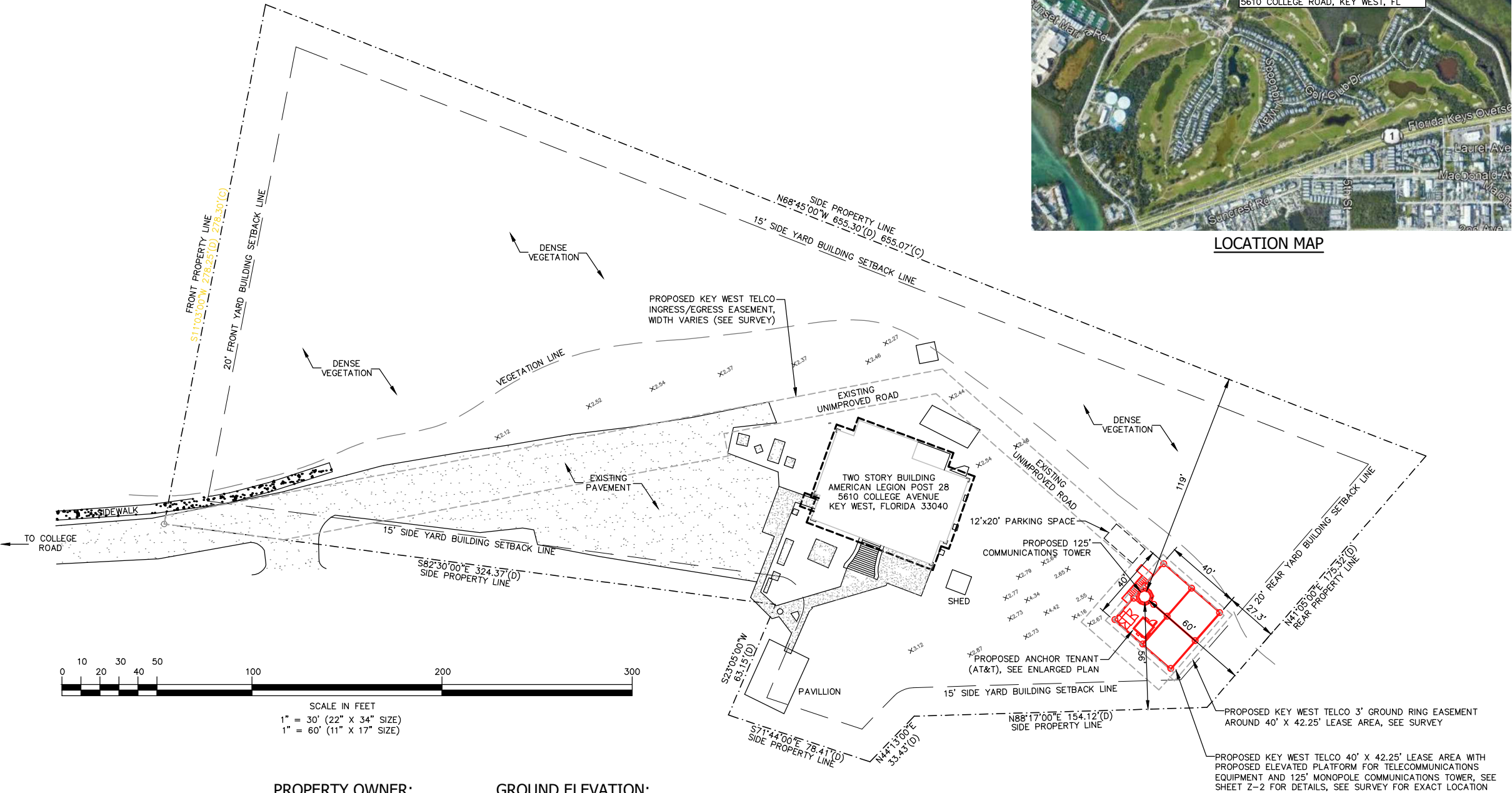


PROJECT INFORMATION:

PROPOSED 125' MONOPOLE COMMUNICATIONS TOWER FOR CELLULAR AND EMERGENCY SERVICES WIRELESS COMMUNICATIONS. RADIO EQUIPMENT TO BE INSTALLED ON ELEVATED PLATFORM ABOVE FLOOD PLAIN OF 9' NGVD '29



LOCATION MAP



PROPERTY OWNER:

ARTHUR SAWYER POST 28, AMERICAN LEGION  
5610 COLLEGE ROAD  
KEY WEST, FLORIDA 33040

PARCEL ID NUMBER:

RE# 00072080-001300

PARCEL ZONING DISTRICT:

PS

FEMA FLOOD ZONE:

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1528K  
MAP DATE 02-18-05  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 9' NGVD 29

PARCEL ACREAGE:

OVERALL PARENT PARCEL ACREAGE: 3.134

GROUND ELEVATION:

EXISTING GROUND ELEVATION 2.5' NGVD 29

PROPOSED TOWER OWNER:

KEY WEST TELCO LLC  
P.O. BOX 999  
TAVERNIER, FLORIDA 33070

LEASE PARCEL INFORMATION:

- LEASE PARCEL SIZE: 40' X 40' = 1600 SF, 0.0367 ACRES
- NO GARBAGE OR SEWAGE WILL BE GENERATED AT THIS FACILITY
- ONLY INFORMATION SIGNS ASSOCIATED WITH THE TELECOMMUNICATIONS EQUIPMENT ARE ALLOWED
- ELEVATED EQUIPMENT PLATFORM WILL CONFORM WITH MINIMUM ELEVATION AS REQUIRED BY FEMA FLOOD ZONE MAP OF 9' NGVD 29
- APPROXIMATE IMPERVIOUS AREA OF DEVELOPMENT WILL BE LESS THAN 500 SF, STORMWATER RETENTION AREA TO BE PROVIDED UNDER ELEVATED PLATFORM

TRAFFIC GENERATION

EXPECTED TRAFFIC GENERATION IS 2  
TRIPS PER MONTH PER CARRIER

FLOOR TO AREA RATIO

EXISTING BUILDING FLOOR AREA = 3961 SF  
PROPOSED EQUIPMENT PLATFORM = 1600 SF  
TOTAL FLOOR AREA = 5561 SF  
PARENT TRACT AREA (FROM SURVEY) = 3.134 ACRES OR 136,517 SF  
FLOOR TO AREA RATIO = 5,561SF/136,517SF = 0.0407 < 0.8 MAX ALLOWABLE

IMPERMEABLE SURFACE RATIO

EXISTING IMPERMEABLE SPACE (BUILDING, ROAD, SLABS) = 20600 SF  
PROPOSED EQUIPMENT PLATFORM = 200 SF  
TOTAL FLOOR AREA = 20800 SF  
PARENT TRACT AREA (FROM SURVEY) = 3.134 ACRES OR 136,517 SF  
FLOOR TO AREA RATIO = 20,800SF/136,517SF = 0.152 < 0.6 MAX ALLOWABLE

PROJECT SURVEYOR

REECE AND ASSOCIATES  
P.O. BOX 432123  
BIG PINE KEY, FLORIDA 33043

PROJECT LANDSCAPE ARCHITECT

DAVID KNOLL-ARCHITECT  
KEY WEST, FLORIDA 33043

APPLICANT/OWNER:



**KEY WEST  
TELCO, LLC**

P.O. BOX 999  
TAVERNIER, FL 33070  
305-852-8171

PROJECT NAME AND LOCATION:

**AMERICAN LEGION POST 28  
5610 COLLEGE ROAD  
KEY WEST, FLORIDA 33040**

PROJECT ENGINEER



**WAYPOINT**

ENGINEERING AND EQUIPMENT LLC  
820 W. INDIANTOWN ROAD, SUITE 105  
JUPITER, FLORIDA 33458  
PHONE: 561-252-1220  
FLORIDA CA#29673

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.  
FLORIDA P.E. #51567

DATE OF ISSUE

OCTOBER 4, 2018

ISSUED FOR

ZONING DOCUMENT

SUBMITTALS

REV.	DATE	DESCRIPTION
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PROJECT NUMBER

L201805-06

DRAWN BY CHECKED APPROVED

RCM

RCM

RCM

APPROVING AGENCY

KEY WEST, FLORIDA

BUILDING CODE

2017 FLORIDA BUILDING CODE

SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**Z-1**

PROPOSED SITE PLAN-KEYS WEST TELCO-AMERICAN LEGION POST #28, 5610 COLLEGE ROAD, KEY WEST, FL

