



THE CITY OF KEY WEST

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TO: Donald Craig, Planning Director
Nicole Malo, Planner II

CC: Doug Bradshaw, Senior Project Manager

FROM: Elizabeth Ignoffo, E.I., Permit Engineer

DATE: May 29, 2012

**SUBJECT: Schooner Wharf Building, 202 William Street
Revised Site, Utility and Drainage Plan Review and Comments**

The Site, Utility and Drainage Plans for the Schooner Wharf Building have been revised in response to the plans review and request for additional information. The following summary lists the plans revisions:

1. Plans show the removal of the existing water meters. Please show the location for the new water meters, backflow preventors, and detail for connection to the existing water service line tie-in. Please coordinate backflow preventor and water meter installation with the Florida Keys Aqueduct Authority.
Revision: The revised plan shows the location for the new 2" water meter, to be coordinated with the Florida Keys Aqueduct Authority.
2. The utility plan shows the electrical service line traversing below the stage. Please revise the plans to show excavation for the electrical service line that avoids the stage.
Revision: The revised plan shows an un-obstructed route for the underground electrical service.
3. Sanitary sewer service cleanout shall be traffic rated. Adaptor boot connections shall not be allowed. All pipe and fittings shall be SDR 35/26 PVC pipe, meeting ASTM D3034 specifications.
Revision: The revised plan shows traffic rated cleanouts. SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR 35/26 PVC, MEETING ASTM D3034 SPECIFICATIONS. ADAPTOR BOOT CONNECTIONS ARE NOT ALLOWED.
4. Pursuant to the City of Key West Code of Ordinances, Sec. 74-171, restaurants are required to have grease interceptors installed, sized in accordance with the number of seats, operation hours, and type of utensils used on a daily basis. Please show the grease interceptor on the Utility Plan.
Revision: The revised plan shows a grease interceptor to be "installed by others" for the existing restaurant building, not included within the project area.

5. The drainage plan shows two stormwater retention swales located within the designated project area. Notation on the swales indicates the swales shall be four feet wide, 0.75 feet deep, and constructed with a 4:1 slope. Please correct the swale depth, and corresponding retention volume to accommodate a four-foot wide swale with 4:1 slope. The maximum allowable depth for a four-foot wide 4:1 slope swale is 1/2-foot.

Revision: The drainage plan has been revised to show three (3) stormwater retention swales, four feet wide with the allowable 1/2-foot depth. Adequate retention volume is provided within the designated project area.

Site, Utility and Drainage Plans for the Schooner Wharf Building, located at 202 William Street, meet the requirements of the City of Key West Code of Ordinances, Chapter 108; Article VIII Stormwater and Surface Water Management, and Article IX Utilities.