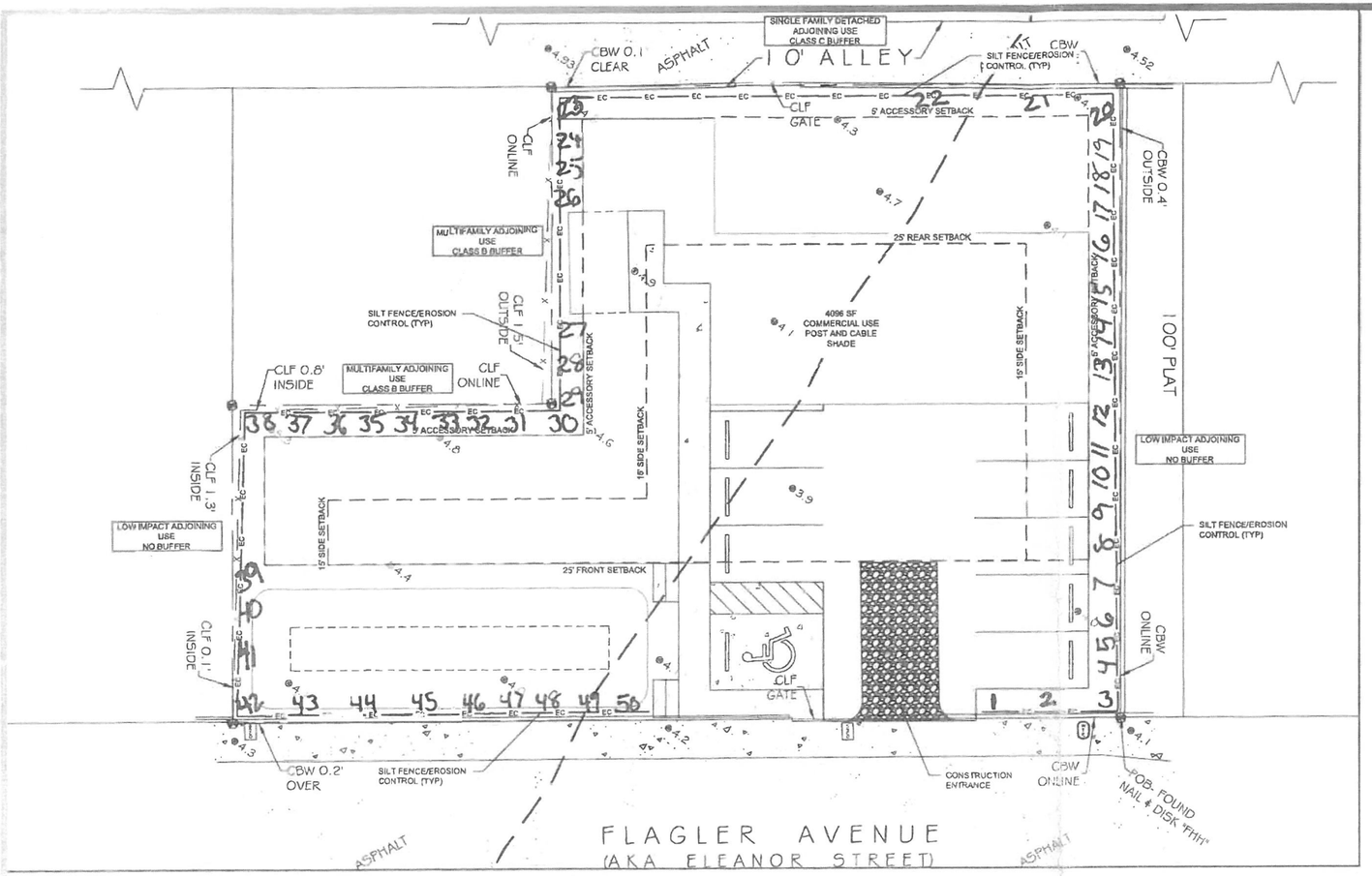
Appoved Draft & Palm List for 1903-1905 Flagler Ave.

Landscape Plan

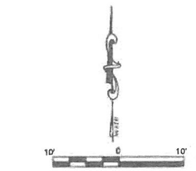
1	Coco nucifera	9'	
2	Coco nucifera	9'	
3	Coco nucifera	9'	
4	Eugenia Simpsonii	.5 Cal.	
5	Eugenia Simpsonii	.5 Cal.	
6	Eugenia Simpsonii	.5 Cal.	
7	Eugenia Simpsonii	.5 Cal.	
8	Eugenia Simpsonii	.5 Cal.	
9	Eugenia Simpsonii	.5 Cal.	
10	Eugenia Simpsonii	.5 Cal.	
11	Eugenia Simpsonii	.5 Cal.	
12	Citrus aurantifalio	"Key Lime"	1.5" Cal.
13	Eugenia Simpsonii	.5 Cal.	
14	Eugenia Simpsonii	.5 Cal.	
15	Eugenia Simpsonii	.5 Cal.	
16	Eugenia Simpsonii	.5 Cal.	
17	Eugenia Simpsonii	.5 Cal.	
18	Eugenia Simpsonii	.5 Cal.	
19	Eugenia Simpsonii	.5 Cal.	
20	Guaiacum sanctum	1.5 Cal.	
21	Jacquinia keyensis	"Joe Wood"	.5 Cal.
22	Guaiacum Sanctum	1.5 Cal.	
23	Bursera simaruba	8" Cal.	"Gumbo Limbo"
24	Eugenia Confusa	.5 Cal.	
25	Eugenia Confusa	.5 Cal.	
26	Eugenia Confusa	.5 Cal.	
27	Eugenia Confusa	.5 Cal.	
28	Eugenia Confusa	.5 Cal.	
29	Eugenia Confusa	.5 Cal.	
30	Eugenia Confusa	.5 Cal.	
31	Eugenia Confusa	.5 Cal.	
32	Eugenia Confusa	.5 Cal.	
33	Eugenia Confusa	.5 Cal.	
34	Eugenia Confuss	.5 Cal.	
35	Eugenia Confusa	.5 Cal.	
36	Eugenia Confusa	.5 Cal.	
37	Eugenia Confuse	.5 Cal.	
38	Eugenia Confusa	.5 Cal	
39	Coco nucifera	9'	
40	Eugenia Confuss	.5 Cal.	
41	Eugenia Confusa	.5 Cal.	
42	Citrus aurantifolio	"Key Lime"	1.5" Cal.
43	Adonidia Phoenix	Sargentii	4'

44 Pseudo Phoeix Sargentii 4'
45 Pseudo Phoeix Sargentii 4'
46 Pseudo Phoeix Sargentii 4'
47 Pseudo phoeix Sargentii 4'
48 Pseudo phoeix Sargentii 4'
49 Pseudo phoeix Sargentii 4'
50 Pseudo phoeix Sargentii 4'



EROSION CONTROL PLAN

SCALE:1"=10'



SCALE 1"=10'
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4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FOOT STANDARDS.
5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
6. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
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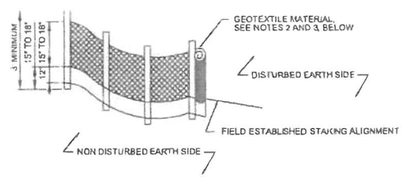

NOTES:
1. POST: 2"X2" WOOD, P.T. OR 2-1/2"Ø STEEL AT 6' CENTERS, MAXIMUM.
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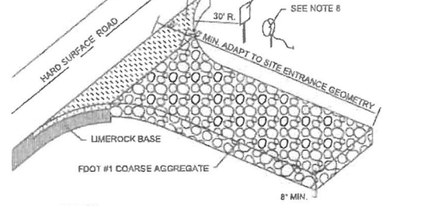
5. OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail
NTS



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2 GRAVEL CONSTRUCTION ENTRANCE
NTS

PRELIMINARY - NOT FOR CONSTRUCTION

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC
CERTIFICATE OF AUTHORIZATION No. 4579
Key West Office
1010 Kennedy Drive, Suite 202
Key West, FL 33040
Tel: (305) 293-9440
ALLENE PEREZ, P.E.
Florida P.E. NO. 51468
October 12, 2023

REVISIONS: ORIGINAL - SEPT. 2023
1 2 3 4 5 6

1903/1905 FLAGLER AVENUE
KEY WEST, FL., 33040
CONSTRUCTION MANAGEMENT PLAN

ROOTED EXOTICS, LLC
2605 PATTERSON AVENUE
KEY WEST, FL. 33040

JOB NO. 231032
DRAWN AEP
DESIGNED AEP
CHECKED AEP

SHEET C-100

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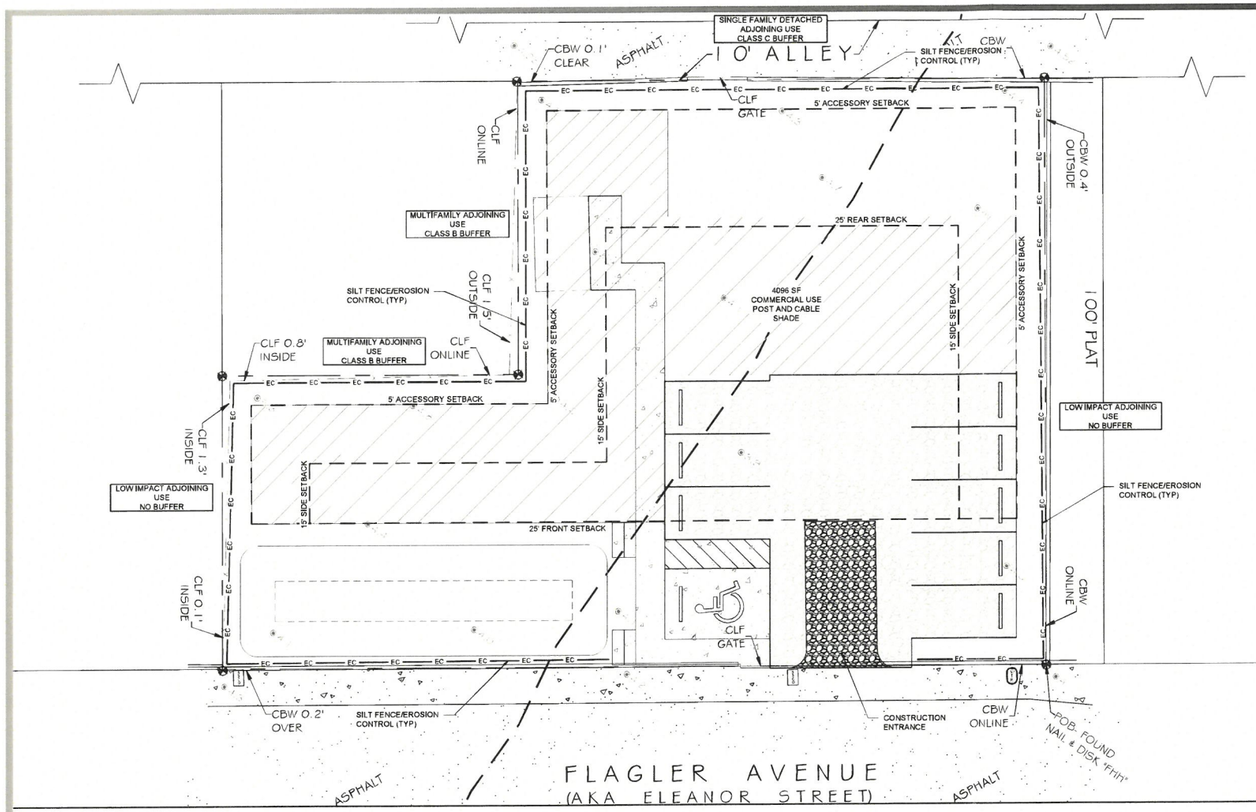

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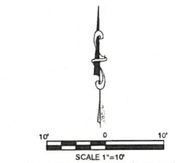

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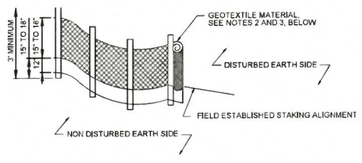

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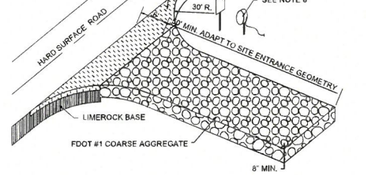

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Tel: (305) 293-9440
ALLEN E. PEREZ, P.E.
Florida P.E. NO. 51468
October 12, 2023

REVISIONS: 1 2 3 4 5 6 ORIGINAL SEPT. 2023

1903/1905 FLAGLER AVENUE
KEY WEST, FL., 33040
CONSTRUCTION MANAGEMENT PLAN

ROOTED EXOTICS, LLC
2605 PATTERSON AVENUE
KEY WEST, FL. 33040

JOB NO. 231032
DRAWN AEP
DESIGNED AEP
CHECKED AEP

SHEET C-100

EDDIE

"ROOTED" Garden Center

SITE DATA CALCULATIONS

SITE DATA - 1903 / 1905 FLAGLER AVENUE		
Site Area:		11,525 s.f.
Setbacks:	Front	25'
	Rear	25'/5' Accessory
	Side	15'/5' Accessory
EXISTING CONDITIONS		
Impervious		S.F.
	Building	150
	Concrete/walkways	530
Total Impervious		680
% Impervious		5.9%
Total Pervious		10,845 sf
PROPOSED CONDITIONS		
Max. Lot Coverage		6,560 sf
Impervious		S.F.
	Exist. Roof	150
	Walkways/ADA Parking	877
Total Proposed Impervious:		1,027 sf
% Impervious		8.9%
Total Pervious		10,498 sf
PARKING		
Parking Required=4096 / 300 =		14 Spaces
Parking Provided		9 Spaces
Bike Parking Provided		4 Spaces

DRAINAGE CALCULATIONS

Water Quantity Calculations - 25yr/72hr Design Storm

Water Quantity - Predevelopment

Total basin Area		0.265	ac	11,525 sf
Pervious Area		0.249	ac	10,844 sf
Impervious Area		0.016	ac	681 sf
% Impervious		5.91%		
Rainfall for 25yr/24hr event	P_{24} =	9	in	
Rainfall for 25yr/3day event	P_{72} =	12.23	in	
Depth to Water Table		2.5	ft	
Predeveloped Available Storage		4.55	in	
Soil Storage	S =	4.28	in	
$Q_{pre} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	Q_{pre} =	8.26	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72h}$ =	2.19	ac-in	

Water Quantity - Postdevelopment

Project Area	A =	0.265	ac	11,525 sf
Pervious Area		0.241	ac	10,498 sf
Impervious Area		0.024	ac	1,027 sf
% Impervious		8.9%		
Rainfall for 25yr/24hr event	P_{24} =	9	in	
Rainfall for 25yr/3day event	P_{72} =	12.23	in	
Depth to Water Table		2.5	ft	
Developed Available Storage		3.4	in	
Soil Storage	S =	3.10	in	
$Q_{post} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	Q_{post} =	9.17	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72h}$ =	2.43	ac-in	

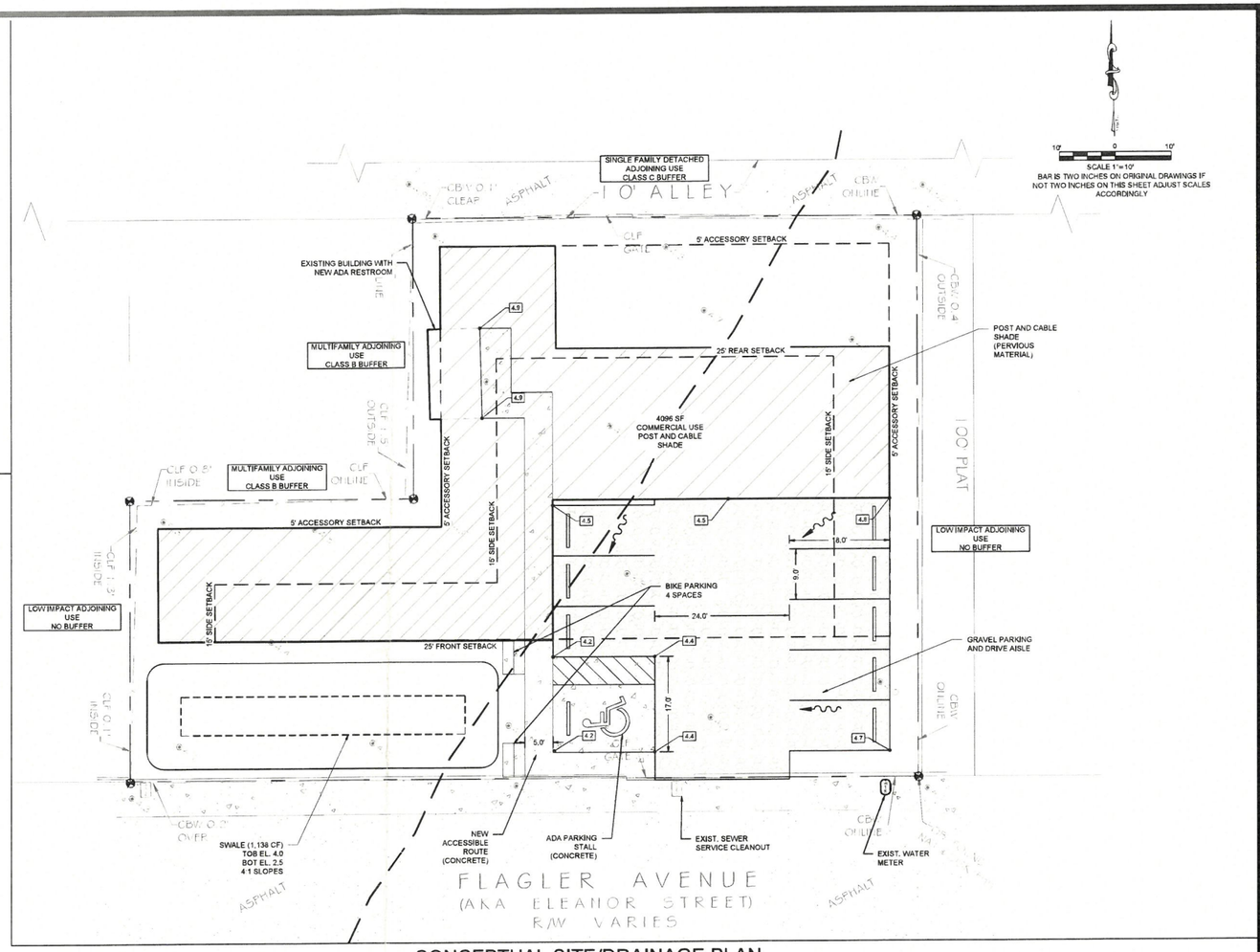
Postdevelopment - Predevelopment

$Q_{pre\text{-}post} = Q_{post} - Q_{pre}$	$Q_{pre\text{-}post}$ =	0.90	in
Pre/Post Volume = $Q_{pre\text{-}post}$ x A	$V_{pre\text{-}post}$ =	0.24	ac-in

Water Quality Calculations

Water Quality

Project Area		0.265	ac	11,525 sf
Surface Water		0.000	ac	0 sf
Roof Area		0.003	ac	150 sf
Pavement/Walkways		0.020	ac	877 sf
Pervious area		0.241	ac	10,498 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)		0.020	ac	877 sf
% Impervious for Water Quality		8%		
A) One inch of runoff from project area		0.265	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))		0.050	ac-in	
Total Treatment Volume Required	0.265	ac-in		960 cf
Pond Volume Provided	0.313	ac-in		1,138 cf



CONCEPTUAL SITE/DRAINAGE PLAN

SCALE:1"=10'

POST AND CABLE SHADE

PRELIMINARY - NOT FOR CONSTRUCTION

Key West Office
1010 Kennedy Drive, Suite 302
Key West, Florida 33040
Tel. (305) 293-9440

PEREZ ENGINEERING & DEVELOPMENT, INC
CERTIFICATE OF AUTHORIZATION No. 8379

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

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1 2 3 4 5 6

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2605 PATTERSON AVENUE
KEY WEST, FL. 33040

JOB NO 231032
DRAWN AEP
DESIGNED AEP
CHECKED AEP

SHEET C-200

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