVAL #1 OF PROPER GRADING, DRAINAGE, AND STAKED HARDSCAPE LAYOUT BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOT TO HARDSCAPE INSTALLATION AND PLANTING STAKE-OUT.

3. HARDSCAPE INSTALLATION
   - 3.1. HARDSCAPES TO BE INSTALLED PER STAKED LAYOUT.
4. PLANTING PLAN LAYOUT
   - 4.3. TREES ARE TO BE MARKED IN THE FIELD WITH WOOD STAKES IDENTIFYING THE SPECIES AND SIZE. IF ANY DISCREPANCIES OR ANOMALIES ARE FOUND, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND PROVIDE RED-LINED PLANS AND PHOTOGRAPHS TO ILLUSTRATE THE CONCERN.
   - 4.4. INSTALLATION OF IRRIGATION LATERAL LINES AND CAPPING TO WAIT FOR INSTALLATION OF PLANT MATERIALS.
   - 4.5. SOIL AMENDMENTS TO BE APPLIED TO ALL PLANTING BEDS AND TILLED IN.
   - 4.6. SYNTHETIC TURF AND ALL AGGREGATE AREAS TO BE PROPERLY MARKED, STAKED AND/OR PAINTED IN THE FIELD, PER PLAN.
   - 4.7. PLANTING BEDS ARE TO BE MEASURED AND LAID OUT IN THE FIELD WITH FLAGS AT 4' ON CENTER AND/OR PAINT, PER PLAN.

INSPECTION AND APPROVAL #2 OF PROPER HARDSCAPE INSTALLATION, SURFACE DRAINAGE, AND PLANTING PLAN LAYOUT BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO TREE, SYNTHETIC TURF AND AGGREGATE AREA INSTALLATION.

5. TREE AND PALM INSTALLATION
   - 5.1. ALL INCOMMING PLANT MATERIAL TO BE STAGED AND ORGANIZED IN THE DESIGNATED HOLDING AREA AND WATERED DAILY.
   - 5.2. INSTALLATION OF TREES AND TREE IRRIGATION RINGS.
   - 5.3. ALL INSTALLED TREES ARE TO BE STAKED PLUMB PER PLANTING DETAILS.
6. SYNTHETIC TURF / AGGREGATE AREA INSTALLATION
   - 6.1. SYNTHETIC TURF, AGGREGATE AREA BASE COURSES AND EDGE RESTRAINTS ARE TO BE INSTALLED PER PLANS AND SPECIFICATIONS.
   - 6.2. FINISH COURSE MATERIAL, SYNTHETIC TURF, AND INFILL TO BE INSTALLED PER PLANS AND SPECIFICATIONS.
7. SHRUB AND GROUNDCOVER PLANTING LAYOUT
   - 7.1. SHRUBS AND GROUNDCOVERS PLANTS ARE TO BE DELIVERED TO THE PROPERTY AND HELD IN A STAGING AREA WITH A RELIABLE WATER SOURCE AND SCHEDULE.
   - 7.2. ALL CONTAINERIZED PLANT MATERIALS ARE TO BE SET UP ON SITE PER PLAN.
   - 7.3. LAYOUT TO BE CHECKED FOR EVEN SPACING PER SPECIFICATIONS AND ADEQUATE DISTANCE FROM HARDSCAPES, SOD AREAS AND OTHER PLANT MASSINGS.

INSPECTION AND APPROVAL #3 OF PROPER TREE, SYNTHETIC TURF, AGGREGATE INSTALLATION AND CONTAINERIZED PLANT MATERIAL LAYOUT BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, LIGHTING AND IRRIGATION INSTALLATION.

8. PLANT MATERIAL, IRRIGATION, AND LIGHTING INSTALLATION
   - 8.1. INSTALLATION OF ALL SHRUB, GROUNDCOVER PLANT MATERIALS PER PLANS AND SPECIFICATIONS.
   - 8.2. COMPLETE LIGHTING INSTALLATION.
   - 8.3. ALL SOD AREAS TO BE HAND RAKED PRIOR TO LAYING SOD. COMPLETE SOD INSTALLATION FOLLOWING THE PAINTED OR FLAGGED BEDLINES MARKED ON SITE.
   - 8.2. COMPLETE IRRIGATION INSTALLATION AND ADJUSTMENT OF HEADS.

INSPECTION, ADJUSTMENT AND APPROVAL #4 OF LIGHTING INSTALLATION BY THE OWNER AFTER SUNSET.

9. PREPARATION FOR FINAL INSPECTION AND PROJECT CLOSEOUT
   - 9.1. PRIOR TO SCHEDULING A FINAL INSPECTION, THE CONTRACTOR IS TO PROVDE THE LANDSCAPE ARCHITECT A LIST OF ALL ANOMALIES, SUBSTITUTIONS AND DEVIATIONS FROM THE LANDSCAPE PLAN.
   - 9.2. ALL SOD AREAS TO BE EDGED TO ESTABLISH SMOOTH, CONSISTENT BEDLINES PER THE PLANTING PLAN.
   - 9.3. MULCH TO BE APPLIED AND CHECKED FOR EVEN COVERAGE AND NO PILING AGAINST TREE TRUNKS.
   - 9.4. IRRIGATION SYSTEM TO BE CHECKED FOR 100% COVERAGE, 50% OVERLAP.
   - 9.5. CONTRACTOR TO VERIFY PROPER TREE STAKING.
   - 9.6. ALL PAVED AREAS TO BE PRESSURE WASHED.
   - 9.7. ALL TAGS AND NURSERY STAKES TO BE REMOVED.
10. POST INSTALLATION
    - 10.1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLANTING AREAS CLEAN AND WEED-FREE UNTIL THE CLOSEOUT OF THE PROJECT.
    - 10.2. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED DAILY DURING CONSTRUCTION FOR LEAKS, BRAKES AND MISALIGNED HEADS.

INSPECTION AND APPROVAL #5 BY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT PRIOR TO PROJECT CLOSEOUT.

NO.	REVISION	DATE	NO.	REVISION	DATE
-	-	-	-	-	-

Done: 02/25/2025
Design by: PA
Reviewed by: MF
Sheet
L2
SITEWORK NOTES
CONSTRUCTION SEQUENCE

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CL U.S. HIGHWAY NO. 1

POB
A TRACT OF LAND &
LESS 10' EASEMENT
NORTHWEST CORNER
OF "SACARMA BAY"

SET ½" IR &
CAP. 6884

FND ½" IR &
CAP. 2198
OUTSIDE 2.35'
EAST-NORTHEAST

UTILITY POLES
WITH TRANS-
FORMERS

EOP

GUARDRAIL

UTILITY LINES

PHONE
BOOTH

WATER
METER

UTILITY
POLE

SIGN
POSTS

10' ±

#1 BRAZILIAN PEPPER
#2 BRAZILIAN PEPPER
TO 9.3'

#3 WILD TAMARIND
#4 SEAGRAPE

#5 BRAZILIAN PEPPER
#6 BRAZILIAN PEPPER
#7 GUMBO LIMBO
#8 GUMBO LIMBO
#9 GUMBO LIMBO
#10 BRAZILIAN PEPPER

S 00°04'35" W 195.00' LEGAL

FND NAIL &
WASHER
INSIDE 0.15'
SOUTHEAST

MAIN
POWER
POLE

50.0'

WEST LINE OF GOV. LOT 2

POC "AND"

775.93'

PC

N 72°20'09" E PLAT
N 72°20'00" E LEGAL

S74°47'42"W
7.21'

POB "AND"

SOUTH
10.14'

EX OYSTER PLANT

COVERED
AREA

HANDICAP RAMP

ONE STORY
ELEVATED

4.2

1.0

8.0

9.8

85.1

24.0

CONC

GUMBO LIMBO (OAP)
LIMBS TO BE TRIMMED

GUMBO LIMBO (OAP)
LIMBS TO BE TRIMMED

(12) SABAL PALMS (OAP)

#24 SABAL PALM
#23 SABAL PALM
#22 SABAL PALM
#21 SABAL PALM

#20 COCONUT PALM
#19 COCONUT PALM

#18 SABAL PALM

#16 SABAL PALM
#17 SABAL PALM

#11 BRAZILIAN PEPPER
#12 BRAZILIAN PEPPER
#13 COCONUT PALM

#15 COCONUT PALM
#14 COCONUT PALM

S 00°58'05" E 109.41'

EAST
3.20'

FND ½" IR &
CAP. 2198

N 90°00'00" W 251.49' CALC
N 90°00'00" W 250.00' LEGAL

SET ½" IR &
CAP. 6884

0 20 40 80
SCALE: 1" = 20'

NORTH

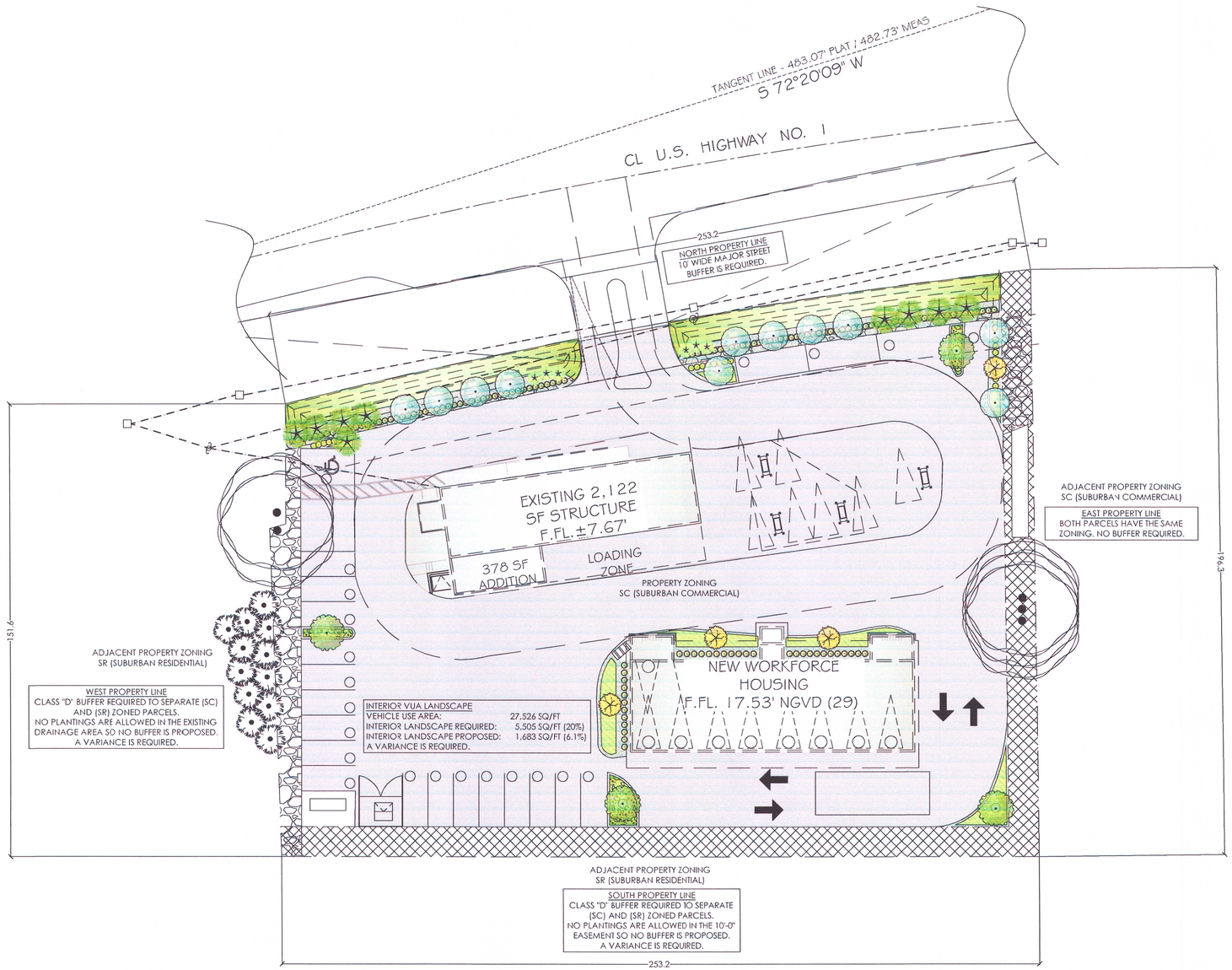
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02/25/2025
Design by: PA
Reviewed by: MF

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L3
SITEWORK PLAN

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0 20 40 80

SCALE: 1" = 20'

NORTH

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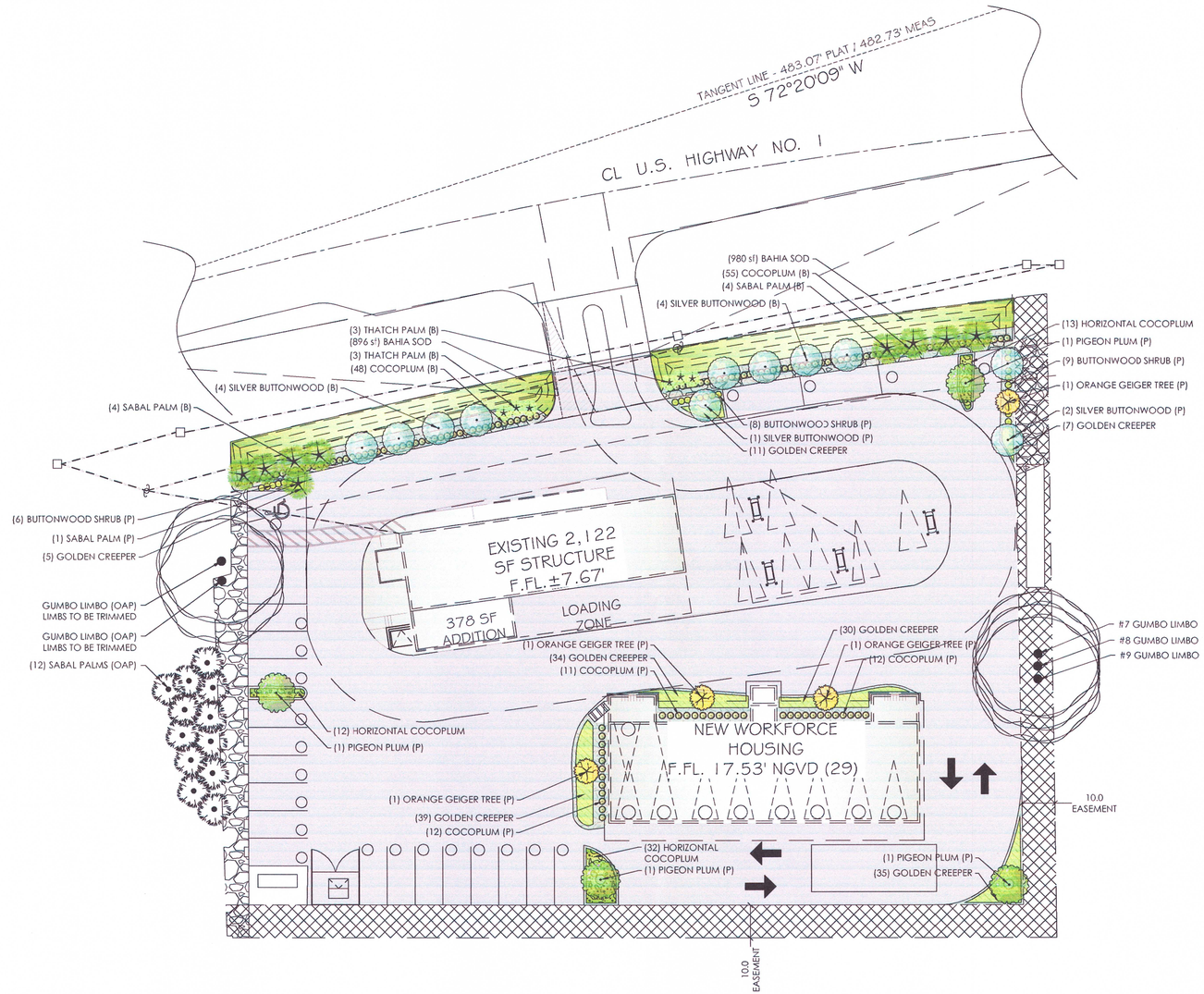
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Reviewed by: MF
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L4
CODE PLAN

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0 20 40 80

SCALE: 1" = 20'

NORTH

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L5
PLANTING PLAN

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VEHICLE USE AREA LANDSCAPING

VEHICLE USE AREA: 27,526 SQ/FT

		REQUIRED	PROVIDED	STANDARDS
LANDSCAPE AREA	20% OF VEHICLE USE AREA	5,505 SQ/FT	1,683 SQ/FT	A VARIANCE IS REQUIRED
PARKING LOT TREES	1 PER 1,000 SQ/FT	6	12	
CANOPY TREES	50%	3	8	100% NATIVE, FL#1, 12' OA HT., 3" CAL.
UNDERSTORY TREES	40%	3	4	100% NATIVE, FL#1, 5' OA HT.
PALMS	10% MAX.	1	0	
SHRUBS	4 PER 1,000 SQ/FT	23	58	100% NATIVE, FL#1, 24" HT.

WEST PROPERTY LINE CLASS "D" BUFFER TABLE

152' ALONG OVERSEAS HIGHWAY

1/2 OF A 20' CLASS "D" BUFFER DUE TO VACANT LAND TO THE WEST

		REQUIRED	EXISTING	PROVIDED	STANDARDS
CANOPY TREES	6.6 PER 100' / 2	6	0	0	100% NATIVE, FL#1, 12' OA HT., 3" CAL.
UNDERSTORY TREES	3.3 PER 100' / 2	3	0	0	100% NATIVE, FL#1, 5' OA HT.
SHRUBS	28 PER 100' / 2	22	0	0	100% NATIVE, FL#1, 24" HT.

THERE IS AN EXISTING DRAINAGE AREA ALONG THE WEST PROPERTY LINE
NO PLANTINGS ARE ALLOWED IN THE DRAINAGE AREA SO NO BUFFER IS PROPOSED.
A VARIANCE IS REQUIRED.

EAST PROPERTY LINE NO BUFFER REQUIRED

196' ALONG THE EAST PROPERTY LINE

NO BUFFER REQUIRED

	REQUIRED	EXISTING	PROVIDED
CANOPY TREES	0	3 GUMBO LIMBO	0
UNDERSTORY TREES	0	0	0
SHRUBS	0	0	0

NORTH PROPERTY LINE CLASS "C" BUFFER TABLE

254' ALONG OVERSEAS HIGHWAY

10' MAJOR STREET BUFFER

		REQUIRED	EXISTING	PROVIDED	STANDARDS
CANOPY TREES	5 PER 100'	13	0	16	100% NATIVE, FL#1, 12' OA HT., 3" CAL.
UNDERSTORY TREES	2 PER 100'	6	0	6	100% NATIVE, FL#1, 5' OA HT.
SHRUBS	20 PER 100'	51	0	103	100% NATIVE, FL#1, 24" HT.

SOUTH PROPERTY LINE CLASS "D" BUFFER TABLE

253' ALONG OVERSEAS HIGHWAY

1/2 OF A 20' CLASS "D" BUFFER DUE TO VACANT LAND TO THE SOUTH

		REQUIRED	EXISTING	PROVIDED	STANDARDS
CANOPY TREES	6.6 PER 100' / 2	9	0	0	100% NATIVE, FL#1, 12' OA HT., 3" CAL.
UNDERSTORY TREES	3.3 PER 100' / 2	5	0	0	100% NATIVE, FL#1, 5' OA HT.
SHRUBS	28 PER 100' / 2	36	0	0	100% NATIVE, FL#1, 24" HT.

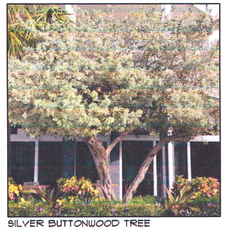
THERE IS AN EXISTING 10' EASEMENT ALONG THE SOUTH PROPERTY LINE
NO PLANTINGS ARE ALLOWED IN THE 10'-0" EASEMENT SO NO BUFFER IS PROPOSED.
A VARIANCE IS REQUIRED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
BUFFER CANOPY TREES								
	8	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD (B)	B & B	3"CAL	12-14' OA HT.	NATIVE	REQ. BUFFER
	8	SABAL PALMETTO	SABAL PALM (B)	B & B		10' CT., 14' OA. HT.	NATIVE	REQ. BUFFER
BUFFER UNDERSTORY TREES								
	6	THRINAX RADIATA	THATCH PALM (B)	25 GAL	SINGLE	5' OA HT.	NATIVE	REQ. BUFFER
PARKING LOT CANOPY TREES								
	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM (P)	65 GAL	3"CAL	12' OA HT.	NATIVE	REQ. CODE
	3	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD (P)	100 GAL	3"CAL	12-14' OA HT.	NATIVE	REQ. CODE
	1	SABAL PALMETTO	SABAL PALM (P)	B & B		10' CT., 14' OA. HT.	NATIVE	REQ. CODE
PARKING LOT UNDERSTORY TREES								
	4	CORDIA SEBESTENA	ORANGE GEIGER TREE (P)	25 GAL	1.5"CAL	8-10' OA HT.	NATIVE	REQ. CODE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
BUFFER SHRUBS								
	103	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (B)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. BUFFER
PARKING LOT SHRUBS								
	35	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (P)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	23	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB (P)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
SHRUB AREAS								
	57	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	24" O.C.	8"X12"	NATIVE	
	161	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4"X8"	NATIVE	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	1,876 SF	PASPALUM NOTATUM 'ARGENTINE'	BAHIA SOD	SOD			DROUGHT TOLERANT	

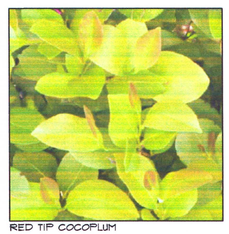

SILVER BUTTONWOOD TREE


SABAL PALM


THATCH PALM


PIGEON PLUM


ORANGE GEIGER TREE


RED TIP COCOPLUM


GREEN BUTTONWOOD


HORIZONTAL COCOPLUM


GOLDEN CREEPER


BAHIA GRASS

PLANTING

SYMBOL	CODE	DESCRIPTION	QTY	DPT. / HT.	SPECS	INSTALLATION	NOTES
	PL-02	SOIL	53.9 CY	6"	1:1 SCREENED COMPOST AND TOPSOIL	TILLED IN, REMOVE EX SOIL AS NEEDED	F.S. 3" BELOW ADJACENT SURFACES
	PL-03	MULCH	25.8 CY	4"	BLACK, SHREDDED, HARDWOCD, NON-CYPRESS	SPREAD EVENLY	F.S. EVEN W/ ADJACENT SURFACES

Please note: This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. **It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.**

Michael Flaugh LANDSCAPE ARCHITECT
www.MikeFlaughLA.com
FL Reg. # LA0001728
772.419.0024
STUART ISLAMORADA NAPLES

RECEIVED
2024-112
MAR 10 2025
MONROE COUNTY PLANNING DEPT.

LANDSCAPE PLAN
KICKIN BACK
21362 Overseas Hwy, Cudjoe Key, FL 33042

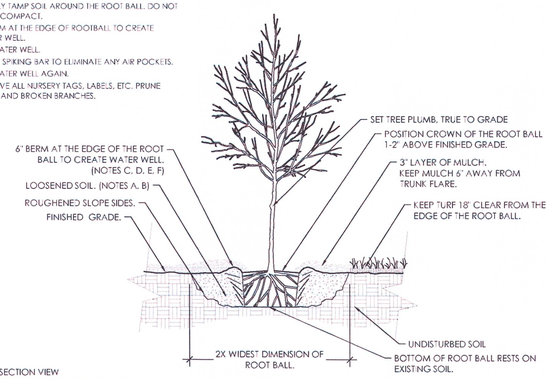
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Date: 02/25/2025
Design by: PA
Reviewed by: MF
Sheet
L6
PLANT SCHEDULE & PLAN PICTURES

LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUITION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDIING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVEID AREAS.
13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROCT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NC MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE STAKED ONLY F THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB & GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. IF NOT INSTALLED PER PLAN OR IF NO IRRIGATION PLAN HAS BEEN PROVIDED AS PART OF THE LANDSCAPE PLAN, AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION RECORD DRAWING.
27. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
28. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA # 1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
29. AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MANUALS AND WARRANTY INFORMATION FOR ALL INSTALLED FURNITURE, FIXTURES AND EQUIPMENT.
30. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
31. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTEED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

NOTES:
A. LOOSEN SOIL, BACK FILL AND ADD 30% PEAT AND COMPOST MIX.
B. BACKFILL AND WATER IN 6" LIFTS TO BRACE TREE. LIGHTLY TAMP SOIL AROUND THE ROOT BALL. DO NOT OVER COMPACT.
C. 6" BERM AT THE EDGE OF ROOTBALL TO CREATE WATER WELL.
D. FILL WATER WELL.
E. INSERT SPIKING BAR TO ELIMINATE ANY AIR POCKETS.
F. FILL WATER WELL AGAIN.
G. REMOVE ALL NURSERY TAGS, LABELS, ETC. PRUNE DEAD AND BROKEN BRANCHES.

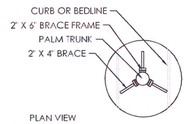


SECTION VIEW

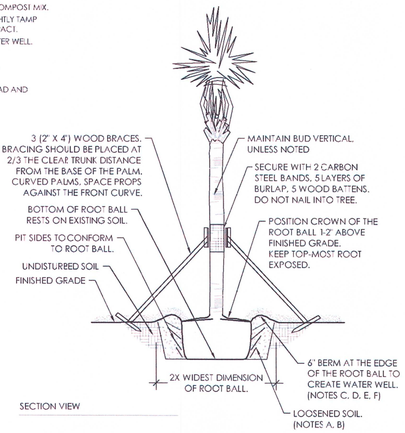
1 TREE PLANTING
NOT TO SCALE

NOTES:
A. LOOSEN SOIL, BACK FILL AND ADD 30% PEAT AND COMPOST MIX.
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G. REMOVE ALL NURSERY TAGS, LABELS, ETC. PRUNE DEAD AND BROKEN BRANCHES.

PALM PLANTING NOTES:
H. TIE FRONDS DURING TRANSPORTING TO PROTECT THE BUD. DO NOT TRIM ENDS.
I. SET PALM TREE PLUMB, TRUE TO GRADE, WITH THE POINT, WHERE THE TOP-MOST ROOT IS VISIBLE.
J. REMOVE AIR POCKETS BY SPIKING AND WATERING HEAVILY FOLLOWING PLANTING.
K. ALL WOOD BRACES SHALL BE STAINED DARK BROWN.
L. REMOVE STAKES IN ONE (1) YEAR



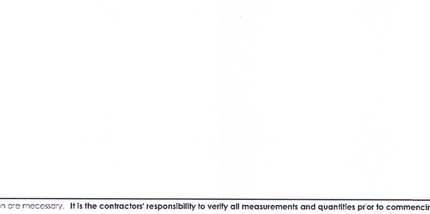
PLAN VIEW



SECTION VIEW

2 PALM PLANTING DETAIL
NOT TO SCALE

NOTES:
A. SEE PLANTING SCHEDULE FOR GROUNDCOVER AND SPACING DIMENSION.
B. LOOSEN ROOT BALL. LIGHTLY TAMP SOIL AROUND ROOT BALL OF EACH GROUNDCOVER.
C. FINAL GRADE TO BE SMOOTH, BEFORE MULCHING.



PLAN VIEW

SECTION VIEW

4 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

SECTION VIEW

3 SHRUB
NOT TO SCALE

5 TREE GUY WIRE DETAIL
NOT TO SCALE

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STUART SLAMORADA NAPLES

RECEIVED
2024-112
MAR 10 2025
MONROE COUNTY PLANNING DEPT.

LANDSCAPE PLAN
KICKIN BACK
21362 Overseas Hwy, Cudjoe Key, FL 33042

NO.	REVISION	DATE
NO.	REVISION	DATE

Date: 02/25/2025
Design by: PA
Reviewed by: MF
Sheet
L7
PLANTING DETAILS & SPECIFICATIONS

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SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,705 S.F. (1.026 ACRE)
4. EXISTING LOT COVERAGE

-CONVENIENT STORE (FROM DRIP EDGE)	= 2,583 S.F.	(5.7%)
-PAVEMENT	= 24,931 S.F.	(55.76%)
-OPEN AREAS / LANDSCAPING	= 11,198 S.F.	(25.02%)

5. THIS PROJECT

-NEW DUMPSTER ENCLOSURE AT STORE	= 92 S.F.	(0.20%)
-NEW DUMPSTER ENCLOSURE	= 148 S.F.	(0.33%)
-WORKFORCE HOUSING (FROM DRIP EDGE)	= 4,303 S.F.	(9.62%)
-NEW GAS PUMP CANOPY	= 968 S.F.	(2.16%)
-NEW CONVEN-IENCE (FROM DRIP EDGE)	= 410 S.F.	(.92%)
-NEW DIESEL PUMP & CANOPY	= 32 S.F.	(.07%)
-NEW TRANSFORMER (FOR EV CHARGING)	= 48 S.F.	(0.1%)
-NEW INDIVIDUAL CHARGING STATIONS	= 24 S.F.	(0.05%)
TOTAL	= 44,705 S.F.	(100%)

Area 3

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING
6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDPs, TOTAL OF 600 S.F NEW CANOPY
6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS
6.4- NEW 378 SF CONVENIENCE ADDITION
6.5- NEW 1,283 SF OF CONC. SLAB
6.6- NEW 100 SF DUMPSTER & ENCLOSURE

7. PARKING CALCULATIONS

7.1- GASOLINE / SERVICE STATION REQUIRED 4 PARKING PER 1,000 S.F.
2,500 S.F. / 1,000 S.F. = 10.0 PARKING SPACES REQUIRED

7.2- FUELING STATION = (7) PUMPS PARKING REQUIRED = 7.0

WORKFORCE HOUSING = 6,650 S.F.

(3) 2 BEDROOM UNITS
(2) 3 BEDROOM UNITS
TOTAL REQUIRED (12) SPACES
TOTAL PROVIDED (12) SPACES

TOTAL PARKING REQUIRED = 22.0 PROVIDED = 32 + BIKE RACK = 33

H.C. PARKING 32 / 7 PUMPS = 25 = 1 H.C. PARKING

NOTES:
ALL 90° PARKING WILL BE 8.5'x18.0'
ALL PARALLEL PARKING TO BE 8.5'x25.0'
PARKING INCLUDES (1)TWO HANDICAPPED SPACE 12.0'x18.0'

8. LOADING ZONE. Sec. 9.5-354

-COMMERCIAL USE 2,500 = (1)ONE LOADING ZONE REQUIRED

PROVIDED: (1)ONE LOADING ZONE 655 SQ.FT

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	15.00'	NORTH AT O/S HWY
SECONDARY SIDE :	5.0'	5.0'	WEST
PRIMARY SIDE :	5.0'	10.0'	EAST
REAR YARD	10.0'	28.0'	SOUTH

10. FLOOD ZONE

PER SURVEY BY R.E. REECE P.A. DATED 3/15/05
JOB# 6031005 / 2023-049
FLOOD ZONE = AE/ 11.0
EXISTING BUILDING FFL = 7.67' NGVD

11. OPEN SPACE RATIO PER LDC 130-157 AND 130-164

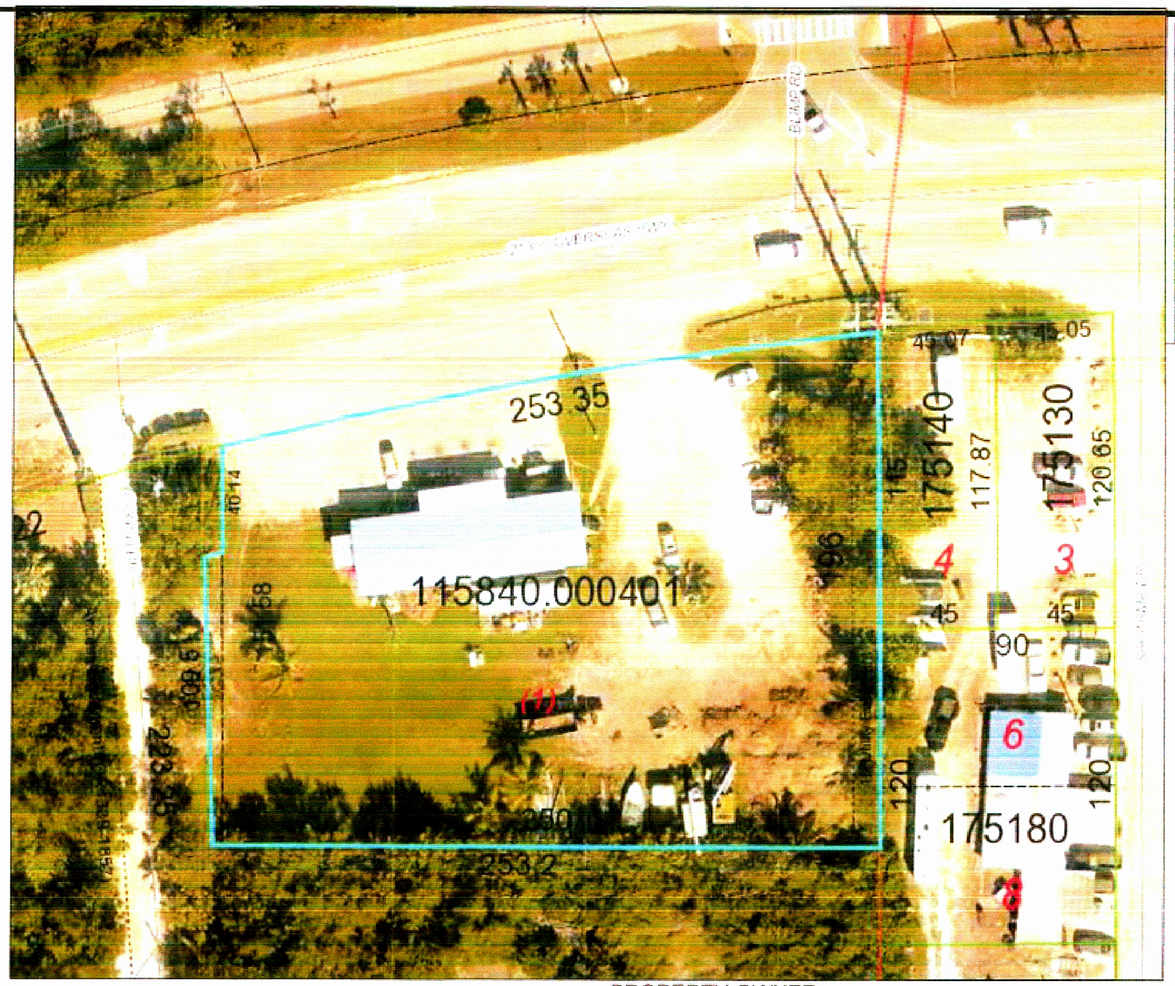
SC(SUBURBAN COMMERCIAL) = MIN 0.2 OPEN SPACE
OPEN SPACE PROVIDED = 22.44% (10,033 S.F.)

12. SITE LIGHTING Sec 9.5-392, 393, 394

12.1. ALL OUTDOOR LIGHTING SHALL BE MAX 18' ABOVE GRADE, NON CUTOFF MAX 35' ABOVE GRADE, CUT-OFF (MEASURED AT PROPERTY LINE)

12.2- MAX ILLUMINATION SHALL BE: 0.3 FOOT CANDLES FOR NON-CUTOFF 1.5 FOOT CANDLES FOR CUT-OFF (MEASURED AT PROPERTY LINE)

12.3. LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED





PROJECT LOCATION MAP

DRAWING INDEX

SITE PLAN AND NOTES	C-1
SITE SURVEY	C-2
SITE PLAN AERIAL PHOTO	C-3
EROSION CONTROL PLAN AND NOTES	C-4
DRIVEWAY PLAN AND NOTES	C-4(a)
UTILITY PLAN & NOTES	C-5
SEWER PLAN AND NOTES	C-6
SEWER PLAN AND AND PROFILE	C-6(a)
LIFT STATION NO 1 PLAN, SPECIFICATIONS, NOTES AND ELECTRICAL CONTROL PANEL DETAILS	C-7
SEWER DETAILS	D-1
DETAILS AND NOTES	D-2
DRAINAGE STORMWATER MANAGEMENT PLAN AND NOTES	C-8
DRAINAGE DETAILS	C-9

This item has been electronically signed and sealed by James Ronald Brush, PE, on 9-16-25 using a SHA authenication code.

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James R Brush

Digitally signed by James R Brush
Date: 2025.09.16 15:49:31 -04'00'

LEGEND

- W — EXISTING WATER LINE
- G — PROPOSED GAS LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- T — PROPOSED UNDERGROUND TELEPHONE LINE
- UE — PROPOSED UNDERGROUND ELECTRICAL PRIMARY
- E — PROPOSED UNDERGROUND ELECTRICAL SECONDARY
- LC — PROPOSED UNDERGROUND LIGHTING CONDUIT 3/4" MIN. FOR #12 AWG.
- PROPOSED 500 GALLON PROPANE TANK
- PROPOSED FIRE HYDRANT
- 20 Proposed Elevation Ft MSL
- 20 Existing Elevation Ft MSL
- Storm Water Flow Direction
- SD — 6-inch Storm Drain HDPE Pipe
- TYPE C INLET — Exfiltration Trench
- LIGHT POLE
- MH TELEPHONE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL TRANSFORMER
- VAC — VACUUM SANITARY SEWER LINE
- SEWER LINE CLEANOUT

PROPERTY OWNER:
JOINED ISLAND INC
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

APPLICANT:
JOINED ISLAND INC
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

PROJECT ENGINEER:
Mr. JAMES R. BRUSH, P.E.
103650 O/S Hwy., #46-
KeyLargo, FL 33037
PHONE: (305) 305-8032

RECEIVED
SEP 18 2025
2024-111 & 2024-112
MONROE CO. PLANNING DEPT.

SITE PLAN

SCOPE OF WORK

1. DEVELOP GAS STATION WITH FUELING STATIONS, 1 CONVENIENCE STORE, AND FIVE (5) AFFORDABLE WORKFORCE HOUSING RESIDENTIAL 2 & 3 BEDROOM DWELLING UNITS, EV CHARGING STATIONS WITH TRANSFORMER.
2. CONTRACTOR TO PERFORM SITE PREPARATION, SITE GRADING, EROSION CONTROL AND CONSTRUCTION STAKING.
3. INSTALL WATER, SEWER, ELECTRICAL , DRAINAGE AND LIGHTING UTILITIES. INSTALL LIFT STATION NO. 1 WITH ELECTRICAL CONTROL PANEL AS DETAILED, INSTALL WASTEWATER FORCE MAIN TO FKAA STREET CONNECTION.
4. PROVIDE DRAINAGE TO NEW STORMWATER PIPING, CATCH BASINS, DRAINAGE SWALES AND EXFILTRATION TRENCHES IN LANDSCAPE AREAS.
5. CONSTRUCT ACCESS DRIVEWAYS FROM US NO.1 ROW TO SITE IN ACCORDANCE WITH FDOT REQUIREMENTS AND PERMITS.
6. ALL CONSTRUCTION IN FDOT ROW SHALL CONFORM TO FDOT DESIGN STANDARDS.
7. PROVIDE LANDSCAPING AS PER LANDSCAPE PLAN

Parcel ID 00115840-000401 Alternate ID 1147532 Sec/Twp/Rg 29/66/28 Class RETAIL-CONVENIENCE STORE

Flood Zone= AE/VE 10'/11' VE 11' FIRM PANEL NUMBER MAP NO. 12087C-1292K&1311K 2/18/2005

INDUSTRY & ENVIRONMENT
ENGINEERS / CONSULTANTS
103650 O/S Hwy #46
KEY LARGO, FL 33037
TELEPHONE (305) 395-8032
Certificate of Authorization # 5384

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

#	REVISIONS	DATE

SEAL: JAMES RONALD BRUSH — LICENSE No. 48504 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

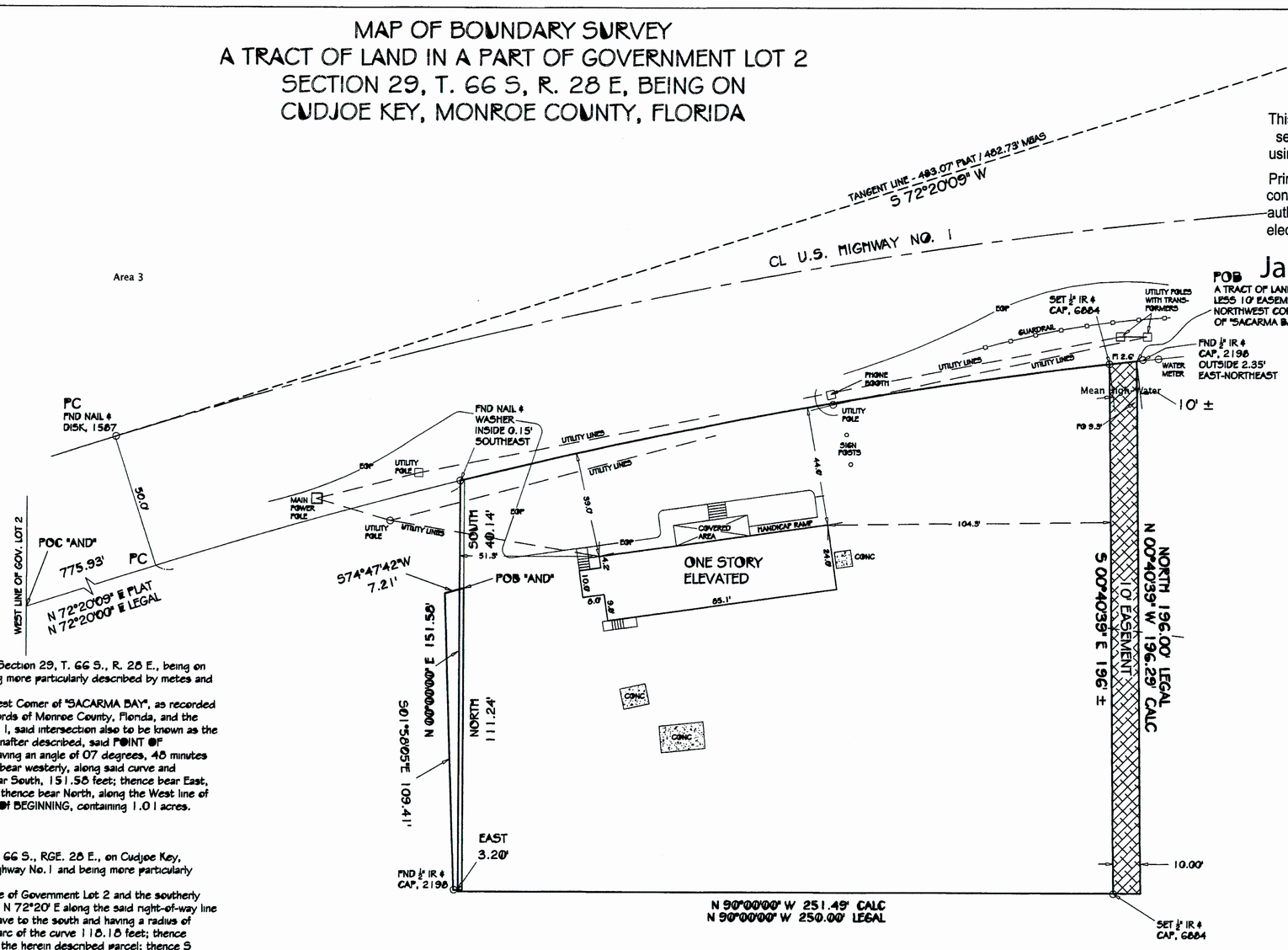
I&E PROJECT NO: KBCK24-2305-2001
CHECKED BY: AM
DRAWN BY: JRB
ISSUE: PERMIT REVIEW
DATE: SEP 15 2025; FEB 21 2025
FILE NO: MAR 11, 2024
SHEET INDEX

SITE PLAN AND NOTES

SHEET NUMBER: C-1

MAP OF BOUNDARY SURVEY
A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2
SECTION 29, T. 66 S, R. 28 E, BEING ON
CUDJOE KEY, MONROE COUNTY, FLORIDA

LOCATION MAP - N.T.S.



This item has been electronically signed and sealed by James Ronald Brush, PE, on 9-16-25 using a SHA authenication code.

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James R Brush Digitally signed by James R Brush Date: 2025.09.16 15:50:1 -04'00'

SCALE: 1" = 30'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FL
33042

ELEVATIONS SHOWN AS +X.XX' REFER TO NGVD 1929 VERTICAL DATUM ABOVE SEALEVEL

MAP NO.: 12087C-1292K & 1311K
COMMUNITY NO.: 125129
FLOOD ZONE: AE & VE
BASE ELEVATION: AE IS 10'
VE IS 11'
MAP DATE: 02-18-05

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2024-111 & 2024-112
MONROE CO. PLANNING DEPT.

LEGAL DESCRIPTION

A tract of land in a part of Government Lot 2, Section 29, T. 66 S., R. 28 E., being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128 of the Public Records of Monroe County, Florida, and the southerly right-of-way line of U.S. Highway No. 1, said intersection also to be known as the POINT OF BEGINNING of the tract of land hereinafter described, said POINT OF BEGINNING also being on a curve, said curve having an angle of 07 degrees, 45 minutes and 14 seconds and a radius of 1860.08 feet, bear westerly, along said curve and deflecting to the left, 253.35 feet; thence bear South, 151.58 feet; thence bear East, 250 feet to the West line of "SACARMA BAY", thence bear North, along the West line of "SACARMA BAY", 196 feet, back to the POINT OF BEGINNING, containing 1.01 acres.

AND

A part of Government Lot 2, Section 29, TWP. 66 S., RGE. 28 E., on Cudjoe Key, Monroe County, Florida, lying south of U.S. Highway No. 1 and being more particularly described as follows:
Commencing at the intersection of the west line of Government Lot 2 and the southerly right-of-way line of U.S. Highway No. 1; thence N 72°20' E along the said right-of-way line 775.93 feet to the beginning of a curve, concave to the south and having a radius of 1860.08 feet; thence northeasterly along the arc of the curve 118.18 feet; thence South 40.14 feet to the Point of Beginning of the herein described parcel; thence S 74°47' 42" W 7.21 feet to a metal fence post; thence S 1°28'15" E 109.50 feet along said fence; thence East 3.2 feet; thence North 111.24 feet to Point of Beginning.

LESS AND EXCEPTING A 10' EASEMENT AS DESCRIBED BELOW:

A ten foot strip of land in a part of Government Lot 2, Section 29, T. 66 S., R. 28 E., being on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the Northwest Corner of "SACARMA BAY", as recorded in Plat Book 4, at Page 128, of the Public Records of Monroe County, Florida, said Northwest Corner to be known as the POINT OF BEGINNING of the 10 foot strip of land hereinafter described, bear South, along the West line of "SACARMA BAY", 196 feet; thence bear West, 10 feet; thence bear North, 196 feet, more or less, to a point on the southerly right-of-way line of U.S. Highway No. 1; thence bear easterly, along the southerly right-of-way line of U.S. Highway No. 1, 10 feet, more or less, back to the POINT OF BEGINNING.

CERTIFIED TO -
JOINED ISLANDS, INC.

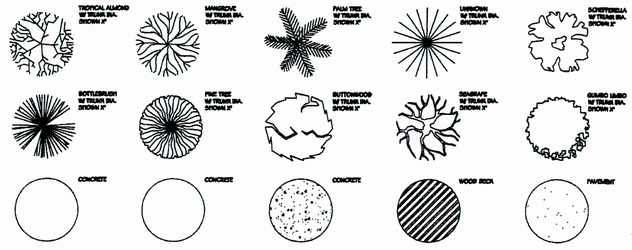
SCALE:	1"=30'
FIELD WORK DATE	03-15-06
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RR
INVOICE NO.:	6031005

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, FBN #5632, PROFESSIONAL SURVEYOR AND MAPPER, LB #2264

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

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ADEQUACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

DELTA = CENTRAL ANGLE
ASPH = ASPHALT
A = ARC LENGTH
CL = CENTERLINE
CM = CONCRETE MONUMENT
CONC = CONCRETE
COVD = COVERED
DRAINE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
ENCR = ENCROACHMENT
EOP = EDGE OF PAVEMENT
FF = FINISHED FLOOR
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
IP = IRON PIPE
IR = IRON ROD
MEAS = MEASURED
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
POT = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
PL = PROPERTY LINE
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
REF = REFERENCE
ROL = ROOF OVERHANG LINE
ROW = RIGHT OF WAY
ROWL = RIGHT OF WAY LINE
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER

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Certificate of Authorization # 8384

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

REVISIONS	DATE:
1	NOV 21, 2021

SEAL
JAMES RONALD BRUSH
LICENSE
No. 48504
STATE OF FLORIDA
PROFESSIONAL ENGINEER
STATE OF FLORIDA LB5504

I&E PROJECT NO.
KIBCS-21382-001
CHECKED BY:
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DRAWN BY:
JRB
ISSUE:
PERMIT REVIEW
DATE:
1/31/22 (REV) DEC 21, 2021
SHEET INDEX

SITE SURVEY AND NOTES

SHEET NUMBER
C-2

SITE SURVEY



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MINOR CONDITIONAL USE APPLICATION

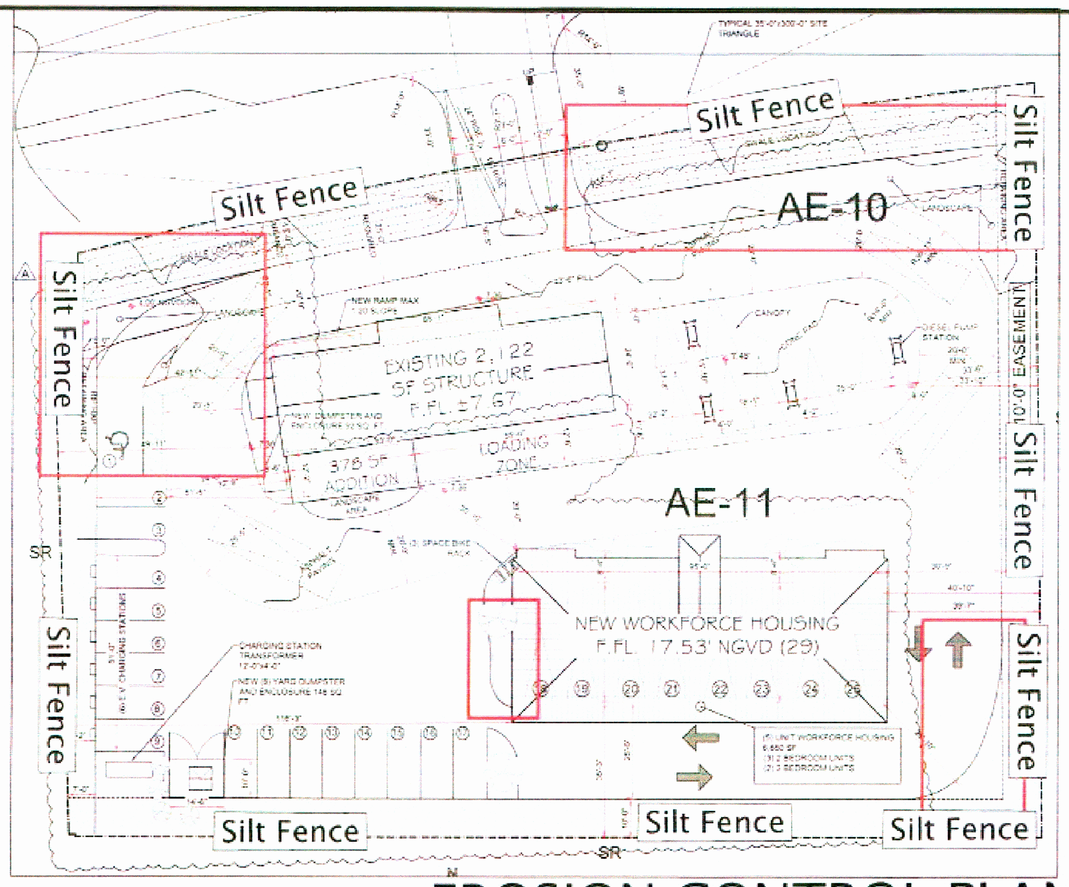
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STATE OF FLORIDA No. 48504

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KBOS-21362-001
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FEB 21, 2025
MAR 11, 2024

SHEET INDEX
SITE PLAN
AERIAL PHOTO

SHEET NUMBER
C-3



EROSION CONTROL PLAN

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CORRECTIONS TO THE PLANS.
3. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR ELEVATIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. CONTRACTOR SHALL BECOME FAMILIAR WITH SITE CONDITIONS, SUBSURFACE GEOLOGICAL CONDITIONS, OBJECTIVES, PERFORM AND COORDINATE CONSTRUCTION TO PREVENT IMPACTS TO THE SITE AND ADJACENT PROPERTIES.
5. FINAL ELEVATIONS, DIMENSIONS, & METHODS FOR CATCH BASINS, AND EXFILTRATION TRENCH INSTALLATION SHALL BE SUBMITTED AS SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING THE FLOW OR OFF SITE TRACKING OF SEDIMENT AND OTHER POLLUTANTS FROM LEAVING THE SITE.
2. PERIMETER EROSION CONTROL MEASURES AND CONSTRUCTION EXIT MUST BE IN PLACE BEFORE STARTING SOIL DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL CONSTRUCT AND USE AN ON-SITE WASHOUT PIT FOR CONCRETE TRUCKS.
4. THE CONTRACTOR SHALL CONSTRUCT A BERM OR OTHER SPILL PROTECTION MEASURES FOR ANY TEMPORARY ON-SITE FUEL STORAGE TANKS.
5. ALL DEWATERING DISCHARGES SHALL BE FILTERED TO REMOVE SEDIMENT AND OTHER POLLUTANTS PRIOR TO THE WATER LEAVING THE SITE.
6. ALL LINE STABILIZATION SHALL BE MIXED AND COMPACTED AT THE END OF EACH WORKING DAY.
7. VEHICLE PARKING, VEHICLE STAGING, STOCKPILES, SPOILS AND CONSTRUCTION MATERIALS STORAGE SHALL BE LOCATED SO AS TO NOT ADVERSELY AFFECT STORM WATER QUALITY. STOCKPILES AND MATERIALS STORAGE AREAS SHALL BE COVERED OR CONTAINED WITHIN A BERM TO PREVENT DISCHARGE OF DELETERIOUS MATERIAL FROM THE SITE.
8. ALL TRASH ON-SITE AND BUILDING MATERIAL WASTE SHALL BE STORED IN AN ENCLOSED CONTAINER UNTIL PROPERLY DISPOSED OF OFF-SITE.
9. ALL SURFACE AREAS DISTURBED BY VEHICLES AND CONSTRUCTION WITHIN OR ADJACENT TO THIS PROPERTY MUST BE PERMANENTLY STABILIZED. THIS INCLUDES SWALES, SLOPES AND RETENTION AREAS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITY. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH VEGETATION, GRAVEL, ROAD BASE OR PAVING. SITE STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
10. THE GENERAL CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES SHALL BE REPAIRED OR REPLACED. EROSION CONTROL MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN CALENDAR DAYS.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH FDEP & SFWMD "CONSTRUCTION BEST MANAGEMENT PRACTICES".

NOTES:

STEEL POSTS SUPPORTING THE FENCE SHALL BE INSTALLED W/ A SLIGHT ANGLE TOWARD THE RUNOFF SOURCE.

THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN W/ A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

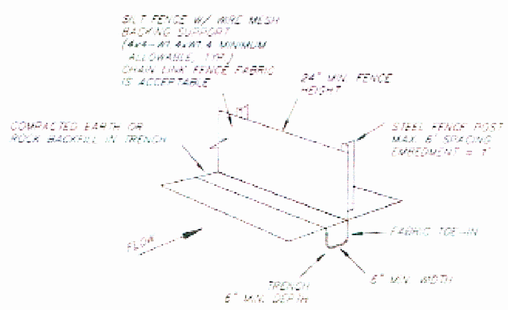
THE TRENCH MUST BE A MIN. OF 8" DEEP AND 6" WIDE.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3' OVERLAP SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.

INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW.

ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



SILT FENCE

LEGEND

- Proposed Elevation FT MSL
- Existing Elevation Ft MSL
- Storm Water Flow Direction
- Storm Water Retention Area
- 15-Inch Storm Drain HDPE Pipe

James R Brush

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MINOR CONDITIONAL USE APPLICATION

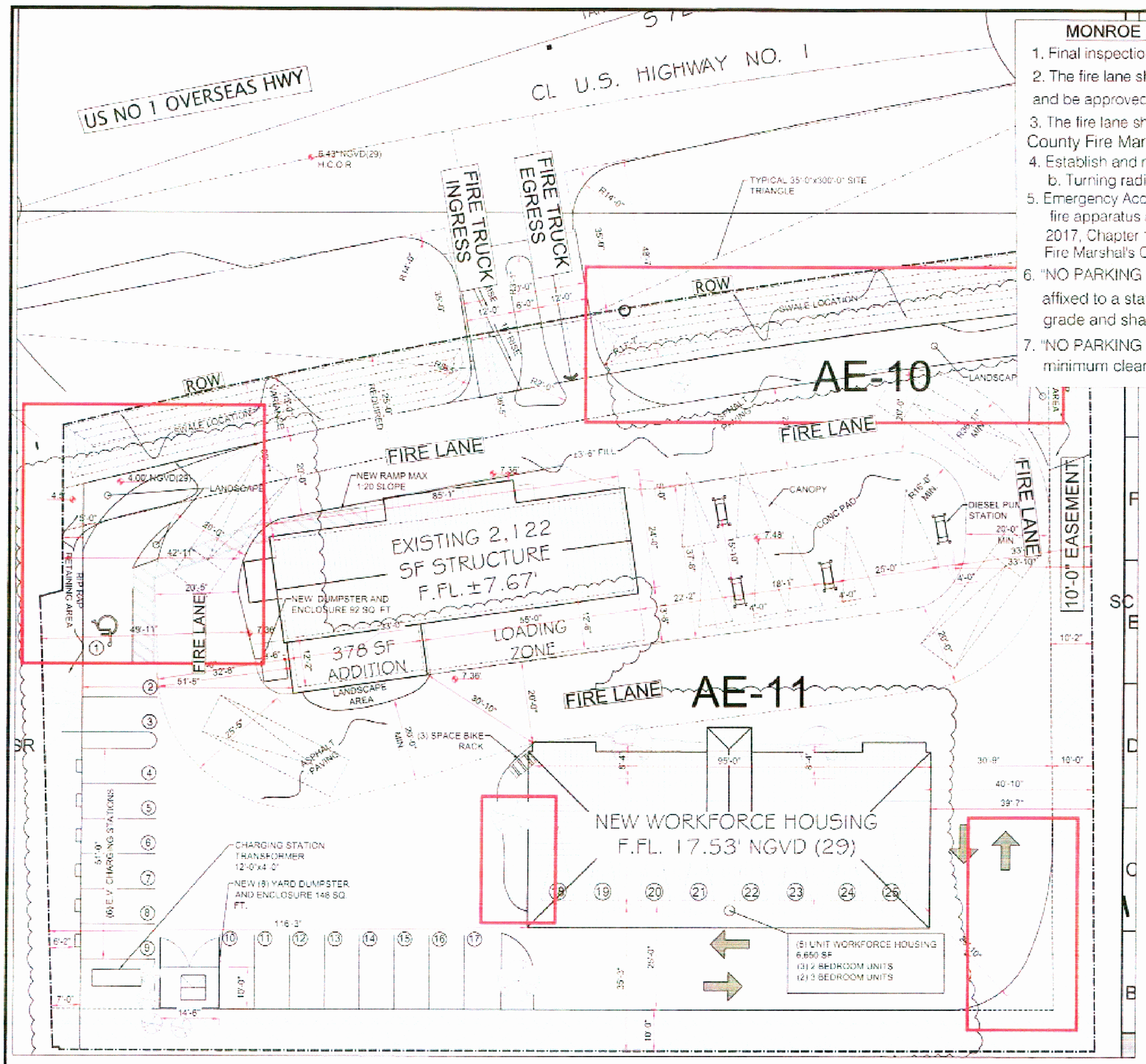
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JAMES RONALD BRUSH LICENSE No. 46504 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET INDEX

EROSION CONTROL PLAN DETAILS & NOTES

SHEET NUMBER: C-4

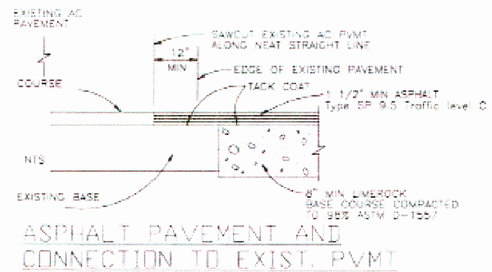


DRIVEWAY PLAN

MONROE COUNTY FIRE MARSHAL'S REQUIREMENTS:

1. Final inspection of the fire driveway by Fire Marshal is required;
2. The fire lane shall comply with Florida Fire Prevention Code, NFPA 1 Chapter 18 and be approved by the Monroe County Fire Marshal's Office;
3. The fire lane shall be designated as no parking with signage as approved by the Monroe, County Fire Marshal's Office;
4. Establish and maintain "Fire Lanes" during site work: a. Minimum clear width 20 feet. b. Turning radii : i. 25 Ft inside, ii. 50 Ft outside.
5. Emergency Access, ingress and egress shall be established and maintained for fire apparatus and EMS vehicles in compliance with Florida Fire Prevention Code 2017, Chapter 18 Fire Department Access and Water Supply as approved by the Fire Marshal's Office;
6. "NO PARKING FIRE LANE" signs shall be 12 inches wide and 18 inches, permanently affixed to a stationary post with bottom of the sign six feet, six inches above finished grade and shall be spaced not more than 50 feet apart along both sides of fire lane.
7. "NO PARKING FIRE LANE" Red Striping affixed to the Fire Lane Pavement with minimum clear width of 20 feet.

1 PAVING PROFILE-ILLUSTRATION



ASPHALT PAVEMENT AND CONNECTION TO EXIST. PVMT

GENERAL NOTES
1. Asphalt pavement to match existing grades and shall drain efficiently to catch basins

NOTES: ASPHALT PAVEMENT

1. Perform surface preparation for new pavement.
2. Pavement to be built in compliance with FDOT standards & specifications;
3. Tie-in into existing asphalt surface and match existing surface elevations;
4. Stabilization of base to include adding additional lime rock;
5. Apply emulsified asphalt tack solution to all surfaces to be paved and ; paving prepared surfaces with hot type SP 9.5 Traffic Level C asphalt at one and one-half inches in thickness; FDOT specification Section 331 Type S Asphalt Concrete

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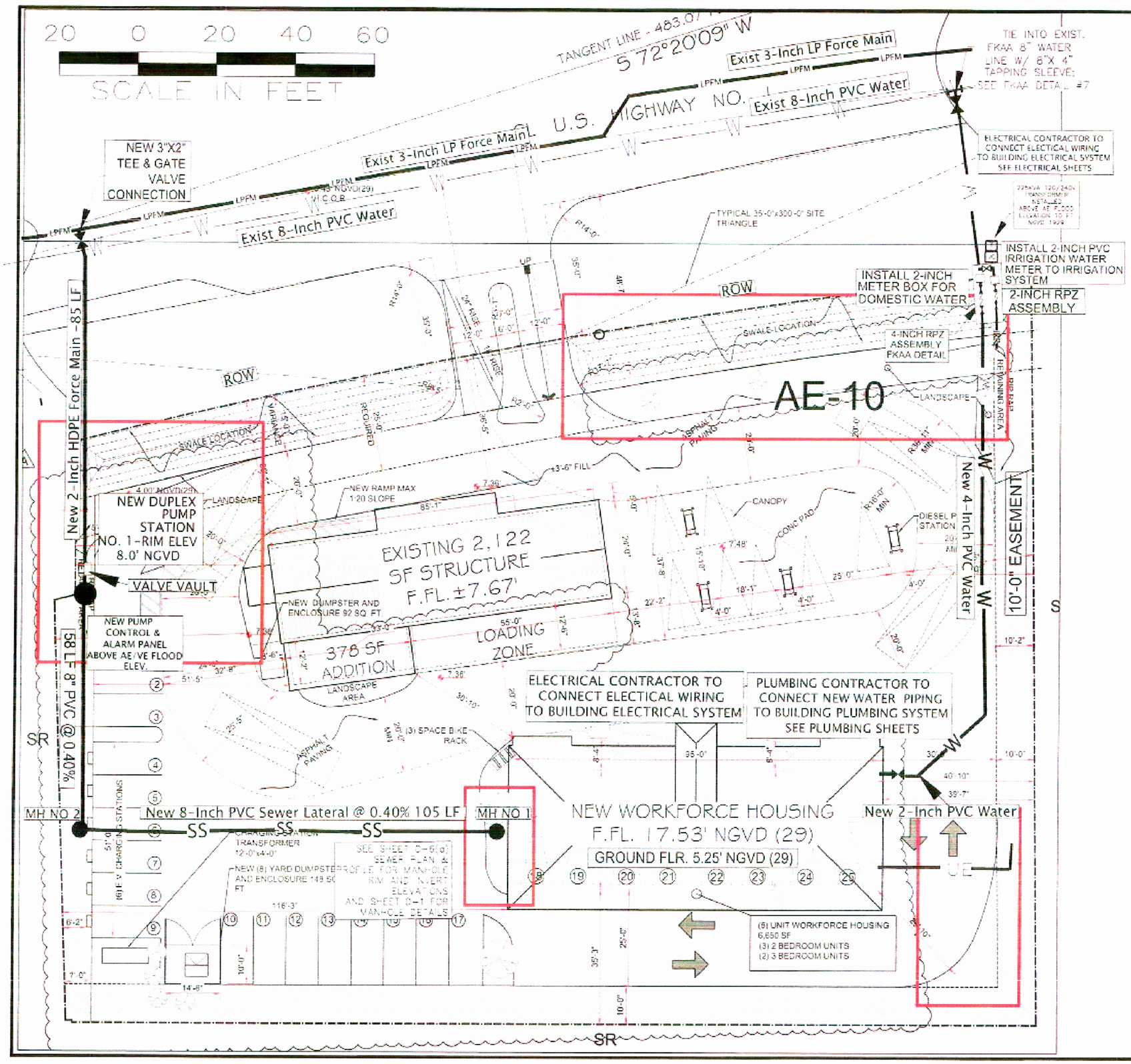
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DRIVEWAY PLAN AND NOTES

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UTILITY PLAN AND NOTES

SHEET NUMBER
C-5

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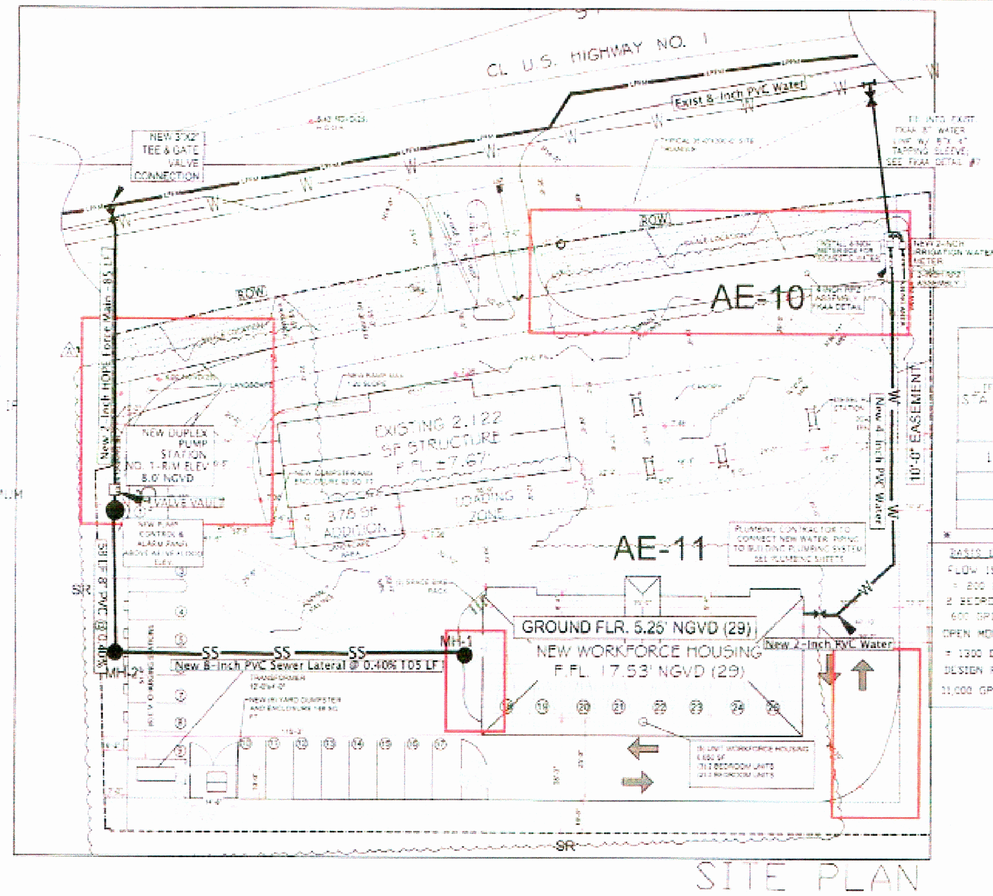
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CONSTRUCTION NOTES

1. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION , DOH, MONROE COUNTY, FKAA, REGULATIONS SHALL GOVERN ALL UTILITY WORK. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF THE MORE STRINGENT REGULATION SHALL HAVE PRECEDENCE.
2. UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING & MARKING LIMITS OF CONSTRUCTION USING THE SERVICE OF A LOCATING COMPANY & CONTACTING THE UTILITY COMPANIES AS NECESSARY PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT OF PROJECT.
4. ALL PIPE SHALL BE BACK FILLED TO MINIMUM SPECIFICATION COVER AND DEPTH BEFORE IT SHALL BE PLACED INTO SERVICE BY THE OWNER.
5. ALL POTABLE WATER REQUIRED FOR CONSTRUCTION PURPOSES SHALL BE METERED BY APPROVED METER WITH APPROVED BACK FLOW PREVENTION DEVICES.
6. FORCE MAINS MUST BE IN SEPARATE TRENCHES FROM POTABLE WATER AND RECLAIMED WATER MAINS WITH A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET CLEAR (EDGE TO EDGE) TO POTABLE WATER MAINS AT CROSSINGS A VERTICAL SEPARATION OF NOT LESS THAN 18 FEET (18 INCHES) FROM THE CROWN OF THE SEWER OR FORCE MAIN TO THE INVERT OF THE WATER MAIN. IF LESS, OR IF THE WATER MAIN PASSES UNDER THE SEWER OR FORCE MAIN, THE SEWER OR FORCE MAIN SHALL BE ENCASED IN CONCRETE OR PLACED ON A PVC SLEEVE FOR 20 FEET CENTERED ON THE CROSSING.
7. FORCE MAINS SHALL BE TESTED IN ACCORDANCE WITH AWWA C600 (LATEST EDITION) WITH A TEST PRESSURE OF 150 PSI MAXIMUM LEAKAGE SHALL NOT EXCEED Q=SXD√P/3 320 WHERE L=LEAKAGE IN GALLONS PER HOUR, S=LENGTH OF TEST SEGMENT IN FEET, D=PIPE DIAMETER IN INCHES, TEST DURATION SHALL BE TWO (2) HOUR NO INTERCONNECTIONS BETWEEN THE POTABLE WATER SYSTEM & FORCE MAIN SYSTEMS SHALL BE ALLOWED. FORCE MAINS SHALL PASS LEAKAGE TEST PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
9. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK.
10. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AND THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
11. FORCE MAINS SHALL BE SCHEDULE 80 OR HDPE SEWER PIPE.
12. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY, FKAA, FDOT AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
13. NO SEWER SHALL BE CLOSER THAN 5 FT. TO AN EXISTING FKEC POWER POLE WITHOUT AUTHORIZATION FROM THE FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.
14. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE 100 YEAR FLOOD OR VE ZONE FLOOD ELEVATION.
15. CONTRACTOR SHALL RESTORE ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO PAVEMENT, PLANTERS AND CONCRETE TO PRECONSTRUCTION CONDITIONS.
16. ALL FINAL TESTING SHALL BE MADE IN THE PRESENCE OF A REPRESENTATIVE FROM THE FKAA A MINIMUM OF 72 HOURS NOTICE SHALL BE PROVIDED TO THE VILLAGE AND KLWTD PRIOR TO THE INITIATION OF ALL FINAL SYSTEM TESTING.
17. ALL GRASS AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOD.
18. OPEN CUT TRENCHES MAY BE SUBSTITUTED WITH DIRECTIONAL DRILLING.
19. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO THE SANITARY SEWER SERVICE. SANITARY SEWER SHALL REMAIN IN SERVICE THROUGHOUT THE CONSTRUCTION PROJECT.
20. PUMP STATION WET WELL SHALL BE PHYSICALLY INSPECTED AND STATIC HEAD TESTED TO ENSURE THE ABSENCE OF LEAKS PRIOR TO CONSTRUCTION.
21. ALL WASTEWATER WITHIN PROPERTY LIMITS SHALL BE DIRECTED TO THE PROPOSED SANITARY SEWER COLLECTION SYSTEM. THE EXISTING WASTEWATER TREATMENT SYSTEMS SHALL BE ABANDONED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
22. CONTRACTOR SHALL COORDINATE TESTING WITH ENGINEER & THE FKAA. NO TESTING OF SYSTEM TO SEWAGE SHALL ENTER THE PROPOSED SYSTEM UNTIL CLEARED FOR USE BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FKAA.
23. ALL NEW MANHOLES AND REFURBISHED MANHOLES SHALL BE CONSTRUCTED UTILIZING WATER PROOF MANHOLE LAYERS.
24. WHERE CLEANOUTS AND BACKFLOW PREVENTERS ARE NOT SHOWN ON THE PLANS FOR BUILDING CONNECTIONS, THE CONTRACTOR SHALL VERIFY & INSTALL NEW COs & BFPs.
25. THE CONTRACTOR SHALL VERIFY ALL SEWER LOCATIONS, LENGTHS, INVERT ELEVATIONS AS SHOWN AND MODIFY AS REQ'D

GENERAL NOTES

1. EXISTING AND NEW COLLECTOR SYSTEM INFRASTRUCTURE DESIGN STANDARDS AND THE FKAA TESTING REQUIREMENTS
2. ALL FINAL TESTING SHALL BE MADE IN THE PRESENCE OF A REPRESENTATIVE OF THE FKAA A MINIMUM 72-HOUR NOTICE SHALL BE PROVIDED TO THE FKAA AND THE ENGINEER PRIOR TO THE INITIATION OF ALL FINAL SYSTEM TESTING.
3. ALL TESTING REQUIRED BY THE FKAA & FDEP SHALL BE PAID FOR BY THE OWNER/CONTRACTOR.
4. COMMERCIAL SERVICE LATERALS WITH MULTIPLE CONNECTIONS SHALL BE GREEN 6-INCH DIAMETER OR LARGER
5. ALL GRAVITY SANITARY SEWER LINES SHALL BE GREEN PVC SDR 26, ASTM D-3034. IN LOCATIONS WHERE A MINIMUM COVER OF 3.0 FEET CANNOT BE MAINTAINED, AWWA C-900 OR C 905 GREEN PVC DR-25 CLASS 100, OR CONCRETE ENCASEMENT SHALL BE USED.
6. MINIMUM SLOPE FOR GRAVITY LATERALS 4-6 INCHES IN DIAMETER SHALL BE 1/8- INCH PER FOOT (1.04%)
7. ALL GRINDER PUMP SERVICE LATERALS SHALL BE CONSTRUCTED WITH WITH A MINIMUM 24 INCHES OF COVER.
8. ALL EXISTING PUMP STATION WET-WELLS OF NOT NEW R&D AND MANHOLES SHALL BE COATED OR LINED USING AGRU AMERICAN SURE GRIP HDPE COATING, OR APPROVED EQUAL, IN ACCORDANCE WITH FKAA AND FBC PLUMBING MINIMUM STANDARDS.
9. ALL GRINDER PUMP SERVICE LATERALS SHALL BE TESTED AFTER THE GRINDER SYSTEM IS COMPLETELY INSTALLED, PRIOR TO COMMENCEMENT OF TESTING, SERVICE LATERAL PIPE SECTIONS SHALL BE FIRST FLUSHED TO REMOVE ANY DEBRIS THAT MAY REMAIN INSIDE THE LATERAL. THE FLUSHING PROCEDURE SHALL DEVELOP A WATER VELOCITY OF AT LEAST 2.5 FEET PER SECOND AND SHALL RESULT IN AT LEAST 100% TURNOVER OF THE WATER IN THE SERVICE LATERAL.
10. ALL GREASE INTERCEPTOR HYDROSTATIC TESTING SHALL BE CONDUCTED AT THE SAME TIME AS GRAVITY SEWER, PUMP STATION WET WELLS, AND FORCE MAINS WHICH ARE WITNESSED BY THE FKAA AND DESCRIBED IN FKAA GREASE INTERCEPTOR POLICY
11. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH FKAA MINIMUM STANDARDS.
12. ALL TESTING SHALL BE WITNESSED AND TESTING REPORTS SIGNED AND SEALED BY BY A FLORIDA PROFESSIONAL ENGINEER
13. A CONDITION REPORT, SIGNED AND SEALED BY A FLORIDA PROFESSIONAL ENGINEER, FOR ANY EXISTING AND NEW PIPING TYING INTO THE NEW SYSTEM, SHALL BE SUBMITTED PRIOR TO CONNECTION.



SITE PLAN

SCOPE OF WORK

1. NEW +/- 85 LIN. FT. OF 2" HDPE FORCE MAIN FROM PS 1 TO FKAA STREET LPFM CONNECTION.
2. CONSTRUCT 167+/-LI N. FT. OF 8" SCH 40 PVC SEWER LATERAL: INSTALL TWO (2) STANDARD MANHOLES.
3. INSTALL NEW DUPLEX PUMP STATION (PS 1) AND VALVE VAULT.
4. NEW ELECTRICAL SERVICE TO PUMP STATION SYSTEM;
5. PROVIDE CONTROL / ALARM PANEL AS SPECIFIED;
6. PUMP STATION CONTROL AND ALARM PANEL TO BE INSTALLED IN THE ABOVE THE AE/VE FLOOD ZONE OF 10-11 FT.

DESIGN SUMMARY - LIFT STATION NO. 1

LIFT STA. NO	AK ID NO	EDU's	DESIGN FLOW (GPD)	DESIGN FLOW (GPM)	PEAK FLOW (GPM)	LOW STATIC PRESSURE (FEET)	AVG STATIC PRESSURE (FEET)	HIGH STATIC PRESSURE (FEET)	24 HR AVG PRESSURE (GPM)
1	114/7532	15.90	2500	174	76	18.7	37.1	64.0	7.6

* BASIS OF DESIGN FOR CONVENIENCE STORE AND WORKFORCE HOUSING
FLOW IS ESTIMATED ON THE BASIS OF TABLE 1 OF FAC 64E-6: 2 BEDROOMS WITH 750-1000 SQ FT OF BUILDING AREA = 300 GPD PER RESIDENCE, 3 BEDROOMS WITH 901-2250 SQ FT OF BUILDING AREA = 300 GPD. THERE ARE THREE (3) 2 BEDROOM UNITS AND FOUR (4) 3 BEDROOM UNITS. FLOW CALCULATION: 3 X 300 GPD= 600 GPD AND 2 X 300 GPD= 600 GPD. TOTAL FLOW = 900 GPD + 600 GPD = 1500 GPD. CONVENIENCE STORE SERVICE STATION PER WATER CLOSET OPEN MORE THAN 16 HOURS PER DAY = 300 PER WATER CLOSET. THERE ARE FOUR (4) WATER CLOSETS = 4 X 300 GPD = 1200 GPD FOR SERVICE STATION. TOTAL DESIGN FLOW = 1200 GPD + 1300 GPD = 2500 GPD
DESIGN FLOW (ADF) 2,500 GPD @ 157 GPD/EDU = 15.92 EDUs; PEAKING FACTOR OF 4.4 X DESIGN FLOW (ADF) = 11,000 GPD OR 459 GPH OR 7.6 GPM

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Flood Zone= AE/VE 10'/11' VE 11': FIRM PANEL NUMBER MAP NO. 12087C-1292K&1311K 2/18/2005

INDUSTRY & ENVIRONMENT ENGINEERS / CONSULTANTS
103650 O/S Hwy. #46
KEY LARGO, FL 33037
TELEPHONE (305) 395-8032
Certificate of Authorization # 5364

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

NO.	REVISIONS	DATE

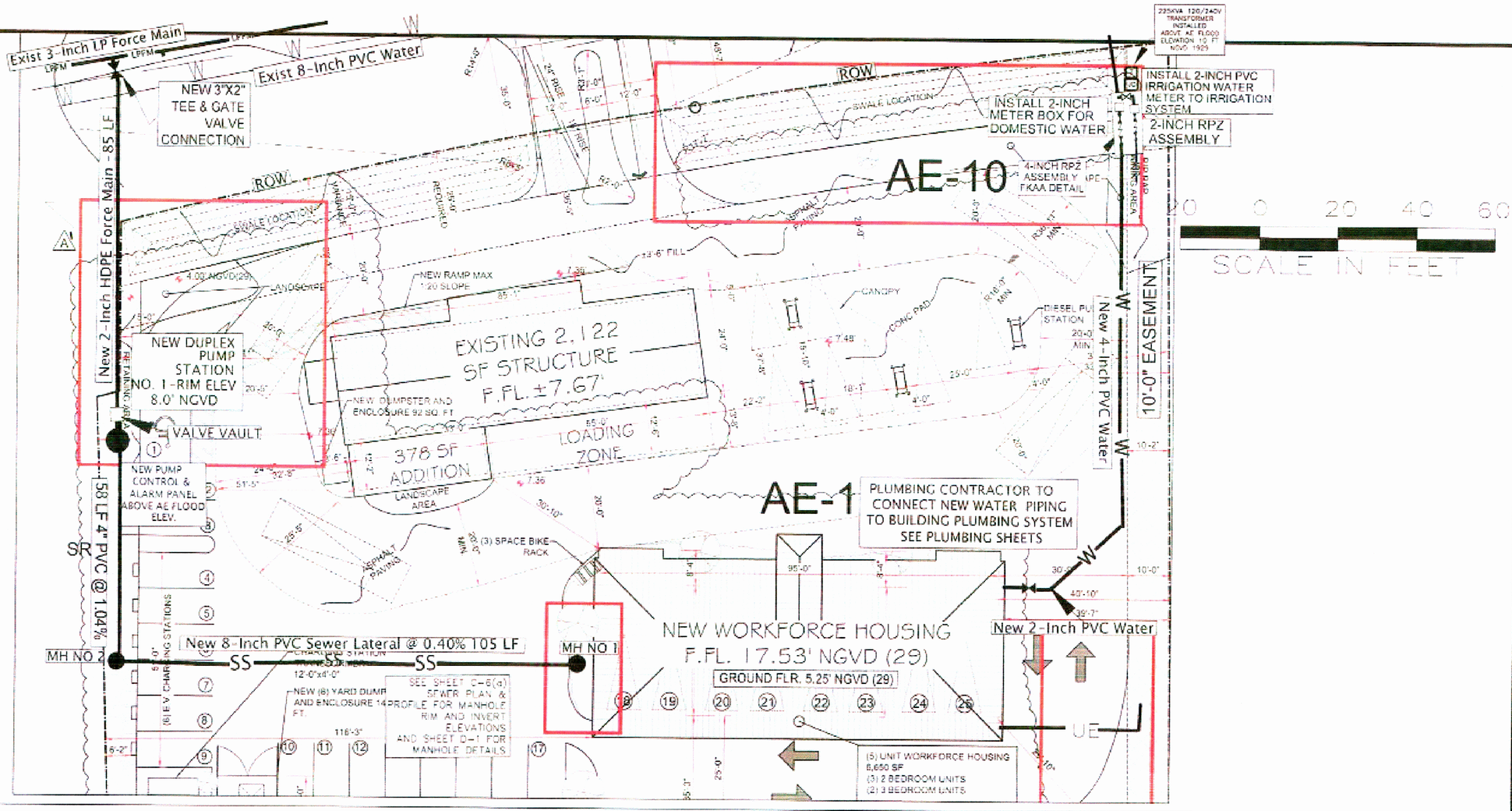
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PROFESSIONAL ENGINEER

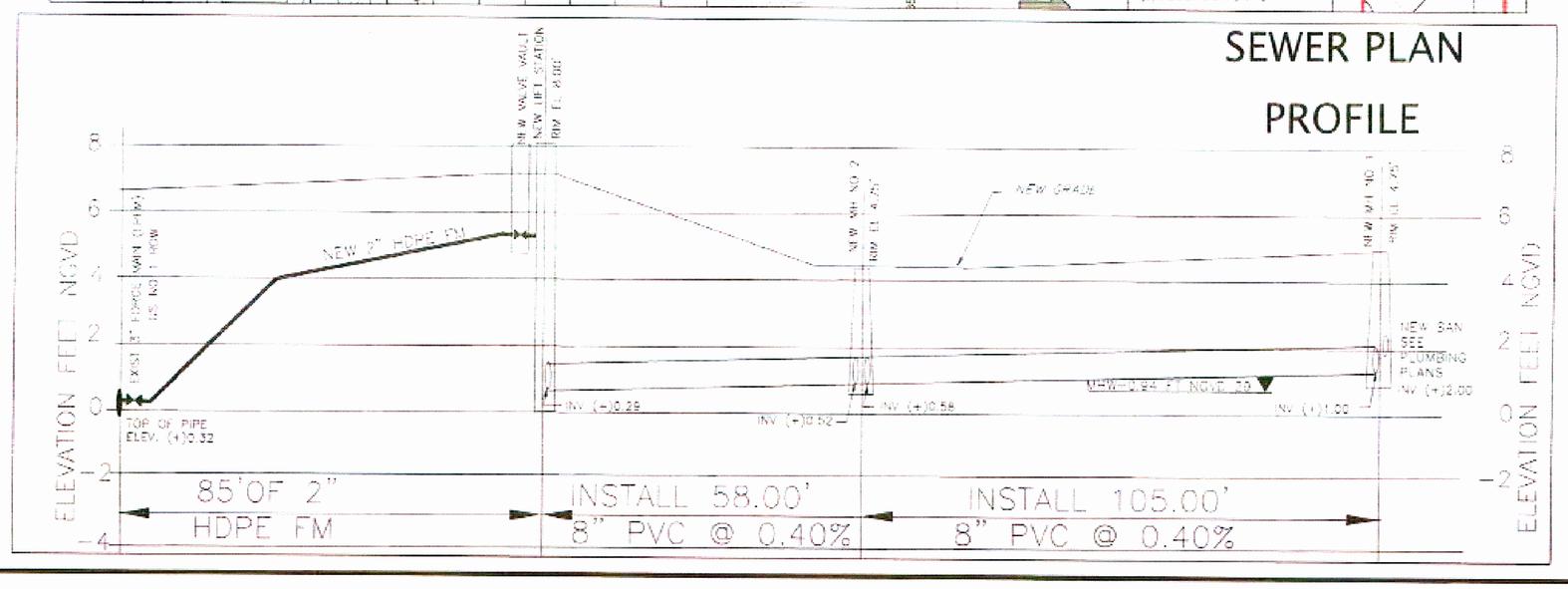
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SEWER PLAN AND NOTES

SHEET NUMBER

C-6





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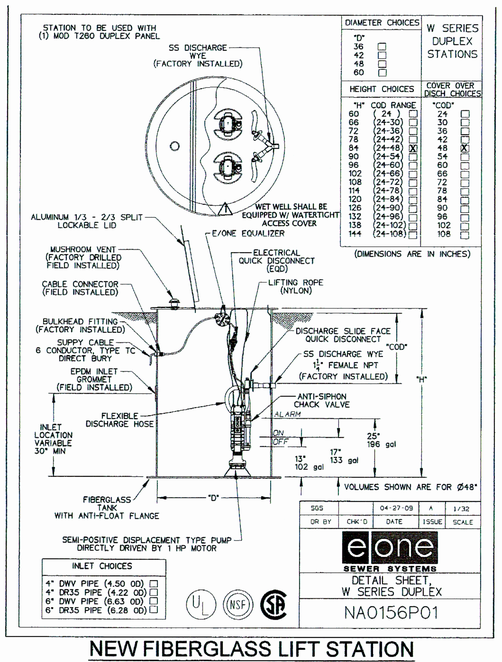
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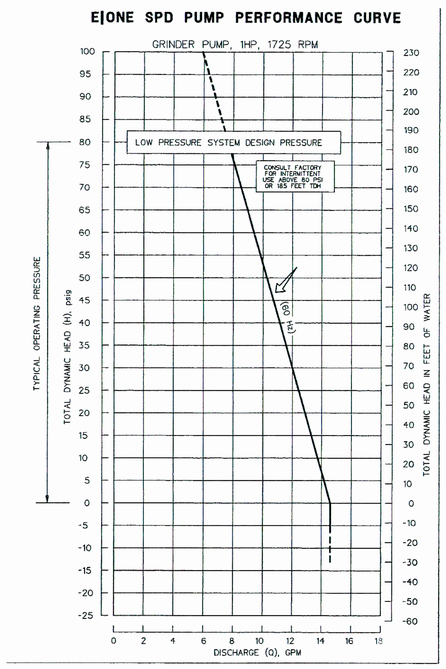
SEWER PLAN AND PROFILE

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C-6(a)



NEW FIBERGLASS LIFT STATION

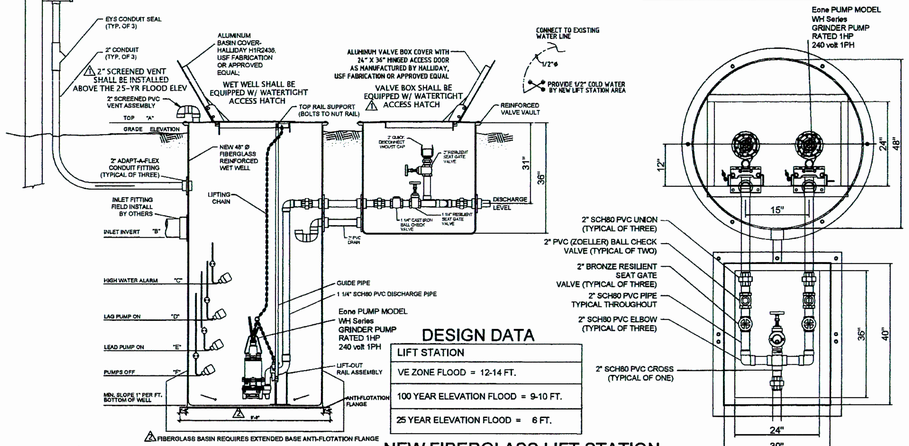


CONTRACTOR SHALL ADAPT NEW PUMP INSTALLATION , WET WELL, ACCESS COVER, AND VALVE BOX ARRANGEMENT TO EXISTING SITE CONDITIONS.

CONFIGURE AS SHOWN IN TYPICAL LIFT STATION ILLUSTRATION

LEGEND		⚠ FT NGVD
A	RIM ELEVATION	8.00
B	INFLUENT INVERT ELEVATION	0.29
C	ALARM FLOAT ELEVATION	3.50
D	LAG PUMP "ON"	2.50
E	LEAD PUMP "ON"	2.00
F	PUMP OFF	1.00
G	WET WELL INV. ELEVATION	(+)0.00
H	INFLUENT DIAMETER	8"
J	F.M. DIAMETER	2" Ø

LIFT STATION NO.1 -SPECIFICATIONS	
PUMPS REQUIRED	2
PUMPS MODEL	Eone WH W Series
PUMP TYPE	GRINDER SUBMERSIBLE
CAPACITY EACH (GPM)	15 GPM @ 100 FT TDH
MOTOR H.P. REQUIRED	1.0
SPEED (RPM)	1750
100-YR FLOOD ELEVATION	10
VE BASE FLOOD ELEVATION	+11.0'
ELECTRICAL REQUIREMENTS	208/230V, 1PH
(CONTRACTOR TO VERIFY ELECTRICAL CONNECTION REQUIREMENTS BEFORE ORDERING PUMPS)	



NEW FIBERGLASS LIFT STATION & VALVE BOX SECTION

PLAN VIEW

NOT TO SCALE

NOTE:
ELECTRICAL RISER AND ENCLOSURE FOR PUMP STATION SHALL BE LOCATED ABOVE FLOOD LEVEL VE 12/14 AT THE OFFICE TOWER ELECTRICAL PANEL WALL.

DESIGN DATA
LIFT STATION
VE ZONE FLOOD = 12-14 FT.
100 YEAR ELEVATION FLOOD = 9-10 FT.
25 YEAR ELEVATION FLOOD = 6 FT.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE PROPOSED AREA OF WORK PRIOR TO PROCEEDING BY CALLING SUNSHINE AT 1-800-432-4770.

2. UTILITY INFORMATION SHOWN ON THESE PLANS IS FROM THE BEST AVAILABLE SOURCES BUT IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION, CHARACTER, AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.

3. WET WELL, FORCE MAIN LEAK AND GRAVITY LINE TESTING SHALL BE PERFORMED AS PER KLWTD MINIMUM DESIGN STANDARDS. THE KLWTD MUST BE NOTIFIED 72 HOURS IN ADVANCE SO THAT TESTING MAY BE OBSERVED.

4.SEWAGE FLOWS, PUMPING, AND TREATMENT SHALL BE MAINTAINED DURING FORCE MAIN CONSTRUCTION AND TESTING.

5. CONTRACTOR SHALL ADAPT NEW PUMP INSTALLATION , WET WELL HATCH DIMENSIONS, AND VALVE VAULT ARRANGEMENT TO EXISTING LIFT STATION CONFIGURATION & NUMBER OF PUMPS REQ'D.

6. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING EQUIPMENT, DEVICES, AND APPURTENANCES.

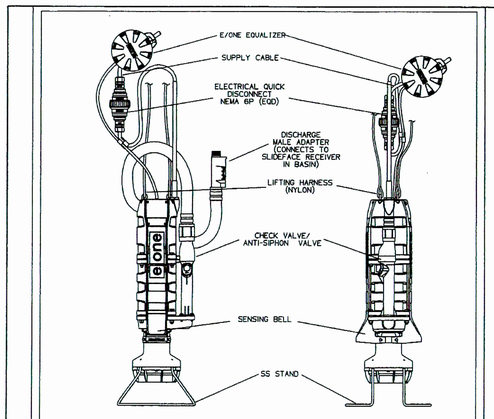
NOTES:
1.PLAN MAY VARY BASED UPON SPECIFIC SITE REQUIREMENTS UPON APPROVAL OF ENGINEER.

2.VALVE BOX SHALL HAVE SEALED FLOOR AND DRAIN TO THE WET WELL WITH A P-TRAP MINIMUM DRAIN SLOPE TO BE 0.5%.

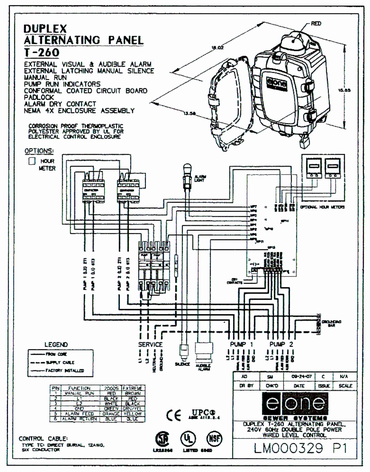
3.ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE BOX SHALL BE MADE WATER TIGHT WITH WALL SLEEVE OR TWO PART EPOXY.

4.WET WELL AND VALVE BOX ACCESS HATCHES SHALL BE HEAVY DUTY WATER TIGHT ALUMINUM COVER 316 SS HARDFRAME & WARE AND LOCK BRACKET, PROVIDE SLAM LOCKS EACH LID. EACH HATCH IS TO BE LEAK-PROOF AT A STATIC WATER HEIGHT OF 7 FEET ABOVE HATCH. ALL HATCH COVERS SHALL HAVE A HOLD OPEN HATCH.

5. ALL HARDWARE IN CONTROL PANEL, WET WELL, AND VALVE BOX TO BE 316 STAINLESS STEEL . FLANGED CONNECTIONS SHALL BE SPOOLED OR THREADED. CLASS 125# LAN-FLANGE CONNECTIONS ARE NOT ACCEPTABLE. LIQUID LEVEL CONTROL CABLES TO BE IN ONE CONDUIT, POWER CABLES TO BE IN SEPARATE CONDUIT.

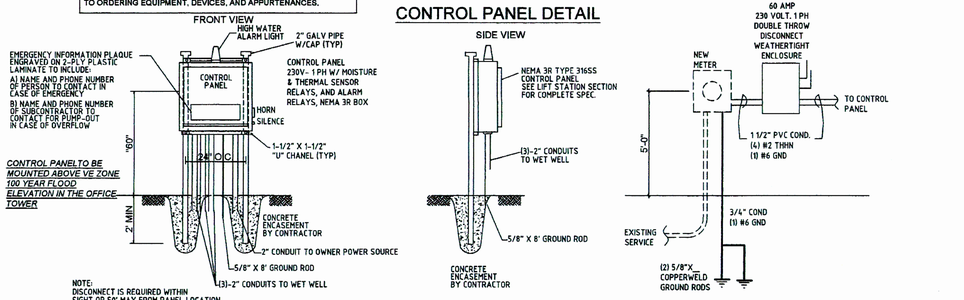


W SERIES
GRINDER PUMP
FOR PE BASIN



LIFT STATION CONTROL PANEL(S) & ELECTRICAL SCHEMATICS

CONTROL PANEL DETAIL



NOTE:
DISCONNECT IS REQUIRED WITHIN SIGHT OF 50' MAX FROM PANEL LOCATION
PROVIDE: PHASE MONITOR (3 PHASE POWER ONLY)
PROVIDE: VOLTAGE MONITOR (1 PHASE POWER ONLY)
PROVIDE: AUTOMATIC ALTERNATION OF PUMPS ON SUCCESSIVE PUMP CYCLE
PROVIDE: LIGHTNING ARRESTOR AND SURGE ARRESTOR INSIDE PANEL

ELECTRICAL CONTROL PANEL LOCATED IN THE OFFICE TOWER

NOT TO SCALE

ELECTRICAL RISER

NOT TO SCALE

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LIFT STATION & ELEC. CTRL. PANEL SPECS.

VERIFY W/ LATEST MANUF. SPEC. GUIDE

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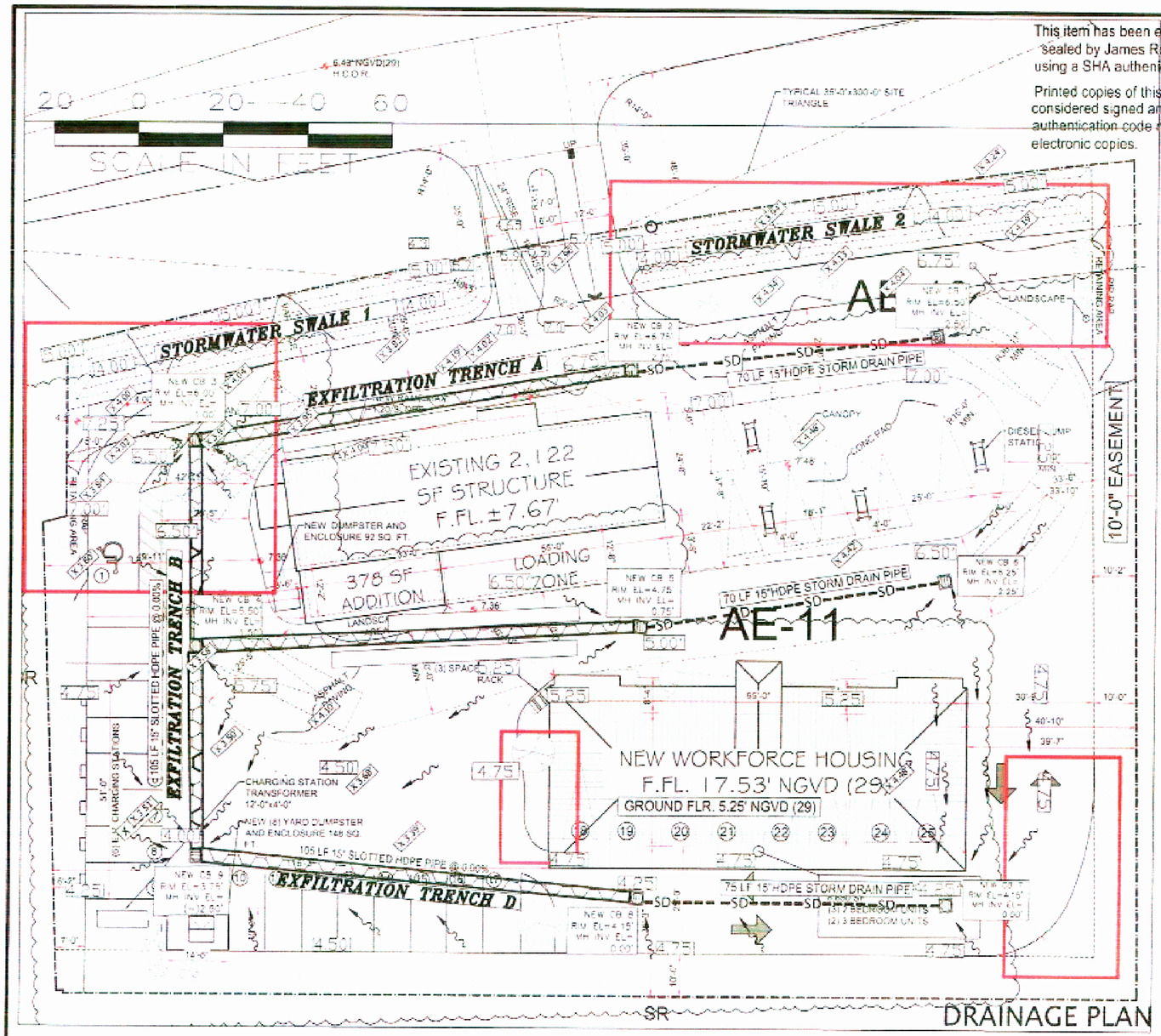
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PROFESSIONAL ENGINEER
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SHEET INDEX

LIFT STATION NO 1 SPECIFICATIONS NOTES AND ELECTRICAL PANEL DETAILS

SHEET NUMBER

C-7



DRAINAGE PLAN

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DRAINAGE CALCULATIONS

WATER QUANTITY - PRE DEVELOPMENT

TOTAL PROJECT AREA =	1.016 AC
LOT AREA =	44,294 SQ FT
IMPERVIOUS	24,234 SQ FT
PERVIOUS AREA=	20,060 SQ FT
% PERVIOUS =	0.46 AC= 45%
IMPERVIOUS AREA =	0.56 AC
% IMPERVIOUS =	55%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 IN
RAINFALL FOR 25yr/3day EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.19 IN
SOIL STORAGE (S) = (8.19 IN)(1-0.55)=	3.61 IN

$$Qpre = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(3.61))^2}{(12.23+(0.8)(3.61))} = 8.76\ IN$$

WATER QUANTITY - POST DEVELOPMENT

PROJECT AREA =	1.016 AC
LOT AREA =	44,294 SQ FT
NEW ROOF, PAVEMENT AREA=	37,554 SQ FT
PERVIOUS LANDSCAPING AREA =	6,740 SQ FT
IMPERVIOUS AREA =	0.86 AC
% IMPERVIOUS =	85.0%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 IN
RAINFALL FOR 25yr/3day EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.19 IN
SOIL STORAGE (S) = (8.19 IN)(1-0.85)=	1.24 IN

$$Qpost = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(1.24))^2}{(12.23+(0.8)(1.24))} = 10.86\ IN$$

POSTDEVELOPMENT - PREDEVELOPMENT

(Qpost) (Qpre) = 10.86 AC-IN - 8.76 AC-IN=

WATER QUANTITY TREATMENT VOLUME = 2.10 AC-IN

WATER QUALITY

DRAINAGE BASIN AREA = 1.016 AC

A) ONE INCH OF RUNOFF FROM DRAINAGE AREA = 1.016 AC-IN

B) 2.5 INCHES TIMES PERCENT IMPERVIOUS

IMPERVIOUS = 0.86 AC

PERVIOUS AREA = 0.156 AC

$$IMPERVIOUS = \frac{SITE(LOT)-PERVIOUS}{SITE(LOT)}$$

% IMPERVIOUS = 85.0%

RUNOFF TREATMENT = 2.5" (%IMPERVIOUS) = 2.12 IN

VOLUME=(2.12 INCHES)(DRAINAGE AREA) = 2.15 AC-IN

WATER QUANTITY ~vs~ WATER QUALITY

2.10 AC-IN < 2.15 AC-IN

RETENTION REQUIRED

VOLUME REQUIRED = 2.15 AC-IN

RETENTION REQUIRED = 7,804 CF

STORAGE VOLUME AVAILABLE FOR WATER QUALITY

SITE SWALE STORAGE AREA = 3,000 S.F.

AVERAGE ELEVATION OF STORAGE AREA = 4.00 FT

OVERFLOW ELEVATION OF STORAGE AREA =5.0 FT

AVERAGE DEPTH OF STORAGE AREA = 0.5 FT

STORAGE VOLUME AVAILABLE FOR WATER QUALITY=

3000 S.F. x 0.5 FT = 1,500 CF< 7,804 CF REQUIRED

7,804 CF - 1,500 CF= 6,304 CF=6,304 CF STILL REQUIRED

ADDITIONAL STORAGE IS REQUIRED. USE EXFILTRATION TRENCHES

EXFILTRATION TRENCH VOLUME PER LF

EXFILTRATION TRENCH VOLUME (V) =

$$L\left(\tfrac{1}{2}H_2W+2H_2D_S\right)-D_S^2+2H_2D_S)+1.39\times10^{-4}(M)(D_S)^3$$

WHERE,

EXFILTRATION TRENCH PROVIDED =	100 LF
HYDRAULIC CONDUCTIVITY, K=	0.0001 FT/S
DEPTH TO WATER TABLE, H =	4.0 FT
TRENCH WIDTH, W=	4.0 FT
NON-SATURATED TRENCH DEPTH, D_{US}=	4.0 FT
SATURATED TRENCH DEPTH, D_S=	8 FT

VOLUME PER LF OF TRENCH= 0.043 AC-IN (1,846 CF/100LF)

VOLUME PER LF= 15.46 CF

LENGTH REQ'D = 6304 CF/15.46= 407 FT

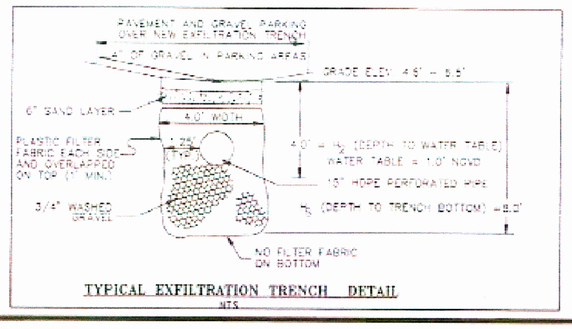
RETENTION PROVIDED BY EXFILTRATION TRENCHES

EX. TRENCH "A"	VOLUME @ 105 LF x 15.460CF/LF =	1,623 CF
EX. TRENCH "B"	VOLUME @ 105 LF x 15.460CF/LF =	1,623 CF
EX. TRENCH "C"	VOLUME @ 105 LF x 15.460CF/LF =	1,623 CF
EX. TRENCH "D"	VOLUME @ 105 LF x 15.460CF/LF =	1,623 CF
	TOTAL VOLUME =	6,493 CF
	TOTAL LENGTH =	420 LF

6,304 CF REQUIRED: 6,493 CF PROVIDED. STORAGE IS ADEQUATE. WITH SAFETY FACTOR

DRAINAGE NOTES:

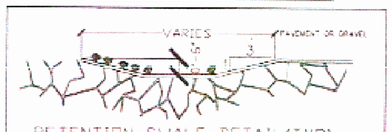
1. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS TO INSURE POSITIVE DRAINAGE AND TO PREVENT STANDING WATER.
2. DRAINAGE CALCULATIONS BASED ON SFWMD MANUAL VOLUME IV.
3. EXFILTRATION TRENCH DESIGN BASED ON SFWMD METHOD AND EXST EXFILTRATION TRENCH DESIGN PARAMETERS AND PERCOLATION TEST BY NOVA ENGINEERING AND ENVIRONMENTAL, FT. LAUDERDALE.
4. CONTRACTOR SHALL PROVIDE FINAL GRADING SLOPED TO DRAIN TO NEW STORM DRAIN INLET CATCH BASIN INLET GRATES OF EXFILTRATION TRENCHES.
5. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES SUCH AS HAYBALE FILTERS OR SILT FENCES.



TYPICAL EXFILTRATION TRENCH DETAIL
NTS

LEGEND

- Proposed Elevation FT MSL
- Existing Elevation FT MSL
- Storm Water Flow Direction
- Storm Water Retention Area
- 15-Inch Storm Drain HDPE Pipe



RETENTION SWALE DETAIL(TYP)

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TELEPHONE (305) 367-8032
Certificate of Authorization # 8334

CONSULTANTS

KICKIN BACK CONVENIENCE STORE
PUMPS & WORKFORCE HOUSING
21362 OVERSEAS HIGHWAY
CUDJOE KEY, FLORIDA

MINOR CONDITIONAL USE APPLICATION

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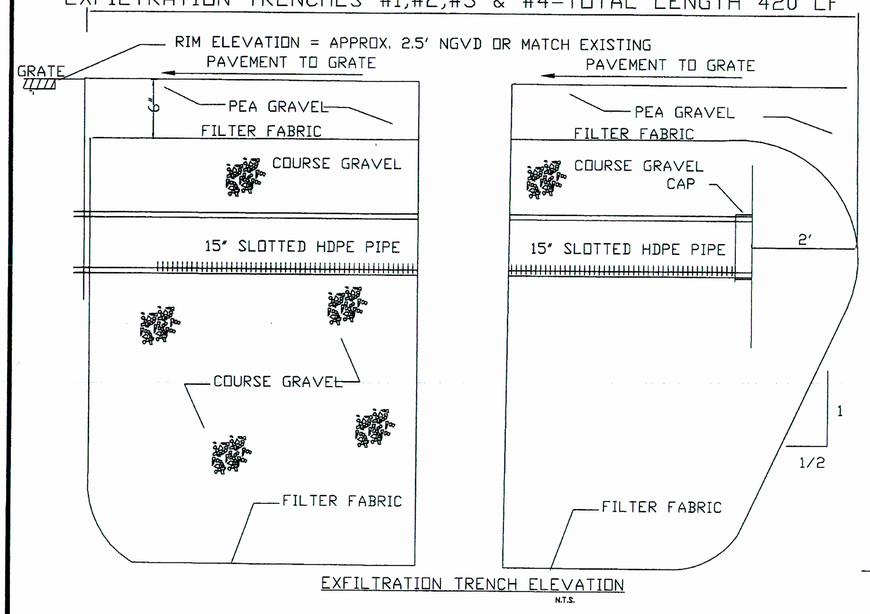
SHEET INDEX

DRAINAGE STORMWATER MANAGEMENT PLAN AND NOTES

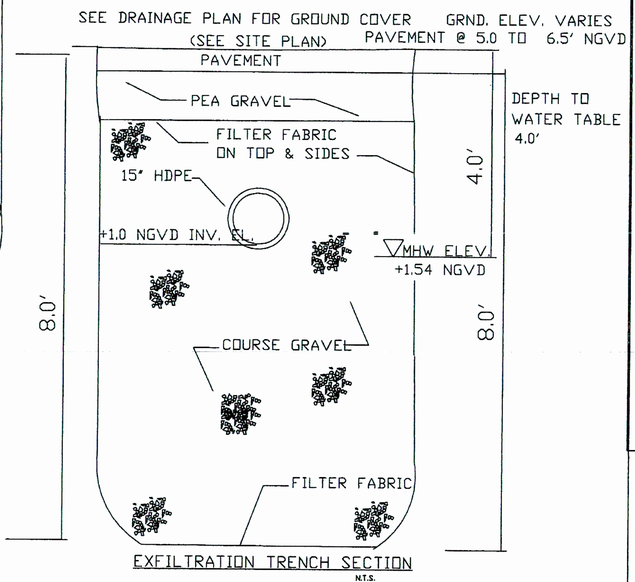
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EXFILTRATION TRENCHES #1,#2,#3 & #4=TOTAL LENGTH 420 LF



EXFILTRATION TRENCH ELEVATION
N.T.S.

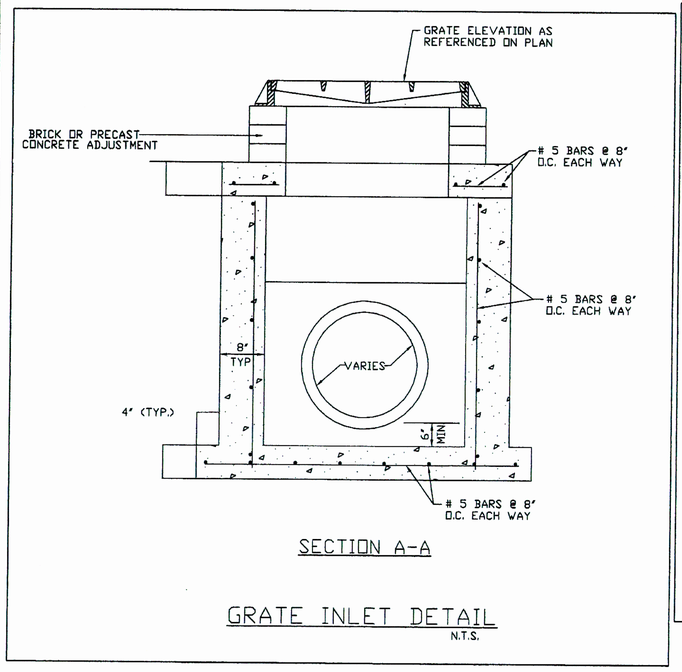


EXFILTRATION TRENCH SECTION
N.T.S.

CONSTRUCTION SCHEDULE & TECHNIQUES

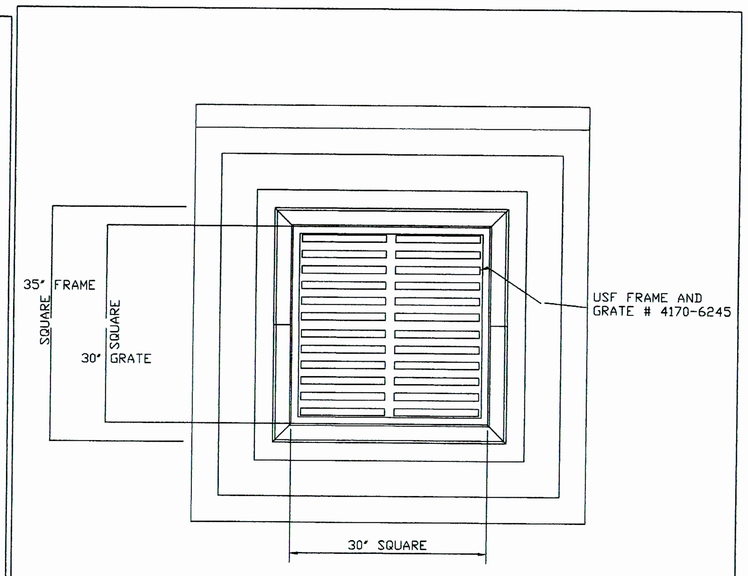
1. THE CONTRACTOR SHALL SUBMIT A WORK PLAN FOR APPROVAL PRIOR TO BEGINNING WORK TO INCLUDE A SCHEDULE, METHODS OF ACCESS, EQUIPMENT STAGING, LOCATIONS OF EXCAVATED MATERIAL TEMPORARY AND OFFSITE;
2. PERIMETER EROSION CONTROL MEASURES AND CONSTRUCTION EXIT MUST BE IN PLACE BEFORE STARTING SOIL DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL CONSTRUCT AND USE AN ON-SITE WASHOUT PIT FOR CONCRETE TRUCKS.
4. THE CONTRACTOR SHALL CONSTRUCT A BERM OR OTHER SPILL PROTECTION MEASURES FOR ANY TEMPORARY ON-SITE FUEL STORAGE TANKS.
5. ALL DEWATERING DISCHARGES SHALL BE FILTERED TO REMOVE SEDIMENT AND OTHER POLLUTANTS PRIOR TO THE WATER LEAVING THE SITE.
6. CONTRACTOR SHALL PROVIDE A DEWATERING PLAN FOR APPROVAL THAT INCLUDES DEWATERING DETAILS, METHODS OF ISOLATING THE AREAS TO BE DEWATERED, NECESSARY PERMITS, TO CONTAIN DISCHARGES.
7. VEHICLE PARKING, VEHICLE STAGING, STOCKPILES, SPOILS AND CONSTRUCTION MATERIALS STORAGE SHALL BE LOCATED SO AS TO NOT ADVERSELY AFFECT STORM WATER QUALITY. STOCKPILES AND MATERIALS STORAGE AREAS SHALL BE COVERED OR CONTAINED WITHIN A BERM TO PREVENT DISCHARGE OF DELETERIOUS MATERIAL FROM THE SITE.
8. ALL TRASH ON-SITE AND BUILDING MATERIAL WASTE SHALL BE STORED IN AN ENCLOSED CONTAINER UNTIL PROPERLY DISPOSED OF OFF-SITE.
9. ALL SURFACE AREAS DISTURBED BY VEHICLES AND CONSTRUCTION WITHIN OR ADJACENT TO THIS PROPERTY MUST BE PERMANENTLY STABILIZED. THIS INCLUDES SWALES, SLOPES AND RETENTION AREAS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITY. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH VEGETATION, GRAVEL ROAD BASE OR PAVING . SITE STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.

GEOTEXTILE/FILTER FABRIC SHALL ENCLOSE THE ROCK IN TRENCH, OVERLAPPING AND PINNED



SECTION A-A

GRATE INLET DETAIL
N.T.S.



PLAN

TYPICAL EXFILTRATION TRENCH

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PUMPS & WORKFORCE HOUSING
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MINOR CONDITIONAL USE APPLICATION

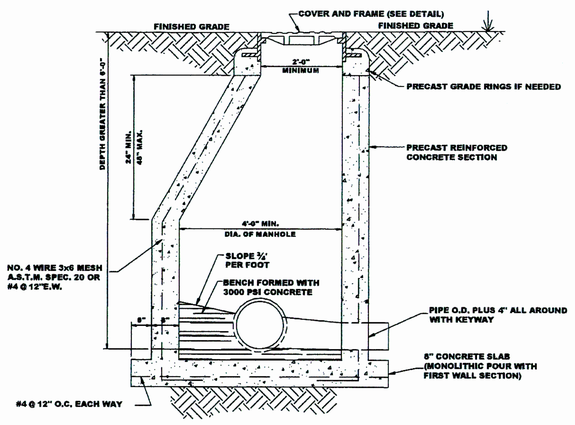
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JAMES RONALD BRUSH
LICENSE
No. 48504
STATE OF FLORIDA
PROFESSIONAL ENGINEER
STATE OF FLORIDA No. 48504

I&E PROJECT NO.
KIBCS-21382-001
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DRAWN BY:
JRB
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1/31/22
SHEET INDEX

DRAINAGE DETAILS & NOTES

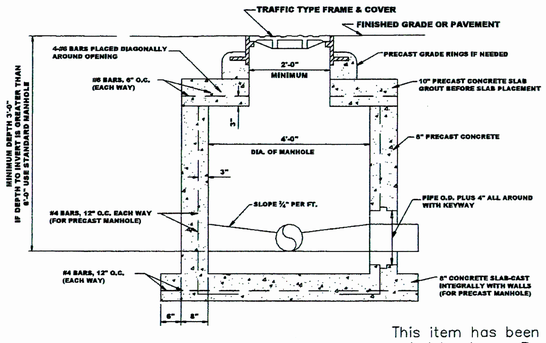
SHEET NUMBER
C-9



NOTES:

1. PRECAST CONCRETE TYPE II 4000 P.S.I.
2. "RAMNEK" OR EQUAL AT ALL RISER JOINTS (½" THICK WITH THE WIDTH AT LEAST ½ THE WALL THICKNESS) WITH GROUT ON INSIDE AND OUTSIDE.
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM.
5. ALL PIPE HOLES SHALL BE PRECAST OR CORE DRILLED.
6. FOR PVC PIPE ENTERING MANHOLE USE THE APPROVED NON-ASBESTOS PVC-MANHOLE ADAPTER FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RATIO. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE.
7. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
8. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS.

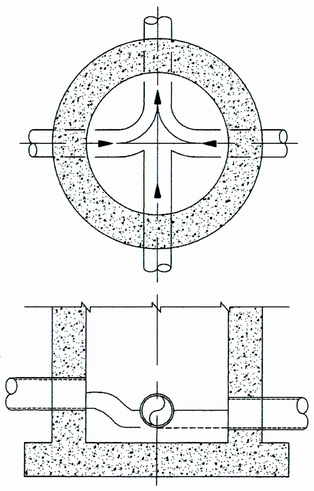
STANDARD MANHOLE



NOTES:

1. IF NECESSARY PRECAST GRADE RINGS MAY BE USED.
2. THE FIRST THREE SECTIONS OF PIPE AT BOTH INFLUENT AND EFFLUENT OF EACH MANHOLE TO BE A MAXIMUM OF 2-0" IN LENGTH.
3. LIFT HOLES THROUGH PRECAST SECTIONS NOT PERMITTED.
4. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
6. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS.
7. ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

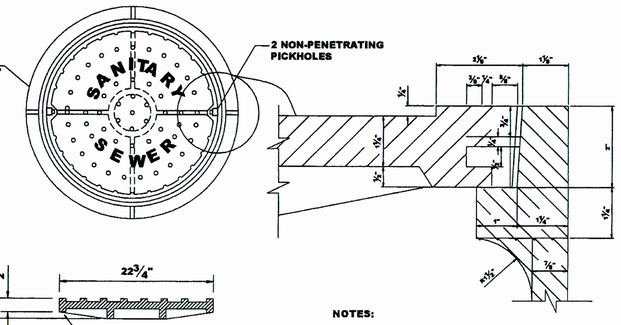
SHALLOW MANHOLE



NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
4. CONCRETE RUBBLE PERMITTED AS FLOW CHANNEL BUILDUP.
5. SIDE WALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP SHALL BE ALLOWED WITH 3 OR 4 INVERTS.

INVERT FLOW CHANNELS

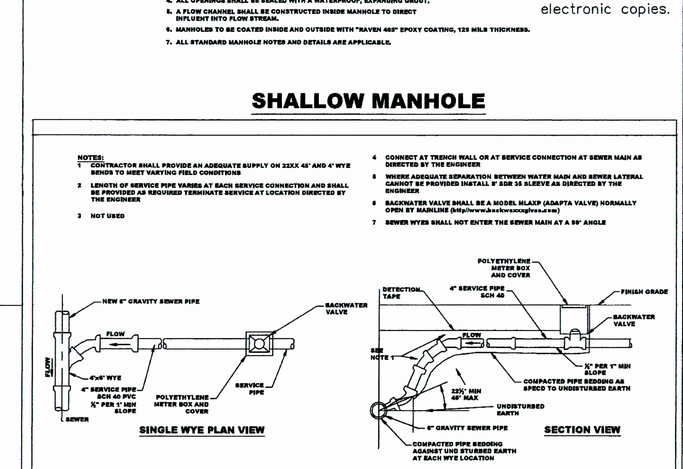


NOTES:

1. LETTERS ON COVER TO BE ARRANGED WITH A RADIUS OF 6½" TO CENTER OF LETTERS.
2. EACH LETTER TO BE 2" LONG, ¾"DEEP, ½" TO 5/16" THICK, AND FLUSH WITH TOP OF BEADS.
3. BEADS TO BE ¾" HIGH WITH A RADIUS OF ½" AT BOTTOM AND ⅜" AT TOP.
4. ALL BEARING SURFACES TO BE MACHINED (IRON TO IRON).
5. MIN. WEIGHTS: COVER-168 LBS., FRAME-365 LBS.
6. 8'x5'x5" THICK CONCRETE COLLAR W/WIRE MESH REINFORCING, REQUIRED WHEN MANHOLE IS OUT OF PAVEMENT.
7. INSTALL INFLOW PROTECTOR ON ALL MANHOLES, RAINGARD PVC OR EQUAL.

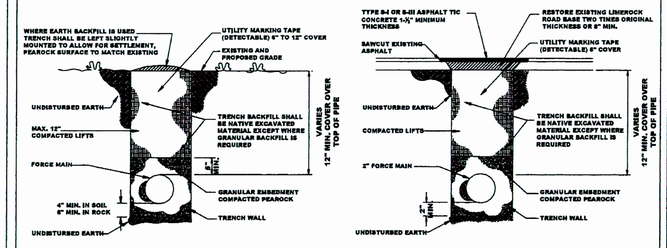
STANDARD MANHOLE COVER AND FRAME

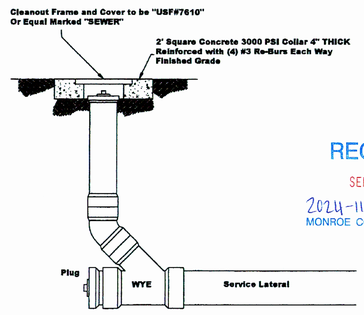
Waterlight rings and lids shall be U.S. Foundry 669-KL-BWTL with a 125-pound cover, Ring shall have a flat type gasket and cover shall be bolted down with a minimum of four (4) stainless steel bolts..



C-09 TYPICAL SANITARY SEWER SERVICE CONNECTION NTS

CONNECT SEWER SERVICE LATERAL TO VACUUM PIT AS SHOWN ON UTILITY PLAN SHEETS





TYPICAL CLEANOUT IN R/W

REQUIRED AT EACH SERVICE LATERAL STUB (NOT SHOWN ON DRAWINGS)

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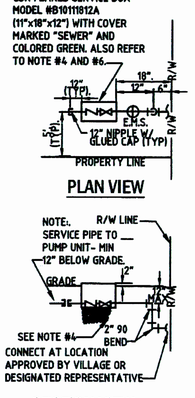
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JAMES RONALD BRUSH LICENSE No. 48504 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DRAWN BY: JRB
ISSUE: PERMIT REVIEW
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SEWER DETAILS

SHEET NUMBER
D-1

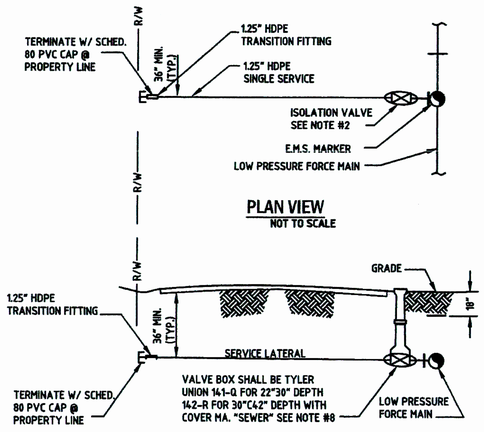


PLAN VIEW

SECTION VIEW

NOTES:
1. ACTUAL LOCATIONS OF SERVICES SHALL BE DETERMINED IN FIELD BY RESIDENT ENGINEER DEPENDING UPON EXISTING CONDITIONS & LOCATIONS OF ON-SITE FACILITIES..
2 SEE PLAN VIEW AND GENERAL LOCATION PLAN FOR LOCXATION OF SERVICES.
3. MIN 4" OF #57 ROCK BEDDING SHALL BE PLACED BELOW VALVE BOXES..
4.VALVES INSIDE SERVICE BOX SHALL BE SCH 80 2" PVC BALL VALVE, SPEARS MGF, OR APPROVED EQUAL. CHECK VALVE SHALL BE 2" FLOWMATIC PVC BALL CHECK VALVE, (MODEL-2085) SLIP xSLIP WITH 2"x2" BUSHINGS.
5. EMS MARKER SHALL BE #1258 ELECTRONIC MARKER SYSTEM AS MFG BY 3M TEST AND MEASUREMENT SYSTEM.
6. SERVICE BOXES LOCATED IN PAVEMENT SHALL BE TRAFFIC RATED.

NOT TO SCALE



PLAN VIEW
NOT TO SCALE

TYPICAL ROAD CROSSING SECTION VIEW

NOTES:
1. ACTUAL LOCATIONS OF SERVICES SHALL BE DETERMINED IN FIELD BY RESIDENT ENGINEER DEPENDING UPON EXISTING CONDITIONS & LOCATIONS OF EXISTING SEPTIC TANK.
2. IN R.O.W. ALL BALL VALVES SHALL BE FORD BRASS BALL VALVE STOP@B11-666 FOR 1.25" W/FORD QT67 OPERATING NUT, USE BRASS NIPPLES EACH SIDE OF BRASS BALL VALVES.
3. SEE PLAN SHEET FOR LOCATION OF SERVICES.
4. MIN. 4" OF #57 ROCK BEDDING SHALL BE PLACED BELOW VALVE BOXES.
5. WHERE SERVICES ARE BORED UNDER A ROADWAY, A VALVE BOX SHALL BE CONSTRUCTED WITH THE ISOLATION VALVE (SEE DETAILS ABOVE).
6. EMS MARKER SHALL BE #1258 ELECTRONIC MARKER SYSTEM AS MFG BY 3M TEST AND MEASUREMENT SYSTEM.

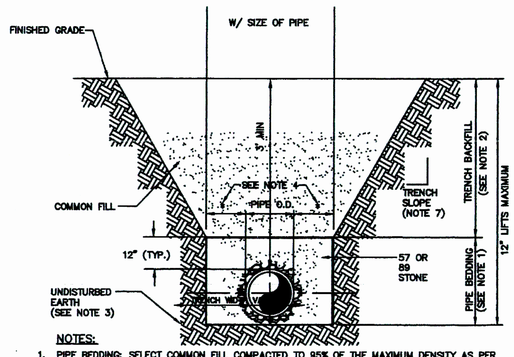
TYPICAL SINGLE SERVICE SCHEMATIC
DETAIL - A

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.31

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN — 3 FT. MINIMUM	WATER MAIN — 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM — WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN — 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN — 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM — WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN — 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN — 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM — WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM	--	--

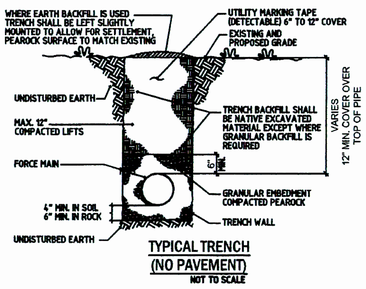
NOTES
(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(5) ADDITIONAL INFORMATION UNDER PARAGRAPH 3g OF 62-604.600, F.A.C

DETAILS
SCALE AS NOTED

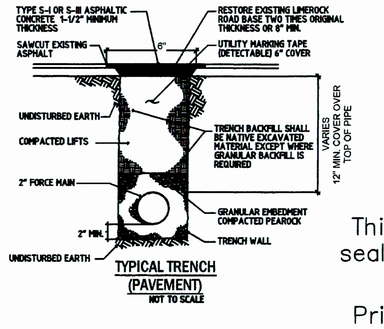


NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. PIPE BEDDING AROUND ALL SEWER LATERALS AND PIPE (TOP, SIDES, AND BOTTOM) MUST HAVE 4" OF GRADE 57 OR GRADE 89 STONE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95 % OF THE MAXIMUM DENSITY AS PER AASHTO T-180, (98% DENSITY REQUIRED UNDER DRIVEWAYS, PAVEMENT AND STRUCTURES).
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE "A" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE KLWTD.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO OSHA REQUIREMENTS FOR SLOPING, SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD CONSTRUCTION DETAIL
TYPE "B" BEDDING AND TRENCH DETAIL
(TYPICAL FOR WATER, SEWER, FORCE MAIN, STORM DRAIN AND RECLAIMED WATER MAIN INSTALLATIONS)



TYPICAL TRENCH
(NO PAVEMENT)
NOT TO SCALE



TYPICAL TRENCH
(PAVEMENT)
NOT TO SCALE

SANITARY SEWER CONSTRUCTION GENERAL NOTES

1. ALL SEWER MAINS AND SERVICES CONNECTING TO THE VILLAGE SEWER SYSTEM SHALL CONFORM TO MINIMUM DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WASTEWATER KLWTD AND TO INDUSTRY STANDARDS, CHAPTERS 62 AND 64E-6 OF THE FLORIDA ADMINISTRATIVE CODE, FLORIDA BUILDING CODE 2021, AND MONROE COUNTY PLUMBING CODE.
2. 4" SINGLE SERVICES MUST BE PVC SDR-26. 6" MAINS MUST BE PVC SDR 26. MINIMUM ALLOWABLE SANITARY SEWER SLOPE FOR 4" AND 6" PIPE IS 1.0%.
3. ALL COUPLINGS OF DISSIMILAR MATERIALS SHALL BE MADE PER ASTM SPECIFICATIONS.
4. AIR INTAKE, IF REQUIRED, MUST BE A MINIMUM OF 4" DIAMETER FITTED WITH A STAINLESS STEEL SCREEN AND BE A MINIMUM OF 4' ABOVE GRADE.
5. TRENCHING, BEDDING AND BACKFILLING SHALL CONFORM TO IPC SECTION 306. BEDDING AROUND ALL LATERALS AND PIPE (TOP, SIDES AND BOTTOM) MUST HAVE 4" OF GRADE 57 OR GRADE 89 STONE.
6. EXISTING PLUMBING MUST BE DEMONSTRATED TO BE WATER TIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF THE IPC SECTION 3121 OR 3122 AND VILLAGE MINIMUM STANDARDS TESTING & REPORTING SECTION 14.
7. ALL PIPE AND FITTINGS SHALL BE EXPOSED FOR INSPECTION. ANY PLUMBING THAT IS COVERED WITHOUT INSPECTION WILL HAVE TO BE COMPLETELY EXPOSED FOR INSPECTION.
8. PRIOR TO FINAL CONNECTION TO THE VACUUM SYSTEM, THE LATERAL PIPING MUST BE PLUGGED, JET-RODDED OR OTHERWISE FLUSHED OF ALL FOREIGN MATERIALS WITH A TEST BALL IN PLACE AT THE PIT. TEST BALLS MUST NOT BE REMOVED UNTIL PLUMBING INSPECTIONS AND HYDROSTATIC TESTS HAVE PASSED. FLUSHING A LINE INTO A PIT WITHOUT A TEST BALL IN PLACE, THE CONTRACTOR/OWNER WILL PAY A PUMP OUT AND CLEANING FEE OF $500 FOR ILLEGALLY DISCHARGING FOREIGN MATERIAL INTO THE ISLAMORADA/KLWTD VACUUM COLLECTION SYSTEM.
9. DEFLECTION TESTING: GRAVITY LINES SHALL BE TESTED AS FOLLOWS:
   1. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   2. PIPE SYSTEM SHALL PASS A RIGID BALL EQUAL TO 95% OF THE BASE INSIDE DIAMETER OF THE CARRIER PIPE.
   3. DEFLECTION TESTING SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
10. LEAK TESTING:
   1. GRAVITY PIPING LEAKAGE (EXFILTRATION OR INFILTRATION) SHALL NOT EXCEED 0.84 GAL/MILE FOR ALL 6" GRAVITY SEWER.
   2. TESTING SHALL BE PERFORMED USING A POSITIVE HEAD PRESSURE OF 7 FEET.
   3. AIR TEST SHALL CONFORM TO ASTM F-1417.
11. ALL MANHOLES SHALL BE INSPECTED FOR WATERTIGHTNESS AND DAMAGE PRIOR TO INSTALLATION AND PRIOR TO BEING PLACED INTO SERVICE.
12. SEE DETAILS FOR SEWER CONNECTION INFORMATION.
13. EXISTING COLLECTION SYSTEMS WILL BE ABANDONED PER THE REQUIREMENTS OF 64E-6011 FAC MONROE COUNTY HEALTH DEPARTMENT AND WILL REQUIRE A SEPERATE PERMIT.
14. THE SEWER CONNECTION POINTS AND ANY EXISTING LANDSCAPING/DECKING/FENCING FEATURES WILL DETERMINE THE EXACT LOCATION OF SITE SPECIFIC LATERALS/SERVICES.
15. A BACKWATER (CHECK) VALVE IS REQUIRED FOR EACH INDIVIDUAL SERVICE. MAINLINE BRAND OR APPROVED EQUAL.
16. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND (IF REQUIRED) SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WIHTIN THE AREA OF THE TRENCH. DISPOSAL OF RUN-OFF REQUIRES A PERMIT.
17. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO MONROE COUNTY AND KLWTD.
18. EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF THE EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKERS.
19. ALL TRENCHLINES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIALS AND COMPACTED TO THE SPECIFIED MINIMUM COMPACTION (95% IN UNPAVED AREAS AND 98% IN PAVED AREAS) OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
20. RUBBER BOOTS AND STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE DETAILS).
21. WHEN THE CONNECTION CONSTRUCTION IS COMPLETE, BUT NOT BACKFILLED, CONTACT MC AND KLWTD TO WITNESS HYDRO TEST. AFTER INSPECTOR(S) HAVE INSPECTED THE CONSTRUCTION, FOUND THE WORK TO BE SATISFACTORY, AND SIGNED THE BUILDING PERMIT, TIE IN TO THE SEWER SYSTEM MAY BE COMPLETED.
22. A FINAL TIE-IN INSPECTION IS REQUIRED BY KLWTD. AFTER THE TIE-IN IS COMPLETE, BUT NOT BACKFILLED, CONTACT KLWTDz FOR A FINAL INSPECTION.
23. CONTRACTOR IS TO KEEP RED-LINED RECORD DRAWINGS ON SITE AS THE WORK PROGRESSES.
24. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MANHOLE STRUCTURES AND MATERIAL SPECIFICATIONS FOR PIPE AND FITTINGS TO THE PROJECT ENGINEER PRIOR TO ORDER.

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DETAILS
AND NOTES

SHEET NUMBER
D-2

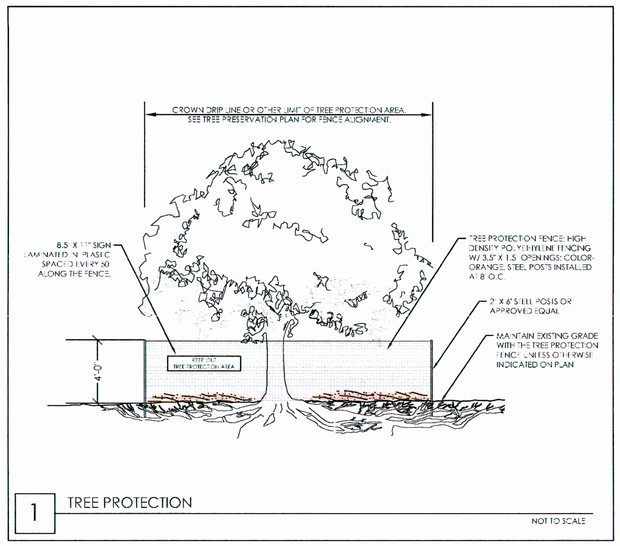
SITEWORK NOTES:

PLANTING BED PREPARATION:

1. VEGETATION TO BE REMOVED AS INDICATED ON THE SITEWORK PLAN TAKING CARE TO PROTECT SPECIMEN PALMS AND TREES IN PLACE DURING HARDSCAPE CONSTRUCTION. SEE DETAILS FOR TREE PROTECTION
2. THE SOIL LEVEL IS TO BE BROUGHT DOWN TO ACCOMMODATE NEW SOIL (TILLED IN), PLANTING AND MULCH. FINISHED LEVEL TO BE BELOW ALL ADJOINING HARDSCAPES.
3. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.

GRADING AND DRAINAGE:

4. SOIL LEVEL IN THE PLANTING AREAS TO BE BROUGHT DOWN TO ALLOW ROOM FOR PLANTING AND MULCH OR SOD. THE TOP OF THE NEW MULCH SHALL NOT BE ABOVE THE LEVEL OF THE EXISTING DRIVEWAY PATIOS, WALKWAYS OR PLANTER WALLS.
5. THE PROPERTY TO BE FINAL GRADED FOR POSITIVE FLOW AWAY FROM THE HOME AND ALL PAVED AREAS TOWARDS THE SWALES



1 TREE PROTECTION

NOT TO SCALE

VEGETATION TABLE

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	STATUS	ACTION	MITIGATION REQUIRED
1	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
2	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
3	WILD TAMARIND	LYSILOMA LATISILIQUUM	45"	NATIVE / REGULATED	REMOVE	YES
4	SEAGRAPE	COCCOLOBA UVIFERA	21"	NATIVE / REGULATED	REMOVE	YES
5	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
6	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
7	GUMBO LIMBO	BURSERA SIMARUBA	20"	NATIVE / REGULATED	REMAIN	NO
8	GUMBO LIMBO	BURSERA SIMARUBA	22"	NATIVE / REGULATED	REMAIN	NO
9	GUMBO LIMBO	BURSERA SIMARUBA	17"	NATIVE / REGULATED	REMAIN	NO
10	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
11	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
12	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	NA	INVASIVE	REMOVE	NO
13	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
14	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
15	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
16	SABAL PALM	SABAL PALMETTO	7'	NATIVE / REGULATED	REMOVE	YES
17	SABAL PALM	SABAL PALMETTO	6'	NATIVE / REGULATED	REMOVE	YES
18	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
19	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
20	COCONUT PALM	COCOS NUCIFERA	NA	INVASIVE	REMOVE	NO
21	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
22	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
23	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES
24	SABAL PALM	SABAL PALMETTO	8"	NATIVE / REGULATED	REMOVE	YES

DEMOLITION SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	NOTES
	D-01	TREE/PALM - REMOVE	21	SEE NOTES FOR TREE REMOVAL AND ADJACENT VEGETATION PROTECTION
	D-02	GROUNDCOVER- REMOVE	1	EXISTING GROUNDCOVER TO BE REMOVED

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY WIRES
Call 811
or
1-800-227-2600

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LANDSCAPE PLAN
KICKIN BACK
21362 Overseas Hwy, Cudjoe Key, FL 33042

REGISTERED LANDSCAPE ARCHITECT MICHAEL FLAUGH LA 0001728 STATE OF FLORIDA

CONSTRUCTION SEQUENCE:

WHEN LANDSCAPE ARCHITECT REPRESENTATION IS REQUIRED FOR ON-SITE OBSERVATION VISITS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT TO SCHEDULE MIN. 2 WEEKS IN ADVAINCE.

THE LANDSCAPE CONTRACTOR MUST APPLY FOR ALL NECESSARY PERMITS FOR TREE REMOVAL, RELOCATION, OR REPLACEMENT. THE CONTRACTOR MUST OBTAIN APPROVAL TO CLEAR PLANT MATERIAL AS OUTLINED IN THE SITE WORK PLAN AND TO INSTALL PROTECTIVE FENCING AROUND EXISTING VEGETATION, BEFORE COMMENCEMENT OF THE PROJECT.

1. PRE-CONSTRUCTION
   - 1.1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LATEST REVISED COMPLETE TO-SCALE SET OF PLANS AND DISTRIBUTE THEM TO ALL CREWS AND SUBCONTRACTORS TO BE WORKING UNDER HIS/HER CONTRACT.
   - 1.2. LANDSCAPE CONTRACTOR IS TO REVIEW THE LANDSCAPE PLAN AND REPORT TO THE LANDSCAPE ARCHITECT ANY DISCREPANCIES IN REGARDS TO THE EXISTING SITE CONDITIONS.
   - 1.3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES AND ATTAIN ALL APPLICABLE PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
2. SITE PREPARATION
   - 2.1. TREE PROTECTION FENCING AND OTHER PROTECTIVE MEASURES TO BE INSTALLED PER PLANS AND SPECIFICATIONS.
   - 2.2. THE EXISTING VEGETATION TO BE REMOVED AS INDICATED ON THE SITEWORK PLAN TAKING CARE TO PROTECT SPECIMEN PALMS AND TREES IN PLACE DURING CONSTRUCTION.
   - 2.3. THE ENTIRE PROPERTY TO BE ROUGH GRADED PER SITE AND GRADING PLAN.
   - 2.4. ALL EXISTING VEGETATION MARKED TO BE RELOCATED ON THE SITEWORK PLAN TO BE ROOT-PRUNED PER DETAILS AND SPECIFICATIONS.
   - 2.5. SOILS TO BE INSPECTED FOR SUITABILITY FOR PLANTING AND PROPER PERCOLATION. PLANTING BEDS MUST DRAIN SUFFICIENTLY. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL SHALL BE RECTIFIED PRIOR TO PLANTING.
   - 2.6. SUBSURFACE DRAINAGE TO BE INSTALLED.
   - 2.7. PRIOR TO HARDSCAPE STAKEOUT, THE SITE IS TO BE HAND RAKED.
   - 2.8. HARDSCAPE LAYOUT TO BE STAKED OUT IN THE FIELD, PER PLAN.
   - 2.9. IRRIGATION MAIN LINES, SLEEVES FOR IRRIGATION, LIGHTING, AND AUDIO TO BE INSTALLED.
   - 2.10. THE PROPERTY TO BE FINAL GRADED FOR POSITIVE FLOW AWAY FROM THE HOME AND ALL PAVED AREAS TOWARDS THE SWALES.
   - 2.11. AN IRRIGATED, ORGANIZED STAGING AREA TO BE CREATED FOR ALL INCOMING MATERIALS.
   - 2.3. ALL PLANTING AREAS ARE TO BE PREPARED PER SPECIFICATIONS PRIOR TO BRINGING ANY PLANT MATERIALS TO THE PROPERTY.

INSPECTION AND APPROVAL #1 OF PROPER GRADING, DRAINAGE, AND STAKED HARDSCAPE LAYOUT BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO HARDSCAPE INSTALLATION AND PLANTING STAKE-OUT.

3. HARDSCAPE INSTALLATION
   - 3.1. HARDSCAPES TO BE INSTALLED PER STAKED LAYOUT.
4. PLANTING PLAN LAYOUT
   - 4.3. TREES ARE TO BE MARKED IN THE FIELD WITH WOOD STAKES IDENTIFYING THE SPECIES AND SIZE. IF ANY DISCREPANCIES OR ANOMALIES ARE FOUND, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND PROVIDE RED-LINED PLANS AND PHOTOGRAPHS TO ILLUSTRATE THE CONCERN.
   - 4.4. INSTALLATION OF IRRIGATION LATERAL LINES AND CAPPING TO WAIT FOR INSTALLATION OF PLANT MATERIALS.
   - 4.5. SOIL AMENDMENTS TO BE APPLIED TO ALL PLANTING BEDS AND TILLED IN.
   - 4.6. SYNTHETIC TURF AND ALL AGGREGATE AREAS TO BE PROPERLY MARKED, STAKED AND/OR PAINTED IN THE FIELD, PER PLAN.
   - 4.7. PLANTING BEDS ARE TO BE MEASURED AND LAID OUT IN THE FIELD WITH FLAGS AT 4' ON CENTER AND/OR PAINT, PER PLAN.

INSPECTION AND APPROVAL #2 OF PROPER HARDSCAPE INSTALLATION, SURFACE DRAINAGE, AND PLANTING PLAN LAYOUT BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO TREE, SYNTHETIC TURF AND AGGREGATE AREA INSTALLATION.

5. TREE AND PALM INSTALLATION
   - 5.1. ALL INCOMMING PLANT MATERIAL TO BE STAGED AND ORGANIZED IN THE DESIGNATED HOLDING AREA AND WATERED DAILY.
   - 5.2. INSTALLATION OF TREES AND TREE IRRIGATION RINGS.
   - 5.3. ALL INSTALLED TREES ARE TO BE STAKED PLUMB PER PLANTING DETAILS.
6. SYNTHETIC TURF / AGGREGATE AREA INSTALLATION
   - 6.1. SYNTHETIC TURF, AGGREGATE AREA BASE COURSES AND EDGE RESTRAINTS ARE TO BE INSTALLED PER PLANS AND SPECIFICATIONS.
   - 6.2. FINISH COURSE MATERIAL, SYNTHETIC TURF, AND INFILL TO BE INSTALLED PER PLANS AND SPECIFICATIONS.
7. SHRUB AND GROUNDCOVER PLANTING LAYOUT
   - 7.1. SHRUBS AND GROUNDCOVERS PLANTS ARE TO BE DELIVERED TO THE PROPERTY AND HELD IN A STAGING AREA WITH A RELIABLE WATER SOURCE AND SCHEDULE.
   - 7.2. ALL CONTAINERIZED PLANT MATERIALS ARE TO BE SET UP ON SITE PER PLAN.
   - 7.3. LAYOUT TO BE CHECKED FOR EVEN SPACING PER SPECIFICATIONS AND ADEQUATE DISTANCE FROM HARDSCAPES, SOD AREAS AND OTHER PLANT MASSINGS.

INSPECTION AND APPROVAL #3 OF PROPER TREE, SYNTHETIC TURF, AGGREGATE INSTALLATION AND CONTAINERIZED PLANT MATERIAL LAYOUT BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, LIGHTING AND IRRIGATION INSTALLATION.

8. PLANT MATERIAL, IRRIGATION, AND LIGHTING INSTALLATION
   - 8.1. INSTALLATION OF ALL SHRUB, GROUNDCOVER PLANT MATERIALS PER PLANS AND SPECIFICATIONS.
   - 8.2. COMPLETE LIGHTING INSTALLATION.
   - 8.3. ALL SOD AREAS TO BE HAND RAKED PRIOR TO LAYING SOD. COMPLETE SOD INSTALLATON FOLLOWING THE PAINTED OR FLAGGED BEDLINES MARKED ON SITE.
   - 8.2. COMPLETE IRRIGATION INSTALLATION AND ADJUSTMENT OF HEADS.

INSPECTION, ADJUSTMENT AND APPROVAL #4 OF LIGHTING INSTALLATION BY THE OWNER AFTER SUNSET.

9. PREPARATION FOR FINAL INSPECTION AND PROJECT CLOSEOUT
   - 9.1. PRIOR TO SCHEDULING A FINAL INSPECTION, THE CONTRACTOR IS TO PROVDE THE LANDSCAPE ARCHITECT A LIST OF ALL ANOMALIES, SUBSTITUTIONS AND DEVIATIONS FROM THE LANDSCAPE PLAN.
   - 9.2. ALL SOD AREAS TO BE EDGED TO ESTABLISH SMOOTH, CONSISTENT BEDLINES PER THE PLANTING PLAN.
   - 9.3. MULCH TO BE APPLIED AND CHECKED FOR EVEN COVERAGE AND NO PILING AGAINST TREE TRUNKS.
   - 9.4. IRRIGATION SYSTEM TO BE CHECKED FOR 100% COVERAGE, 50% OVERLAP.
   - 9.5. CONTRACTOR TO VERIFY PROPER TREE STAKING.
   - 9.6. ALL PAVED AREAS TO BE PRESSURE WASHED.
   - 9.7. ALL TAGS AND NURSERY STAKES TO BE REMOVED.
10. POST INSTALLATION
    - 10.1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLANTING AREAS CLEAN AND WEED-FREE UNTIL THE CLOSEOUT OF THE PROJECT.
    - 10.2. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED DAILY DURING CONSTRUCTION FOR LEAKS, BRAKES AND MISALIGNED HEADS.

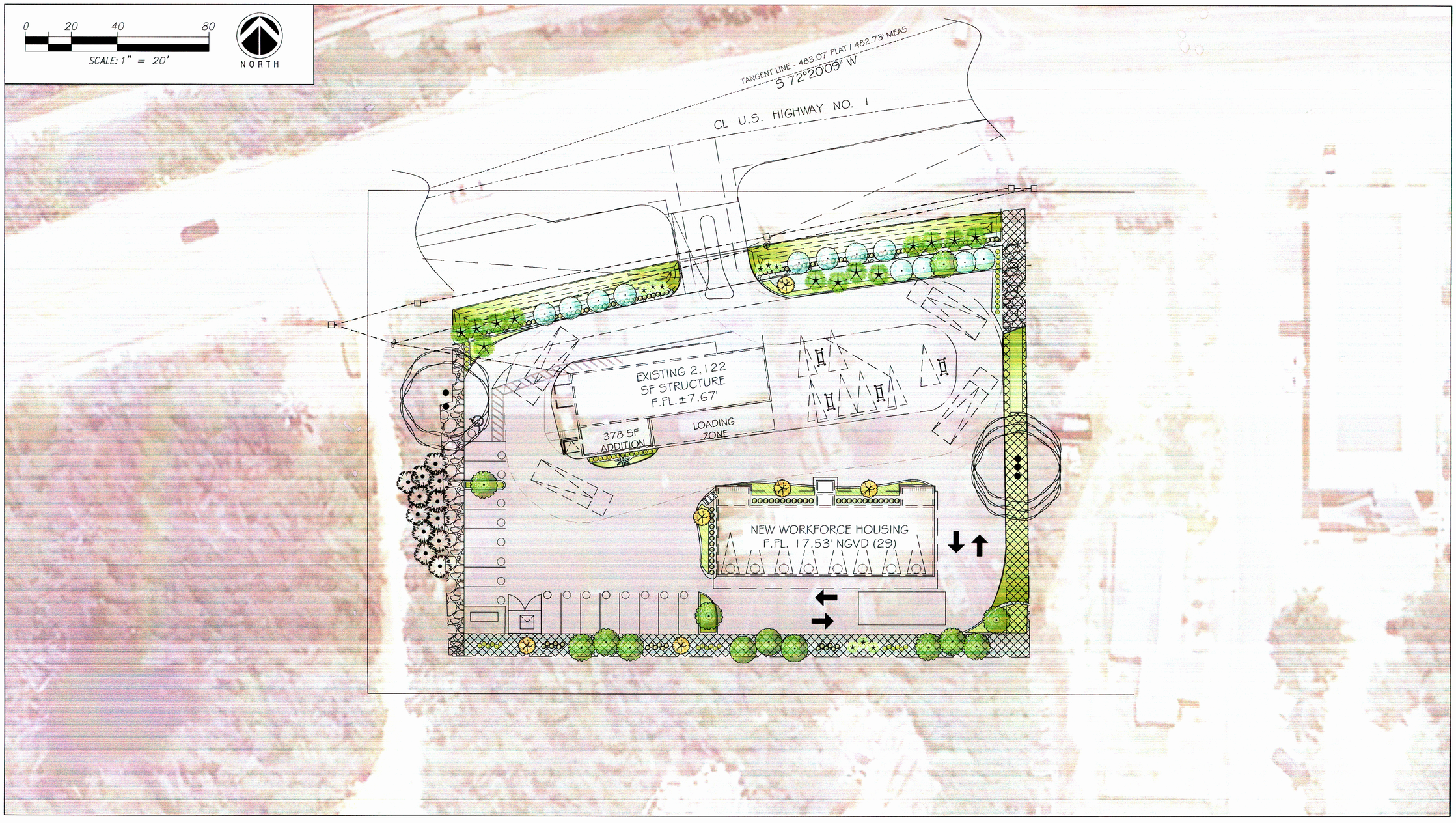
INSPECTION AND APPROVAL #5 BY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT PRIOR TO PROJECT CLOSEOUT.

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1	MISC. REV.	07/17/2025

Date: 02/25/2025
Design by: PA
Reviewed by: MF
Sheet
L2
SITEWORK NOTES
CONSTRUCTION SEQUENCE

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LANDSCAPE PLAN
KICKIN BACK

21362 Overseas Hwy, Cudjoe Key, FL 33042

REGISTERED LANDSCAPE ARCHITECT
MICHAEL FLAUGH
LA 1728
STATE OF FLORIDA

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Sheet
L1
TITLE SHEET

LOCATION MAP:

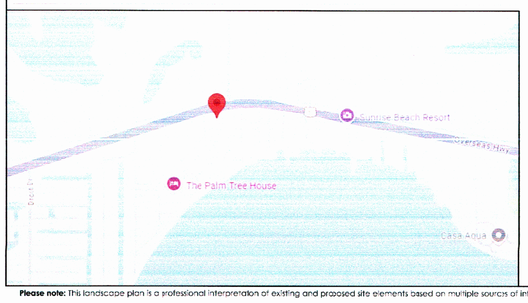
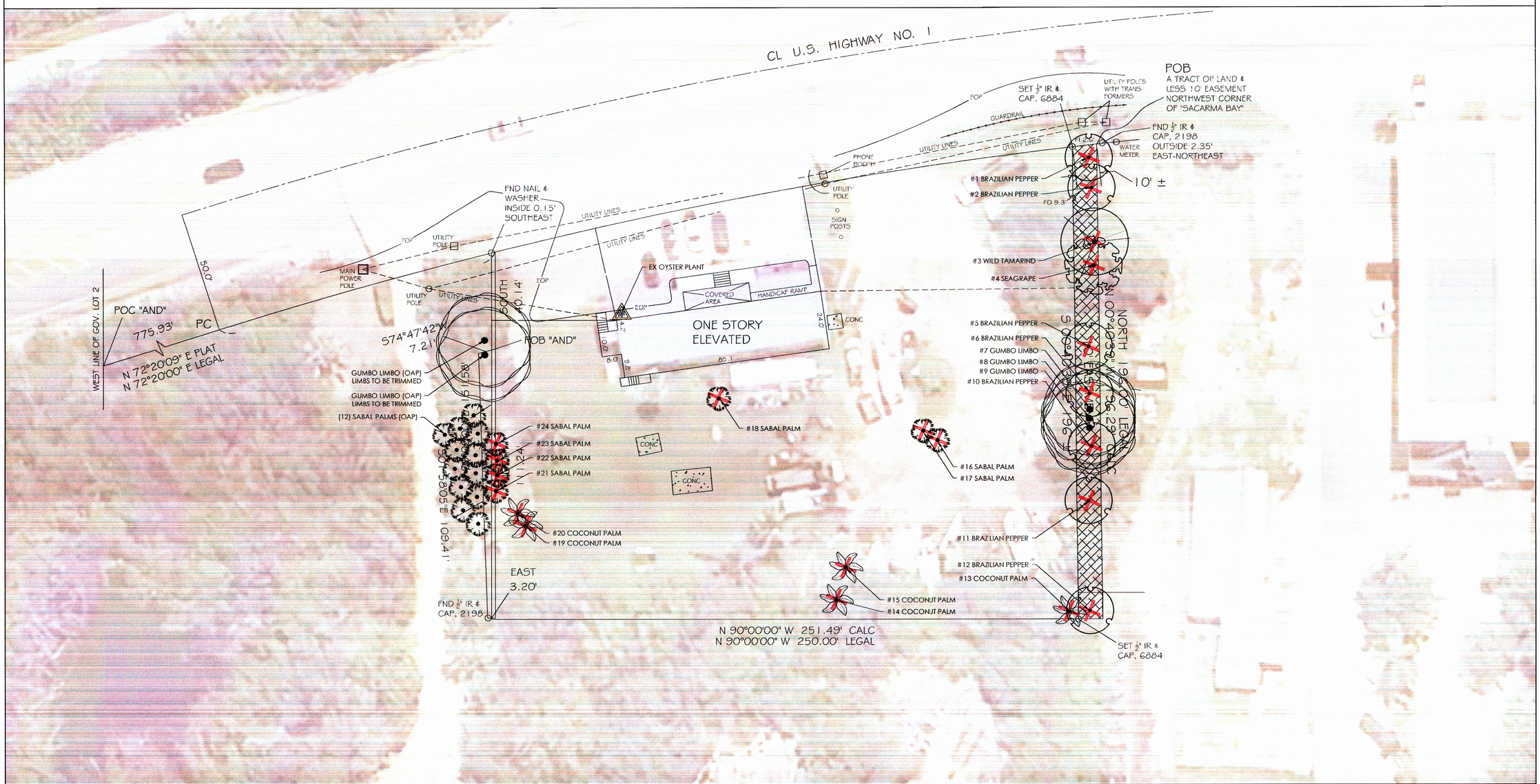


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L5 - PLANTING PLAN
L6 - PLANT SCHEDULE, PLANT PICTURES & CODE TABLES
L7 - PLANTING DETAILS & SPECIFICATIONS

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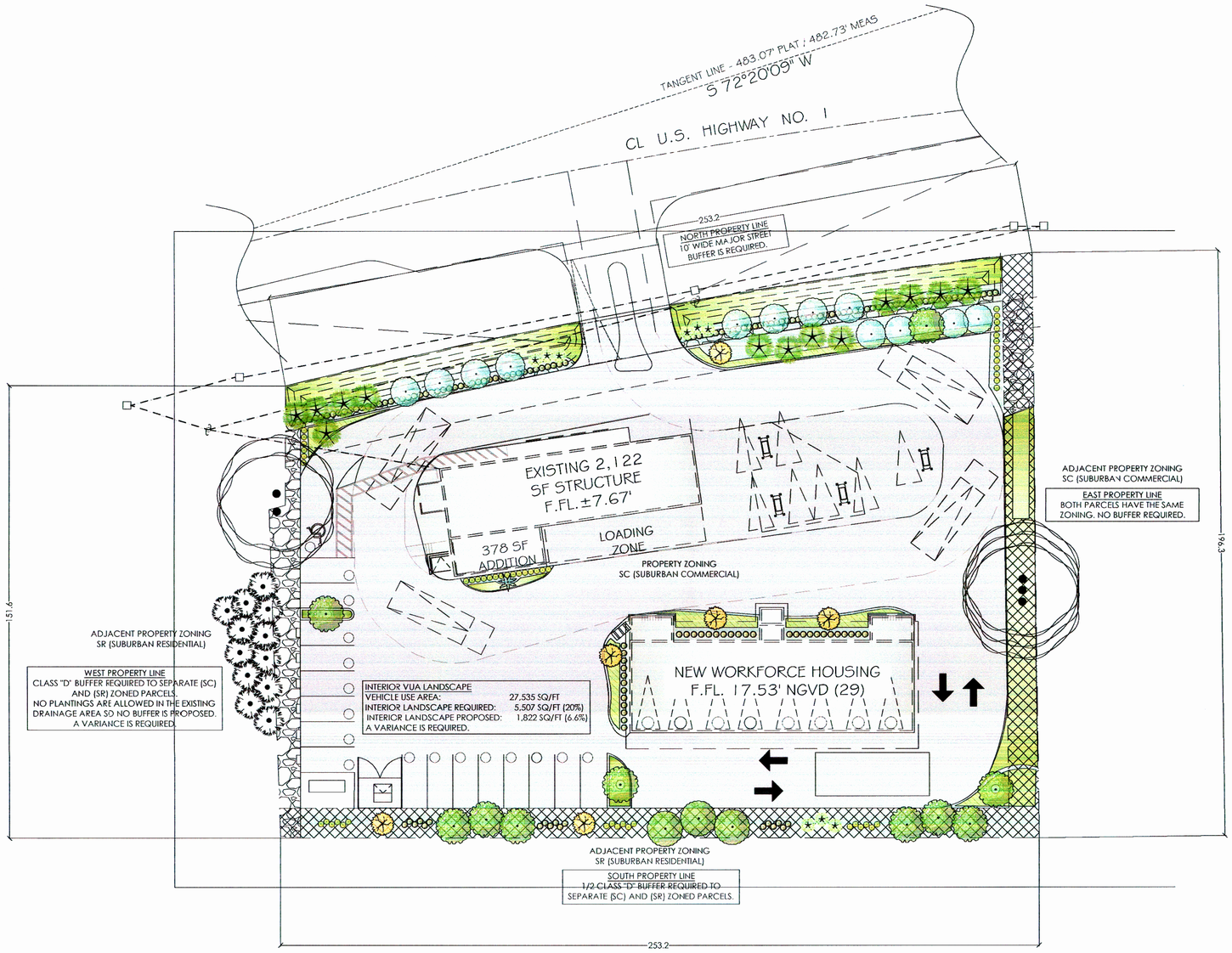
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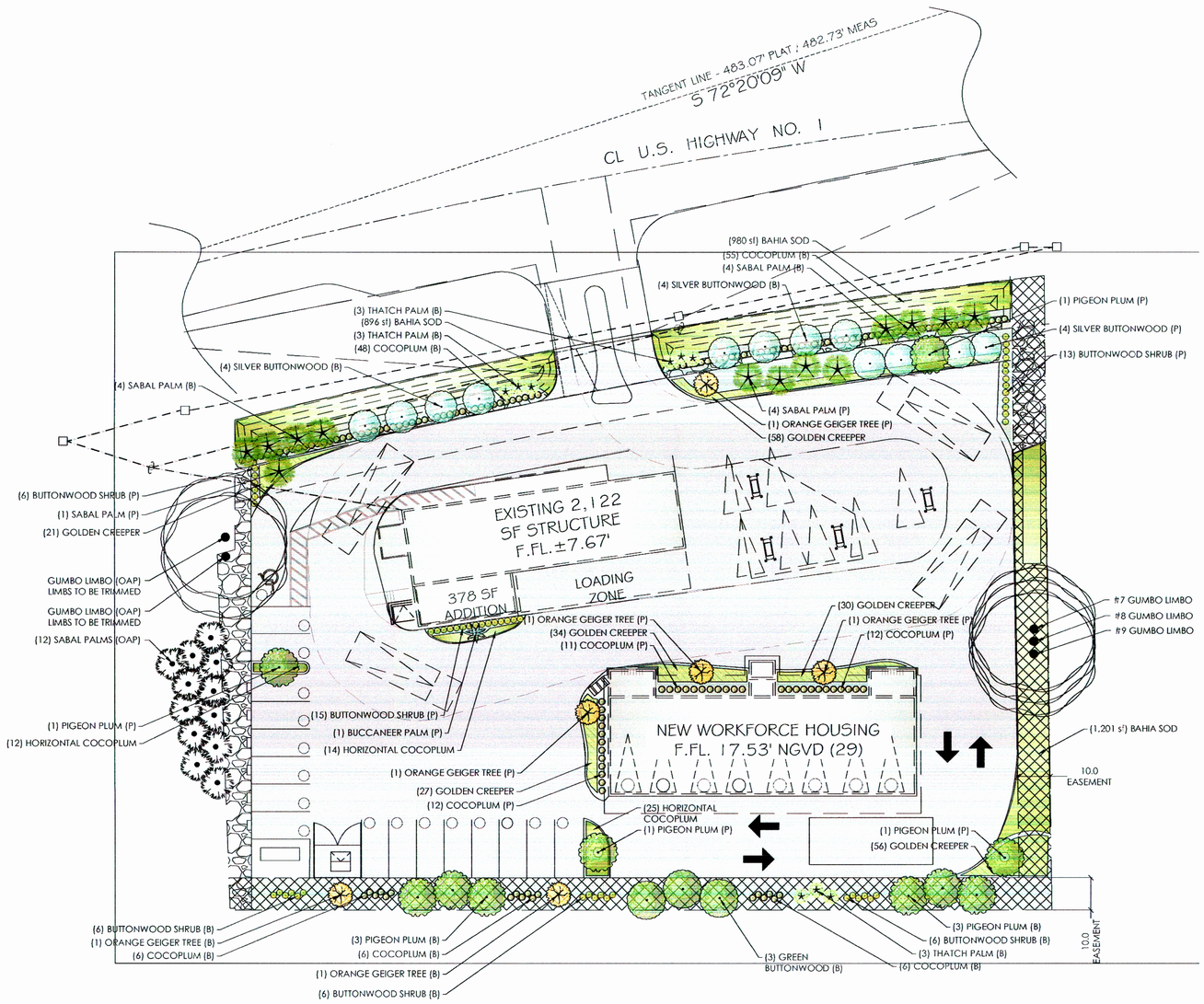
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STATE OF FLORIDA

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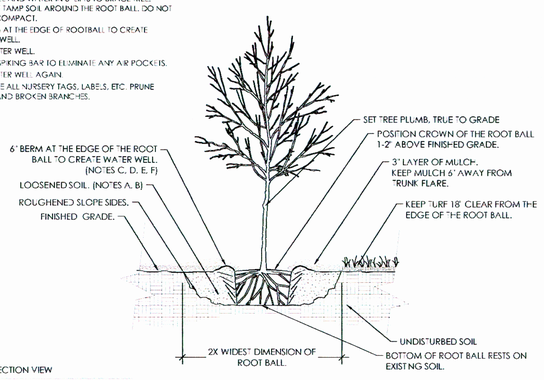
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L5
PLANTING PLAN

LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUITION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROCT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE STAKED ONLY F THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCCRDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB & GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. IF NOT INSTALLED PER PLAN OR IF NO IRRIGATION PLAN HAS BEEN PROVIDED AS PART OF THE LANDSCAPE PLAN, AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION RECORD DRAWING.
27. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
28. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA # 1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
29. AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MANUALS AND WARRANTY INFORMATION FOR ALL INSTALLED FURNITURE, FIXTURES AND EQUIPMENT.
30. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
31. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTEED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

NOTES:
A. LOOSEN SOIL, BACK FILL AND ADD 30% PEAT AND COMPOST MIX.
B. BACKFILL AND WATER IN 6" LIFTS TO BRACE TREE. LIGHTLY TAMP SOIL AROUND THE ROOT BALL. DO NOT OVER COMPACT.
C. 6" BERM AT THE EDGE OF ROOTBALL TO CREATE WATER WELL.
D. FILL WATER WELL.
E. INSERT SPIKING BAR TO ELIMINATE ANY AIR POCKETS.
F. FILL WATER WELL AGAIN.
G. REMOVE ALL NURSERY TAGS, LABELS, ETC. PRUNE DEAD AND BROKEN BRANCHES.

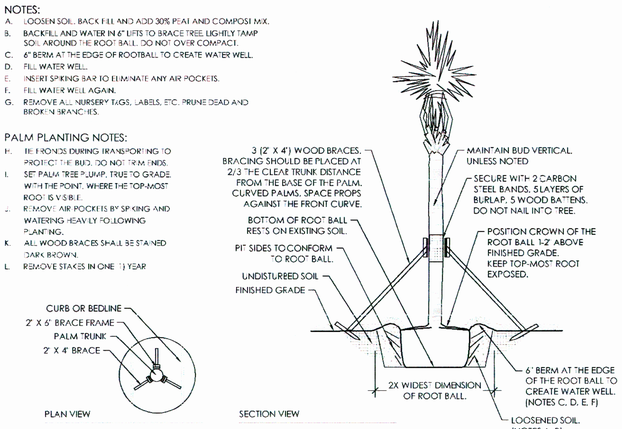


SECTION VIEW

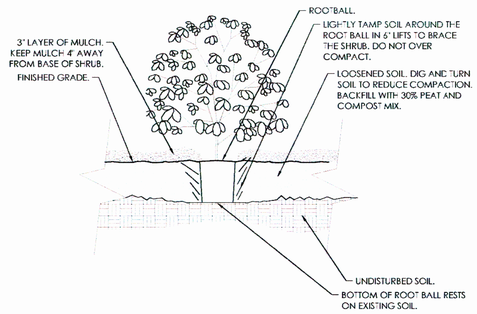
1 TREE PLANTING
NOT TO SCALE

NOTES:
A. LOOSEN SOIL, BACK FILL AND ADD 30% PEAT AND COMPOST MIX.
B. BACKFILL AND WATER IN 6" LIFTS TO BRACE TREE. LIGHTLY TAMP SOIL AROUND THE ROOT BALL. DO NOT OVER COMPACT.
C. 6" BERM AT THE EDGE OF ROOTBALL TO CREATE WATER WELL.
D. FILL WATER WELL.
E. INSERT SPIKING BAR TO ELIMINATE ANY AIR POCKETS.
F. FILL WATER WELL AGAIN.
G. REMOVE ALL NURSERY TAGS, LABELS, ETC. PRUNE DEAD AND BROKEN BRANCHES.

PALM PLANTING NOTES:
H. TIE FRONDS DURING TRANSPORTING TO PROTECT THE BUD. DO NOT TRIM FINDS.
I. SET PALM TREE PLUMP, TRUE TO GRADE WITH THE POINT, WHERE THE "TOP-MOST" ROOT IS VISIBLE.
J. REMOVE AIR POCKETS BY SPIKING AND WATERING HEAVILY FOLLOWING PLANTING.
K. ALL WOOD BRACES SHALL BE STAINED DARK BROWN.
L. REMOVE STAKES IN ONE (1) YEAR



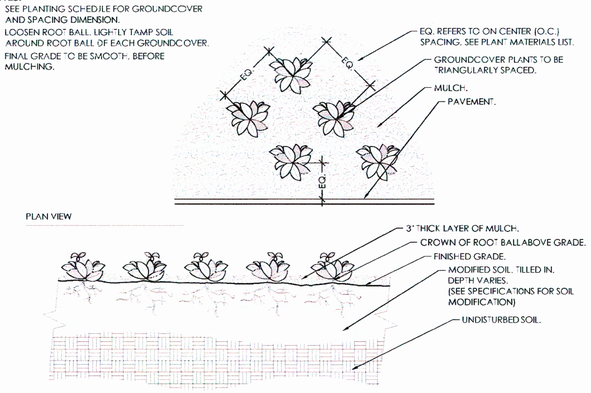
2 PALM PLANTING DETAIL
NOT TO SCALE



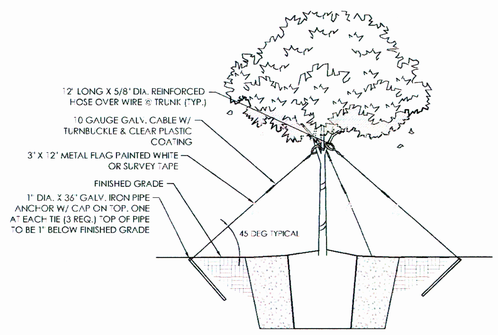
SECTION VIEW

3 SHRUB
NOT TO SCALE

NOTES:
A. SEE PLANTING SCHEDULE FOR GROUNDCOVER AND SPACING DIMENSION.
B. LOOSEN ROOT BALL. LIGHTLY TAMP SOIL AROUND ROOT BALL OF EACH GROUNDCOVER.
C. FINAL GRADE "O BE SMOOTH, BEFORE MULCHING.



4 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



5 TREE GUY WIRE DETAIL
NOT TO SCALE

RECEIVED
SEP 18 2025
2024-111 & 2024-112
MONROE CO. PLANNING DEPT.

Michael Flaugh
LANDSCAPE ARCHITECT
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772.419.0024
www.MikeFlaughLA.com
STUART SLAMORADA NAPLES

Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2025.09.15 12:40:59 -04'00'

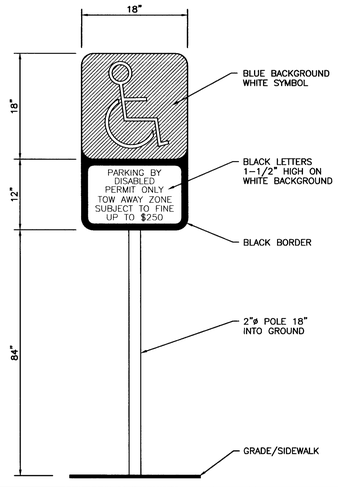
LANDSCAPE PLAN
KICKIN BACK
21362 Overseas Hwy, Cudjoe Key, FL 33042

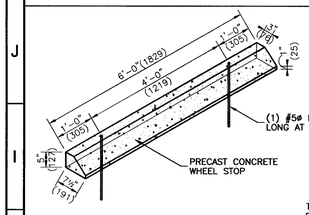
REGISTERED LANDSCAPE ARCHITECT MICHAEL FLAUGH LA 6678 STATE OF FLORIDA

NO.	REVISION	DATE
1	MISC. REV.	01/17/2025
2	REV. SITE PLAN	09/5/2025

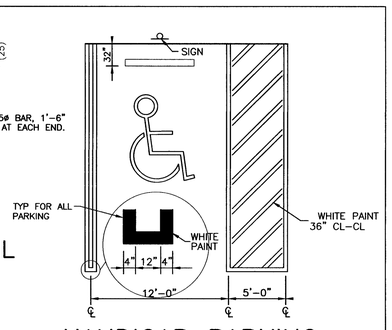
Date: 03/25/2025
Design by: PA
Reviewed by: MF
Sheet
L7
PLANTING DETAILS & SPECIFICATIONS

Please note: This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. **It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.**





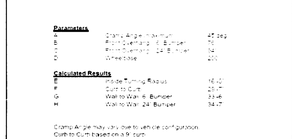
WHEELSTOP DETAIL
SCALE: NONE



HANDICAP PARKING
SCALE: NONE

FRONT SETBACK OPEN SPACE CALCULATION

OPEN SPACE AT FRONT SETBACK = 6,337 SQ. FT.
IMPERVIOUS AREA AT FRONT SETBACK = 2,722 SQ. FT.
TOTAL OPEN SPACE AT FRONT SETBACK 2722/6337 = 42.9% IMPERVIOUS
100% - 42.9% = 57.1% OPEN SPACE
57.1% > 40% REQUIRED THEREFORE OK



FIRE LANE DETAILS
SCALE: NONE

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SEP 18 2025
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MONROE CO. PLANNING DEPT.

SITE DATA:

1. ZONING: SC (SUBURBAN COMMERCIAL) Sec.9.5-235
2. CLASSIFICATION: TIER 1 LOT CLEARED
3. LAND AREA: 44,705 S.F. (1.026 ACRE)
4. EXISTING LOT COVERAGE:

-CONVENIENT STORE (FROM DRIP EDGE)	= ~~2,563 S.F.~~	~~(5.7%)~~
-PAVEMENT	= 24,931 S.F.	(55.76%)
-OPEN AREAS / LANDSCAPING (B)	= 11,188 S.F.	(25.02%)

5. THIS PROJECT:

-NEW DUMPSTER ENCLOSURE AT STORE	= 92 S.F.	(0.20%)
-NEW DUMPSTER ENCLOSURE	= 148 S.F.	(0.33%)
-WORKFORCE HOUSING (FROM DRIP EDGE)	= 4,303 S.F.	(9.62%)
-NEW GAS PUMP CANOPY	= 966 S.F.	(2.18%)
-NEW CONVENIENCE (FROM DRIP EDGE)	= 410 S.F.	(.92%)
-NEW DIESEL PUMP & CANOPY	= 32 S.F.	(.07%)
-NEW TRANSFORMER (FOR EV CHARGING)	= 48 S.F.	(0.1%)
-NEW INDIVIDUAL CHARGING STATIONS	= 24 S.F.	(0.05%)
TOTAL	= 44,705 S.F.	(100%)

6. PROJECT DESCRIPTION

6.1- NEW 6,650 SF OF WORKFORCE HOUSING
6.2- PROVIDE NEW CANOPY, OVER (3)NEW MDP's, , TOTAL OF 900 S.F. NEW CANOPY.
6.3- NEW PARKING LAYOUT FOR (12) TOTAL CARS/TRUCKS
6.4- NEW 378 SF CONVENIENCE ADDITION
6.5- NEW 1,283 SF OF CONC. SLAB
6.6- NEW 100 SF DUMPSTER & ENCLOSURE

7. PARKING CALCULATIONS

7.1- GASOLINE / SERVICE STATION : REQUIRED 4 PARKING PER 1,000 S.F.
2,500 S.F. / 1,000 S.F. = 10.0 PARKING SPACES REQUIRED

7.2- FUELING STATION = (7) PUMPS : PARKING REQUIRED = 7.0

WORKFORCE HOUSING = 5,980 S.F.

(B)
(3) 2 BEDROOM UNITS
(2) 3 BEDROOM UNITS
TOTAL REQUIRED (12) SPACES
TOTAL PROVIDED (12) SPACES

TOTAL PARKING REQUIRED = 22.0 PROVIDED = 32 + BIKE RACK = 33

H.C. PARKING 32-7 PUMPS = 25 = 1 H.C. PARKING

NOTES:
ALL 90° PARKING WILL BE 8.5'x18.0'
ALL PARALLEL PARKING TO BE 8.5'x25.0'
PARKING INCLUDES (1)TWO HANDICAPPED SPACE 12.0'x18.0'

8. LOADING ZONE: Sec. 9.5-354

-COMMERCIAL USE 2,500 = (1)ONE LOADING ZONE REQUIRED

PROVIDED: (1)ONE LOADING ZONE 655 SQ.FT.

9. SETBACKS:

LAND USE : SC (SUBURBAN COMMERCIAL) "OTHER"

FRONT SETBACK :	25.0'	15.00'	NORTH AT O/S HWY
SECONDARY SIDE:	5.0'	5.0'	WEST
PRIMARY SIDE :	5.0'	10.0'	EAST
REAR YARD :	10.0'	28.0'	SOUTH

10. FLOOD ZONE:

PER SURVEY BY: R.E. REECE, P.A. DATED 3/15/06
JOB# 6031005 / 2023-049
FLOOD ZONE = 'AE' 11.0'
EXISTING BUILDING FFL. = 7.67' NGVD

11. OPEN SPACE RATIO: PER LDC 130-157 AND 130-164

SC(SUBURBAN COMMERCIAL) = MIN 0.2 OPEN SPACE
OPEN SPACE PROVIDED = 22.44% (10,033 S.F.)

12. SITE LIGHTING: Sec.9.5-392, 393, 394

12.1- ALL OUTDOOR LIGHTING SHALL BE, MAX 18' ABOVE GRADE, NON-CUTOFF MAX 35' ABOVE GRADE, CUT-OFF (MEASURED AT PROPERY LINE)

12.2- MAX ILLUMINATION SHALL BE : 0.3 FOOT-CANDLES FOR NON-CUTOFF 1.5 FOOT CANDLES FOR CUT-OFF (MEASURED AT PROPERTY LINE)

12.3- LIGHTING SHALL BE SHIELDED / SCREENED / LOCATED SO THAT ADJACENT RESIDENTIAL LOTS ARE NOT DIRECTLY ILLUMINATED.

LEGAL DESCRIPTION

A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHWEST COMER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE 128 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. I, SAID INTERSECTION ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED, SAID POINT OF BEGINNING ALSO BEING ON A CURVE, SAID CURVE HAVING AN ANGLE OF 07 DEGREES, 48 MINUTES AND 14 SECONDS AND A RADIUS OF 1860.08 FEET, BEAR WESTERLY, ALONG SAID CURVE AND DEFLECTING TO THE LEFT, 253.35 FEET; THENCE BEAR SOUTH, 151.58 FEET; THENCE BEAR EAST, 250 FEET TO THE WEST LINE OF "SACARMA BAY", THENCE BEAR NORTH, ALONG THE WEST LINE OF "SACARMA BAY", 196 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 1.0 I ACRES.

AND

A PART OF GOVERNMENT LOT 2, SECTION 29, TWP. 66 S., RGE. 28 E., ON CUDJOE KEY, MONROE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY NO.1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N 72°20' E ALONG THE SAID RIGHT-OF-WAY LINE 775.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1860.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE CURVE 118.18 FEET; THENCE SOUTH 40.14 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 74°47' 42" W 7.21 FEET TO A METAL FENCE POST; THENCE S L°28'15" E 109.50 FEET ALONG SAID FENCE; THENCE EAST 3.2 FEET; THENCE NORTH 111.24 FEET TO POINT OF BEGINNING.

LESS AND EXCEPTING A IO' EASEMENT AS DESCRIBED BELOW:

A TEN FOOT STRIP OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T. 66 S., R. 28 E., BEING ON CUDJOE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF "SACARMA BAY", AS RECORDED IN PLAT BOOK 4, AT PAGE I28, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID NORTHWEST CORNER TO BE KNOWN AS THE POINT OF BEGINNING OF THE I0 FOOT STRIP OF LAND HEREINAFTER DESCRIBED, BEAR SOUTH, ALONG THE WEST LINE OF "SACARMA BAY", I96 FEET; THENCE BEAR WEST, 10 FEET; THENCE BEAR NORTH, 196 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. I; THENCE BEAR EASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. I, 10 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

FIRE DEPARTMENT REQUIREMENTS

1-CHAPTER 18 , FIRE DEPARTMENT ACCESS AND WATER SUPPLIES PER, NFPA 1SHALL BE LOCATED ON SITE.

2-DESIGN AND OWNER RECOGNIZES THAT THE FIRE MARSHALL SHALL REQUIRE COMPLIANCE WITH THE FLORIDA FIRE PREVENTION CODE AND ALL APPROPRIATE NFPA PROVISIONS PROVISIONS REGARDING LIFE/SAFETY CODES

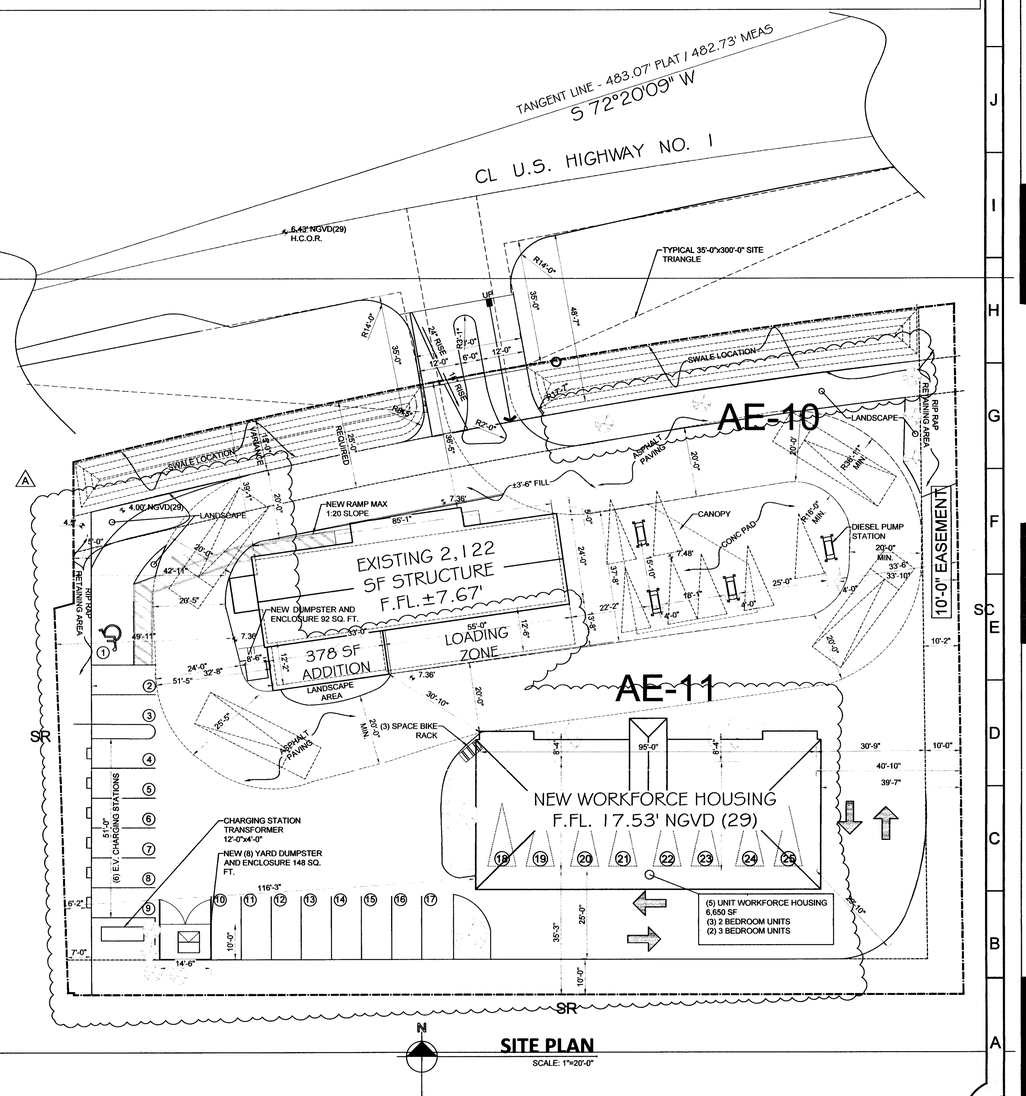
3-PRIOR TO APPLICATION FOR BUILDING PERMIT OWNER SHALL HAVE A "DETERMINATION OF NEEDED FIRE FLOW" REPORT FOR EACH STRUCTURE FOLLOWING GUIDANCE FROM ISO.

4-OWNER SHALL IDENTIFY WATER SUPPLY FOR FIRE SUPPRESSION WHICH IS A REQUIREMENT OF THE FLORID FIRE PREVENTION CODE CURRENT EDITION, INCLUDING COORDINATION WITH THE FLORIDA KEYS AQUEDUCT AUTHORITY FOR PLANNING AND DESIGN OF ALL RELATED SYSTEMS, INCLUDING BUT NOT LIMITED TO FIRE LANES, FIRE HYDRANTS, FIRE PUMPS, AND FIRE SUPPRESSION SYSTEMS .

5-BUILDING PERMIT SUBMITTAL SHALL INCLUDE PLAN SUFFICIENT FOR AND / OR IDENTIFICATION OF FIRE HYDRANTS ANDIOR FIRE WELL(S) IN ACCORDANCE WITH THE NEEDED FIRE FLOWS. NOTE THAT PERMITS FOR THIS SYSTEM SHALL BE SUBMITTED SEPARATELY NY AND APPROPRIATE LICENSED CONTRACTOR. DESIGN CRITERIA SHALL MEET THE REQUIREMENTS OF NFPA 13, 14, 24, AND 25 AS WELL AS ANY APPLICABLE REQUIREMENTS IDENTIFIED BY THE FIRE MARSHAL.

6-PLANS FOR THE STRUCTURE SHALL IDENTIFY FIRE ALARM SYSTEMS(S) . SYSTEMS MUST MEET THE APPLICABLE CRITERIA PER NFPA 72, FOR THE OCCUPANCY TYPE , AS WELL AS ANY APPLICABLE REQUIREMENTS IDENTIFIED BY THE FIRE MARSHALS OFFICE, FOLLOWING SUBMITTAL OF FULL PLANS. THIS INCLUDES KNOX BOX. NOTE THAT PERMITS FOR THIS SYSTEM SHALL BE SUBMITTED SEPARATELY BY AN APPROPRIATELY LICENSED CONTRACTOR.

7-ALL PLANS SHALL MEET THE REQUIREMENTS PROVIDED IN CHAPTER 18, FIRE DEPARTMENT ACCESS AND WATER SUPPLIES, NFPA 1. THIS INCLUDES ACCESS ROADS, PARKING AND TURNAROUND REQUIREMENTS.



SITE PLAN
SCALE: 1"=20'-0"

REVISIONS			
MARK	DESCRIPTION	DATE
A	REVISION BY COMMENTS	07/11/2025
B	REVISION BY COMMENTS	09/02/2025

PROJECT TITLE
KICKIN BACK CONVENIENCE STORE, PUMPS & WORKFORCE HOUSING
ADDRESS
21362 OVERSEAS HIGHWAY CUDJOE KEY, FLORIDA
OWNER INFO
CONTACT INFO

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT. NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREIN FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ASSOCIATES. ROBERT BARNES & ASSOCIATES. ©2016

STATE OF FLORIDA JOHN ROBERT BARNES AR-010526 REGISTERED ARCHITECT
JOHN ROBERT BARNES, RA, NCARB AR0010526

ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
2016
221 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305)-247-4435
(305)-851-2008
ROBERTBARNESASSOCIATES.COM

SITE PLAN

BUILDING	PROJECT NUMBER	DRAWN BY	DATE
1 OF 1 STORIES	2022-087	JRB	3:51 PM
AUG 2016	SCALE	CHECKED BY	September 4, 2025
OWNER	AS SHOWN	JRB	LAST SAVED BY
JOHN ROBERT BARNES	DRAWING NAME		
	H:\SHORTCUT-TARGETS-BY-ID\1RXRSV_JAE76KL\YSRUGTHHW\JCSKOO\HRBS\PROJECTS\KICKIN BACK - A1 - SITE PLAN.DWG		

DRAWING TITLE
DRAWING NUMBER
A-1

This item has been digitally signed and sealed by J. Robert Barnes RA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.