



KEY MAP

LEGEND

- STANDARD DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- WATER SURFACE
- PEDESTRIAN PAVEMENT (SEE LANDSCAPE PLANS FOR DETAILS)
- 16" REINFORCED TURF EMERGENCY ACCESS
- ELEVATED HOTEL TERRACE (SEE LANDSCAPE PLANS FOR DETAILS)
- WOOD DECK
- VEHICULAR COBBLE (SEE LANDSCAPE PLANS FOR DETAILS)
- PROPOSED SWALE
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- 12.2' MINIMUM FINISH FLOOR ELEVATION
- 8.20' PROPOSED PAVEMENT ELEVATION
- 8.2' PROPOSED GROUND ELEVATION
- 10.5' PROPOSED CONTOURS

NOTES:

- ELEVATIONS BASED ON NAVD 1988 AND ARE BASED ON A N.G.S. BENCHMARK #A 715, ELEVATION 7.74' (NAVD 1988). CONVERSION TO NGVD 1929 = +1.04.
- FLOOD ZONES SHOWN ARE APPROXIMATE AND SCALED FROM THE TOWN OF LONGBOAT KEY, FLORIDA FLOOD INSURANCE RATE MAP 121500126F DATED 11/4/16. THE FLOOD DATA SHOULD BE VERIFIED BY THE LOCAL BUILDING DEPARTMENT BEFORE ANY CONSTRUCTION.
- THE SLOPE OF ALL GRADED AREAS ON THE SITE SHALL NOT EXCEED A RATIO OF 4:1 (4 FEET HORIZONTAL TO 1 FOOT VERTICAL). PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL SUBMIT AN "AS-BUILT" GRADING PLAN FOR APPROVAL BY THE TOWN PLANNING, ZONING & BUILDING DEPARTMENT.
- ALL FILL MATERIAL TO BE PLACED ON THE PROJECT SEAWARD OF THE FDEP COASTAL CONSTRUCTION CONTROL LINE MUST COMPLY WITH FDEP REQUIREMENTS FOR BEACH QUALITY SAND INCLUDING BUT NOT LIMITED TO GRAIN SIZE, ANGULARITY, COLOR, MATERIAL COMPOSITION, ETC.
- ALL SIDEWALKS/PATHS AND POOL DECK/AMENITY AREAS OF PAVEMENT MAY BE CONSTRUCTED WITH CONCRETE PAVING, PAVERS ON SAND BEDDING, WOOD/COMPOSITE WOOD DECKING, OR OTHER SUITABLE MATERIALS AS DIRECTED BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR TO REFER TO HARDSCAPE PLAN OR POOL DECK DESIGN FOR SPECIFICATIONS OF MATERIALS AND DETAILS FOR CONSTRUCTION.
- ALL RETAINING WALLS ARE TO BE DESIGNED BY THE STRUCTURAL ENGINEER AND ARE DEPICTED ON THIS PLAN FOR PURPOSES OF DEPICTING SITE GRADING ONLY. ALL DETAILS, SPECIFICATIONS, AND STRUCTURAL DESIGN INFORMATION RELATIVE TO RETAINING WALLS IS INCLUDED WITH THE STRUCTURAL DESIGN BY OTHERS. THE RETAINING WALL ADJACENT TO THE PROPOSED BUILDING IS TO BE COMPLETELY STRUCTURALLY INDEPENDENT OF THE BUILDING.
- ALL INLETS AND YARD DRAINS ARE TO BE SUMPED 18" AND HAVE AN OPEN BOTTOM.

ROOF DRAIN / FLOOR DRAIN NOTE:

ALL ROOF DRAINS FROM TOWERS AND FROM LOBBY LEVEL OF PODIUM (ABOVE PARKING) AND FLOOR DRAINS FROM PARKING AREA WITHIN BUILDING ARE TO BE ROUTED TO THE UNDERGROUND STORMWATER VAULT THROUGH INTERNAL ROOF LEADERS WITHIN THE BUILDING. FINAL LOCATIONS OF TIE-INS TO BE COORDINATED WITH STORMWATER VAULT DESIGN PRIOR TO CONSTRUCTION TO ENSURE ADEQUATE MEASURES ARE PROVIDED FOR MAINTENANCE OF STORMWATER VAULT.

POOL / RESORT AMENITY AREAS NOTE:

GRADING AND DRAINAGE INLETS/PIPING INFORMATION SHOWN WITHIN THE POOL AND RESORT AMENITY AREAS IS CONCEPTUAL IN NATURE AND PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT DISPLAYS THE GENERAL GRADING INTENT. THE DESIGN OF THE FINAL GRADING OF THE POOLS, POOL DECKS, LANDSCAPE BEDS, ETC. IS TO BE PROVIDED BY THE POOL DESIGN CONSULTANT AND THE LANDSCAPE ARCHITECT. THIS DESIGN DETAIL WILL BE PROVIDED WITH THE POOL/AMENITY BUILDING CONSTRUCTION PERMIT AFTER SITE PLAN APPROVAL. THE INTENT OF THE STORMWATER DESIGN IS THAT THE DRAINAGE /STORMWATER RUNOFF FROM THE POOL AND RESORT AMENITY AREAS IS TO BE ROUTED TO THE UNDERGROUND STORMWATER VAULT. YARD DRAINS, DECK DRAINAGE PIPING DETAILS AND SPECIFICATIONS INCLUDING MATERIALS, INVERTS, GRATE/RIM ELEVATIONS ARE TO BE PROVIDED BY THE POOL DESIGNER.

ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). CONVERSION FACTOR : NAVD 1988 +1.04 FT = NGVD 1929

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LONGBOAT KEY HOTEL AND RESIDENCES
PREPARED FOR
UNICORP ACQUISITIONS, LLC
FLORIDA
LONGBOAT KEY

PAVING GRADING AND DRAINAGE PLAN

REVISIONS

NO.	DATE	BY	REVISIONS
22	PERMIT REVISION 22		
11	UTILITIES, GRADING, AND SITE UPDATES		
4	PERMIT APPROVAL RESPONSE		

PROJECT INFORMATION

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY	DLP	DATE
149581008	MAR. 2021			TEG	JAS			

SHEET NUMBER
B-8