

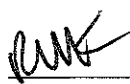
**PLANNING BOARD
RESOLUTION No. 2013-30**


**A RESOLUTION OF THE KEY WEST PLANNING BOARD
FOR GRANTING APPROVAL TO A MAJOR
DEVELOPMENT PLAN ON PROPERTY LOCATED AT
1015-1025 SIMONTON STREET IN THE HNC-1 ZONING
DISTRICT PER SECTIONS 108-91 (A)(2)A; (RE# 00027070-
000000; AK# 1027847); KEY WEST; PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Section 108-91(A)(2)(a) of the Code of Ordinances allows applicants to request Major Development Plan approval within the Historic District of the remove existing trailer, mobile homes, and RVs and demolish two frame structures and construct twenty-one single family units; and

WHEREAS, the property is an existing trailer park that has been in existence for over fifty years on the corner of Simonton and Virginia Streets providing permanent, non-transient housing. The size of the property is 42,224.67 square feet, just less than one acre, and has an internal asphalt roadway which is used by automobiles. Currently, the park has 44 units rented through six month leases. The trailer park is located in the Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) which is intended to accommodate both residential and neighborhood commercial uses. Residential activities permitted within the HNC-1 districts include single-family and duplex structures as well as multiple-family structures; and

WHEREAS, the Major Development Plan developed from a Code Compliance case in November 2011, which identified that eleven trailers in the park encroached 15 feet in the City's



Chairman



Planning Director

right-of-way on Virginia Street. (The Code case history is in the back-up information.) In May 2012, the property received a revocable license agreement for one year for the use of approximately 6,200 square feet of right-of-way abutting the Virginia Street side of the property (C.C. Res. No. 12-174). The revocable license agreement was extended for 180 days on May 7, 2013 (C.C. Res. No. 13-122) in order to allow the owner to complete the application process for the Major Development Plan and variances; and

WHEREAS, the applicant is proposing a Major Development Plan to remove all of the 44 existing trailers, demolish two small frame structures and construct 21 single-family units on the property. One two-story home will be a stand-alone and the remaining structures will be in eight clusters. Five of the clusters will be duplexes, two will be triplexes and one will be a four-plex above a parking garage. The proposed development is in the FEMA X zone, so all structures are above the 100-year flood elevation. The lowest structure will be 1.5 feet above grade. As part of this project, variances are necessary for parking requirements for three single-family driveways, impervious surface ratio requirements and a waiver for landscape requirements. The associated variance and landscape waiver requests are being addressed separately from this application and report; and

WHEREAS, Conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:

1. Plans cited as basis for approval dated May 1, 2013;
2. That the approval of the Major Development Plan be contingent upon the approval of the variances to off-street parking requirements, impervious surface and landscape waiver;
3. That Certificates of Elevations shall be provided to confirm that the structure meets FEMA base flood elevation requirements;




Chairman

Planning Director

4. That a stormwater plan for the proposal be submitted that meets City, State and South Florida Water Management best practice requirements;
5. Submit a full set of plans, project review forms, and CAD files to Keys Energy in response to their comments of the Development Review Committee meeting of April 25, 2013;
6. A landscape plan consistent with the site plan shall be submitted and a final landscape plan be approved by the Tree Commission;
7. A site lighting plan consistent with the City's dark sky lighting standards as per Section 108-284 shall be submitted;
8. In order to reduce impacts on the surrounding community, a Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum. The Plan shall include:
 - a. A six foot opaque construction fence will be erected around the property and maintained throughout the construction period;
 - b. During demolition and removal of the trailers, the area will be pressure sprayed with water to control dust;
 - c. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;
 - d. All waste containers shall be covered at the end of each working day;
 - e. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
 - f. Virginia and Simonton Streets remain open during construction;

WHEREAS, conditions to be completed prior to the issuance of a certificate of occupancy:

9. Develop plans for the Art in Public Places component of the development;
10. HARC approval for the proposed sign at the corner of Virginia and Simonton Streets and any other signage visible from public right-of-way, other than street address signs;
11. The plans shall be submitted to indicate a complete reconstruction of the Virginia Street right-of-way from the intersection of Virginia and Simonton Streets east and northeast to the termination of Virginia Street at the wall separating the right-of-way from the Archdiocese property to the northeast. The developer shall assume 50% of the entire cost or donate \$200,000, whichever is greater. Such plans must be approved by the City's Engineering Services and provide the following list of minimum improvements:
 - a. 5 foot sidewalk of each side of street;
 - b. Minimum of 4 parking spaces on south side of Virginia Street;
 - c. Minimum of 4 parking spaces on the north side of Virginia Street;
 - d. Maintain existing driveways for off-street parking entrances on south side of Virginia Street;


Chairman


Planning Director

- e. Minimum of at least 3 bulb-out landscape areas on the north side of Virginia Street for the placement of trees;
 - f. Provide at least 1 bulb-out landscape area on the south side of Virginia Street for the placement of trees;
 - g. Provide for the placement of trees at the south east corner of the Virginia Street terminus;
12. Replace and repair the sidewalk on Simonton Street the length of the property along that street side with a 5 foot sidewalk which can be reduced to a 4 foot minimum in order to accommodate existing trees;
 13. Mitigation for the removal of trees from the right-of-way shall be accomplished by the developer/property owner, and with the permission of the City, placed in the right-of-way of Virginia Street at the developers expense of maintenance for one year following the C.O. Alternatively, the developer may mitigate on their property;
 14. Dedicate to the City 6 unused BPAS allocations reserved, but unused for the City's use for beneficial use or affordable housing (6 units are equivalent to 30% of 21 units), and such dedication is in fulfillment of the property's obligation as per Section 122-1467 of the Code of Ordinances;
 15. In the event either the developer and the adjoining neighbors are unable to agree on a common fence, then a 6 foot high wall or solid fence shall be erected on the north and east boundaries of the property subject to final H.A.R.C. review and approval.

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 20, 2013; and

WHEREAS, the granting of the Major Development Plan is consistent with the criteria in the Code; and

WHEREAS, the recommendation of approval of the Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, and

 Chairman
 Planning Director

WHEREAS, the approval is consistent with the criteria in the Code; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West,
Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. This Major Development Plan application recommended for approval to the City Commission, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 3. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 4. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and


 Chairman

 Planning Director

Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of June, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director.

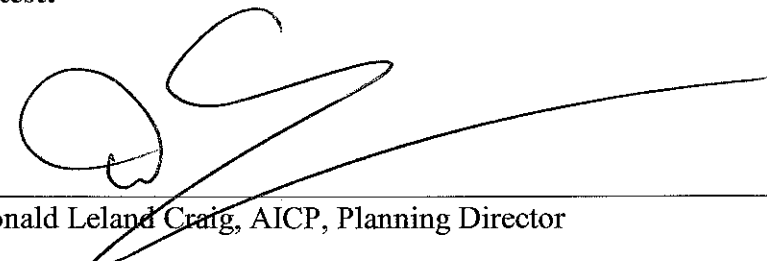


Richard Kitenick, Chairman
Key West Planning Board

7/16/2013

Date

Attest:




Donald Leland Craig, AICP, Planning Director

7-16-13

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

July 17, 2013

Date

Chairman



Planning Director

SOUTHERNMOST CABANA RESORT

Redevelopment Project

SOUTHERNMOST CABANA RESORT L.L.C.
1015 - 1027 SIMONTON STREET KEY WEST,
FLORIDA 33040

MAJOR DEVELOPMENT PLAN 1 MAY 2013

INDEX OF DRAWINGS
A0.0.1 COVER
AE1.1.1 AREA PLANS
AE1.1.2 EXISTING SITE PLAN
AE1.1.3 EXISTING TREE PLAN
A1.1.1 PROPOSED SITE PLAN
A1.2.1 PAVING PLAN
A1.2.2 SITE UTILITIES

TEAM

ARCHITECT:
Thomas E. Pope P.A., Architect
610 White Street
Key West, Florida 33040
305.296.3611

CIVIL ENGINEER:
Annalise Mannix
Engineering & Consulting LLC
3739 Paula Avenue
Key West, Florida 33040
305.292.5299

A2.1.1 FLOOR PLANS
A3.1.1 ELEVATIONS
A3.1.2 ELEVATIONS
A3.1.3 ELEVATIONS
C-2 DRAINAGE PLAN
S-1 SURVEY
L-1 LANDSCAPE PLAN
L-2 LANDSCAPE PLAN

LANDSCAPE ARCHITECT:
Ladd E. Roberts
Ecoscapes
1120 Seminary Street
Key West, Florida 33040
305.294.7013

SUBMISSIONS

DRC PLANNING REVIEW - 1 MARCH 2013 FOR REVIEW
DRC PLANNING REVIEW - 10 APRIL 2013 FOR REVIEW
NOT FOR CONSTRUCTION
HARC REVIEW 30 APRIL 2013
POST DRC PLANNING REVIEW 1 MAY 2013

I HEREBY CERTIFY THAT THE PORTION OF THE TECHNICAL
DRAWINGS SUBMITTED FOR REVIEW ARE THE PROPERTY OF
ANNALISE MANNIX ENGINEERING & CONSULTING, LLC
AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN PERMISSION OF ANNALISE
MANNIX ENGINEERING & CONSULTING, LLC.

NAME: ANNALISE MANNIX
LICENSE NUMBER: 283275
LICENSE EXPIRES: 12/31/2015



THESE PLANS ARE DESIGNED TO COMPLY WITH THE
REQUIREMENTS OF THE FLORIDA BUILDING CODE AND
DESIGNED IN CONFORMANCE WITH ALL APPLICABLE
PROVISIONS AND ASSESSMENT FLOOD PROVISIONS.

SOUTHERNMOST CABANA RESORT

REDEVELOPMENT PROJECT

MAJOR DEVELOPMENT PLAN
1 MAY 2013



Annalise Mannix
Engineering & Consulting, LLC

Florida Professional Engineer License No. 283275 - Registered Professional Engineer

mannixengineering.com 305-797-0463

3739 Paula Avenue
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Florida Reg. P.E. #57533
CA # 217719

PKK
DC
7-16-13

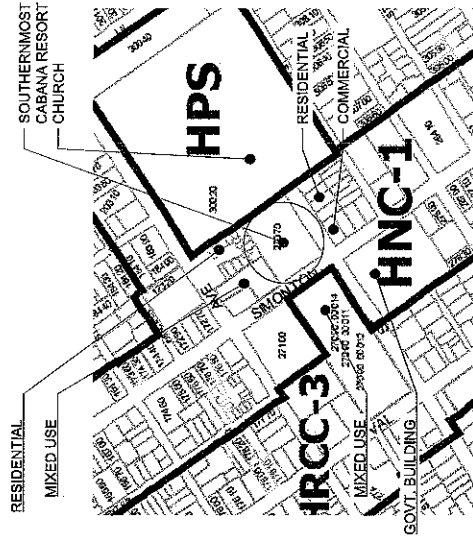
ANNALISE MANNIX
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 AND CONSULTING, LLC
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 Tel: 305-797-0163
 Fax: 305-797-0164
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 FLORIDA REG. NO. 161653
 CA 1627778

Submittal Set #:
 SACS PLAN AND RECORD REVIEW APR 2013
 PREPARED BY: ANNALISE MANNIX
 DATE: 04/15/13
 PROJECT: SOUTHERNMOST CABANA RESORT L.L.C.
 1027 SIMONTON STREET
 KEY WEST, FLORIDA 33040

SOUTHERNMOST CABANA RESORT L.L.C.
 1015 - 1027 Simonton Street
 Key West 33040

Title:
AREA PLANS

Sheet Number:
AE1.1.1
 Date: 1 MAY 2013



2 ZONING MAP
 SCALE: NTS



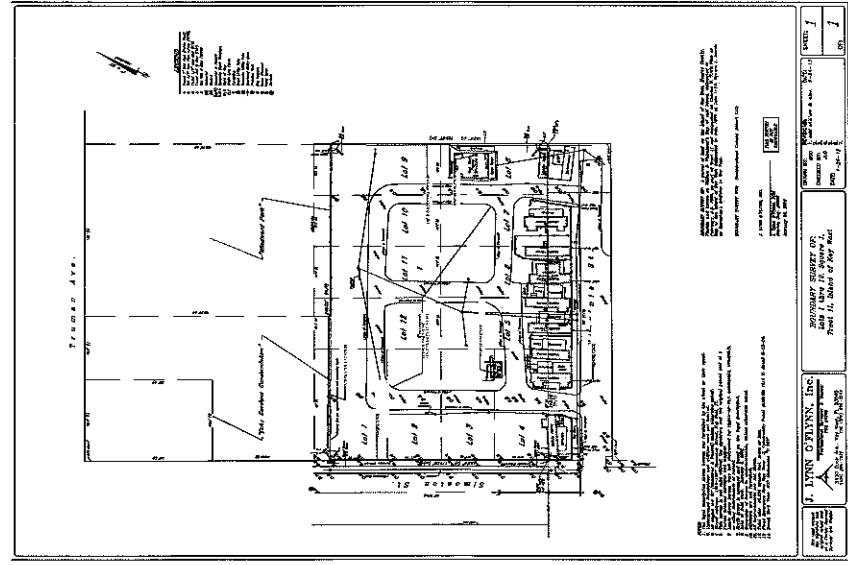
1 AREA MAP
 SCALE: NTS



4 AERIAL VIEW
 SCALE: NTS



3 APPRAISER'S MAP
 SCALE: NTS



5 COPY OF SURVEY
 SCALE: NTS

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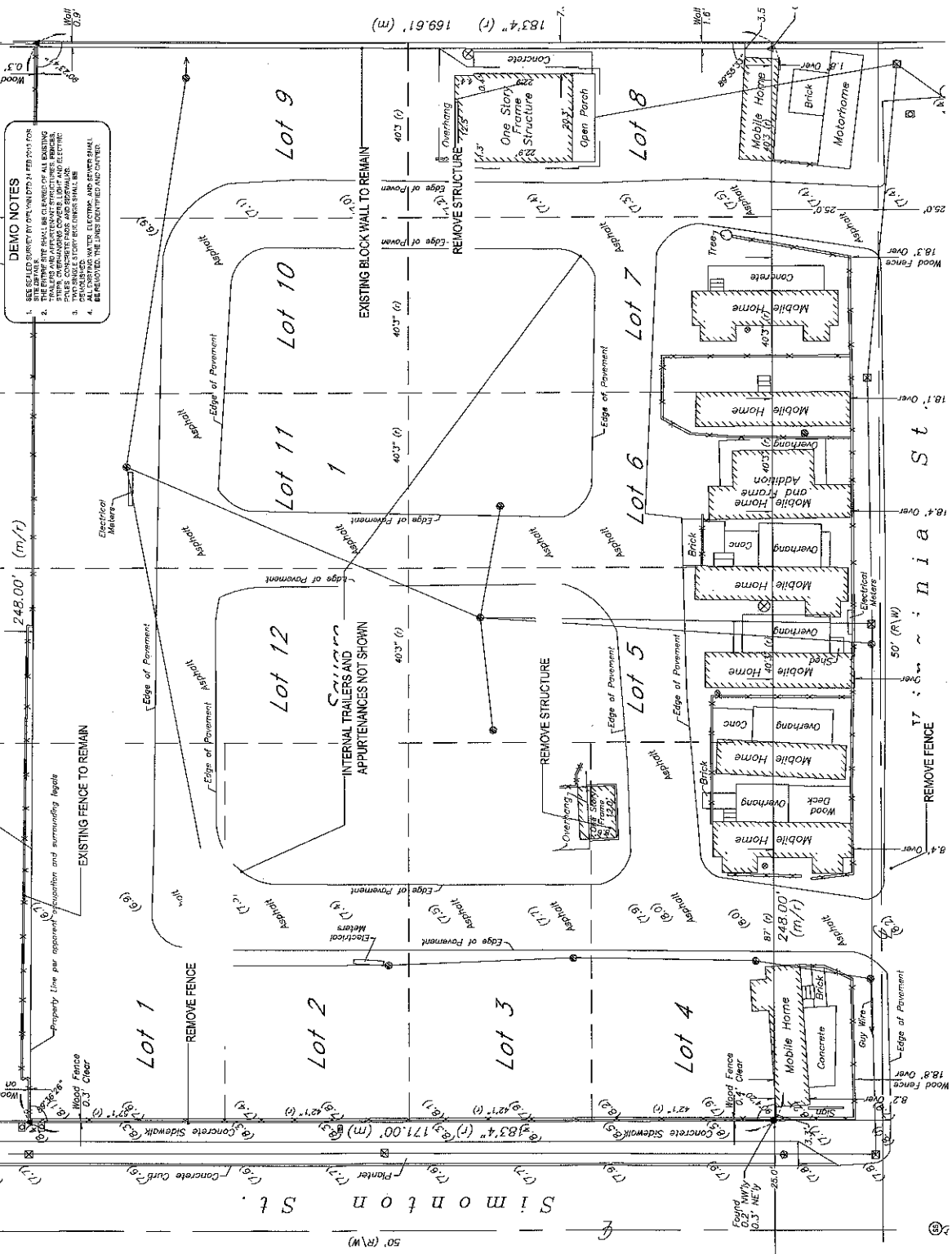
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 Tel: 305-797-0463
 Email: annalisk@annalisk.com
 FLORIDA PROFESSIONAL ENGINEER
 License No. 14523
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Submissions:
 1. ALL DIMENSIONS SHALL BE BASED ON THE 2011 FDOT PLAN FOR THE DRIVE.
 2. ALL DIMENSIONS SHALL BE BASED ON ALL EXISTING TRAILERS AND APURTENANCES STRUCTURES, FENCES, POWER, CONCRETE PAVES AND SIDEWALKS, ETC.
 3. TWO SINGLE STORY BUILT OVER SHAL BE.
 4. ALL EXISTING WATER, ELECTRIC, AND SEWER SHALL BE IDENTIFIED AND CAPTURED.
 5. ALL DIMENSIONS SHALL BE IDENTIFIED AND CAPTURED.

SOUTHERNMOST CABANA RESORT L.L.C.
 1015 - 1027 Simonton Street
 Key West 33040

Title:
EXISTING SITE PLAN

Sheet Number:
AE1.1.2
 DATE: 1 MAY 2013



DEMO NOTES

- SEE SCHEDULED DEMO IN THE 2011 FDOT PLAN FOR THE DRIVE.
- ALL DIMENSIONS SHALL BE BASED ON THE 2011 FDOT PLAN FOR THE DRIVE.
- ALL DIMENSIONS SHALL BE BASED ON ALL EXISTING TRAILERS AND APURTENANCES STRUCTURES, FENCES, POWER, CONCRETE PAVES AND SIDEWALKS, ETC.
- TWO SINGLE STORY BUILT OVER SHAL BE.
- ALL EXISTING WATER, ELECTRIC, AND SEWER SHALL BE IDENTIFIED AND CAPTURED.
- ALL DIMENSIONS SHALL BE IDENTIFIED AND CAPTURED.



GRAPHIC SCALE: 1" = 140'

1 EXISTING SITE PLAN
 SCALE: 3/32" = 1'-0"

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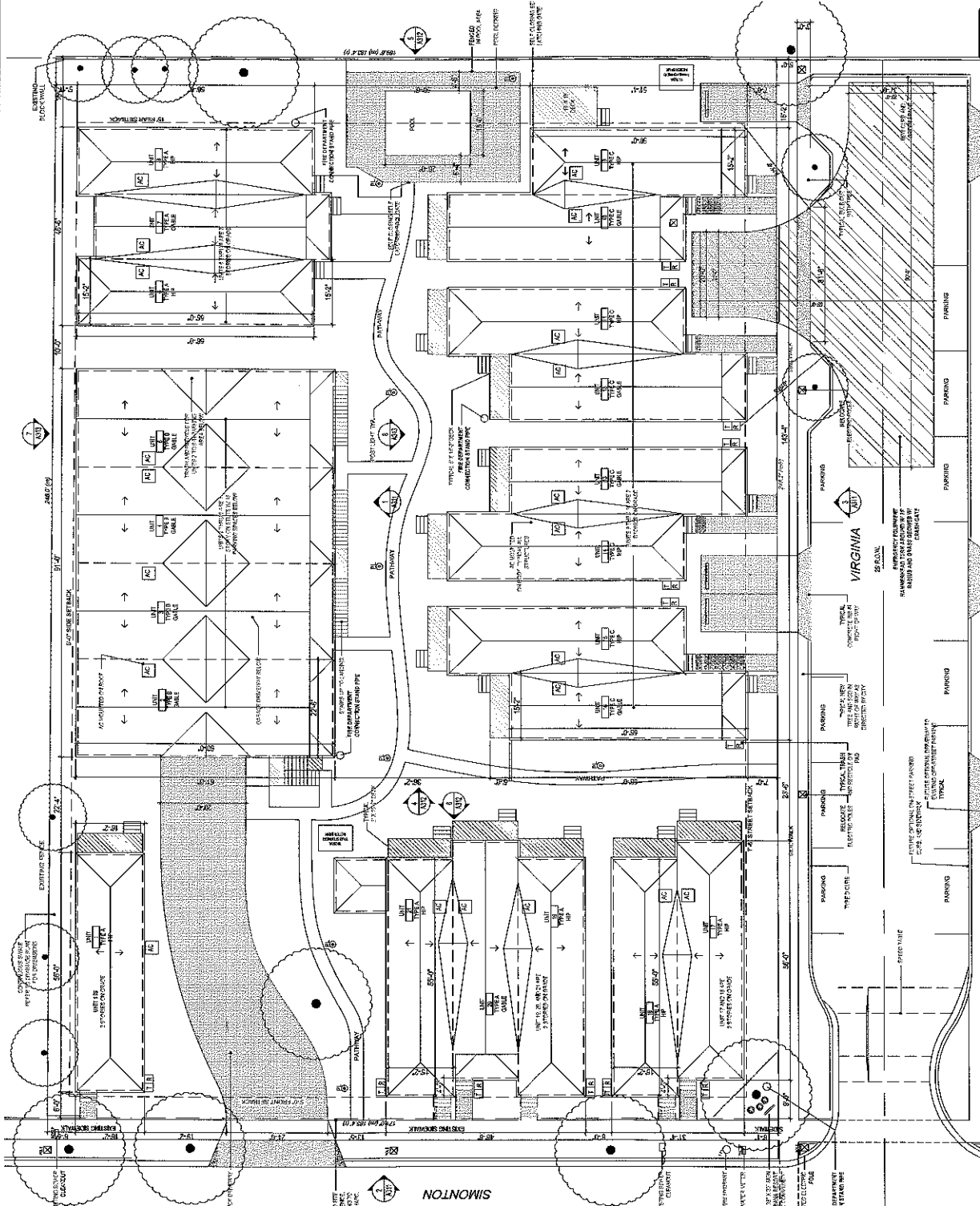
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CA #27779

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SOUTHERNMOST CABANA RESORT L.L.C.
1015 - 1027 Simonton Street
Key West 33040

Title:
PROPOSED
SITE PLAN

Sheet Number:
A1.1.1
Date: 1 MAY 2013



ZONING

ZONE	PERMITTED USES	RESTRICTIONS
RS-1	Single-Family Detached	Single-Family Detached
RS-2	Single-Family Detached	Single-Family Detached
RS-3	Single-Family Detached	Single-Family Detached
RS-4	Single-Family Detached	Single-Family Detached
RS-5	Single-Family Detached	Single-Family Detached
RS-6	Single-Family Detached	Single-Family Detached
RS-7	Single-Family Detached	Single-Family Detached
RS-8	Single-Family Detached	Single-Family Detached
RS-9	Single-Family Detached	Single-Family Detached
RS-10	Single-Family Detached	Single-Family Detached
RS-11	Single-Family Detached	Single-Family Detached
RS-12	Single-Family Detached	Single-Family Detached
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RS-18	Single-Family Detached	Single-Family Detached
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RS-49	Single-Family Detached	Single-Family Detached
RS-50	Single-Family Detached	Single-Family Detached

1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0" ARCH D

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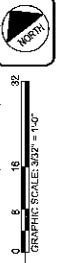
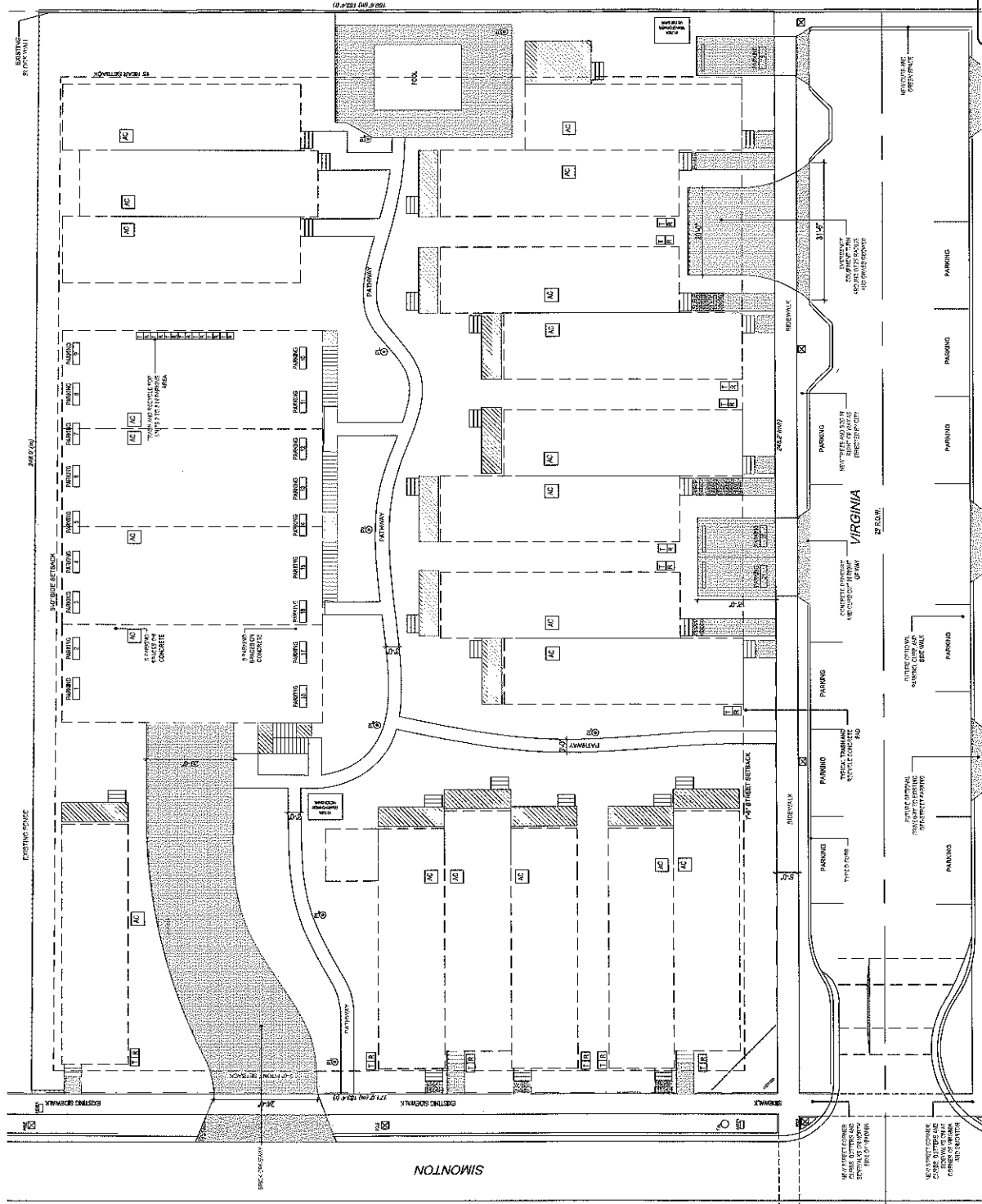
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CA #27779

SUBMITTIONS:
2007 PLAN REVIEW 19 APR 2017
2007 PLAN REVIEW 19 APR 2017
2007 PLAN REVIEW 19 APR 2017
2007 PLAN REVIEW 19 APR 2017
2007 PLAN REVIEW 19 APR 2017
2007 PLAN REVIEW 19 APR 2017

SOUTHERNMOST CABANA RESORT L.L.C.
1015 - 1027 Simonton Street
Key West 33040

Title: **PAVING PLAN**

Sheet Number: **A1.2.1**
Date: 1 MAY 2013



1 PAVING PLAN
SCALE: 3/32" = 1'-0" ARCH D

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7-16-13
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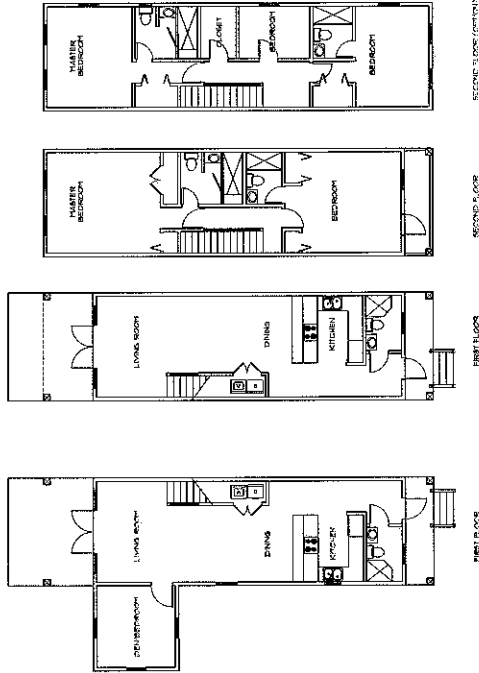


Southernmost Cabana Resort
 1010-1027 Simonton St
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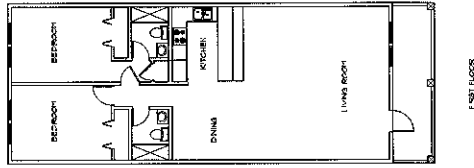
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date:
 revision:



Unit Type A/Type C
 Floor Plans

WP-11-C



Unit Type B
 Floor Plans

WP-11-B

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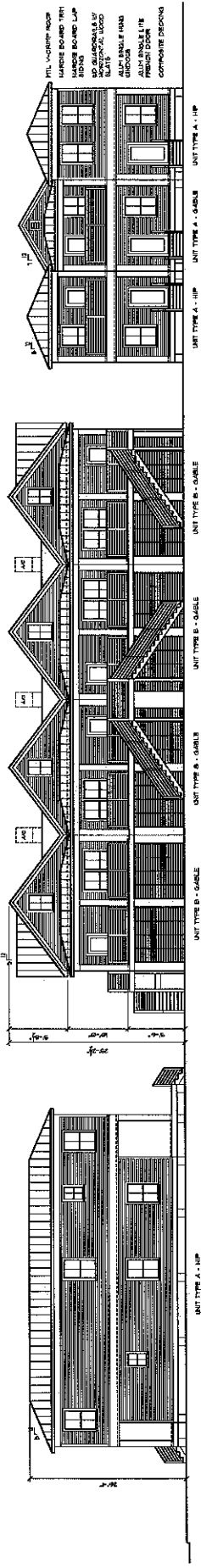


Southernmost Cabana Resort
 1010-1027 Simonton St
 Key West, FL

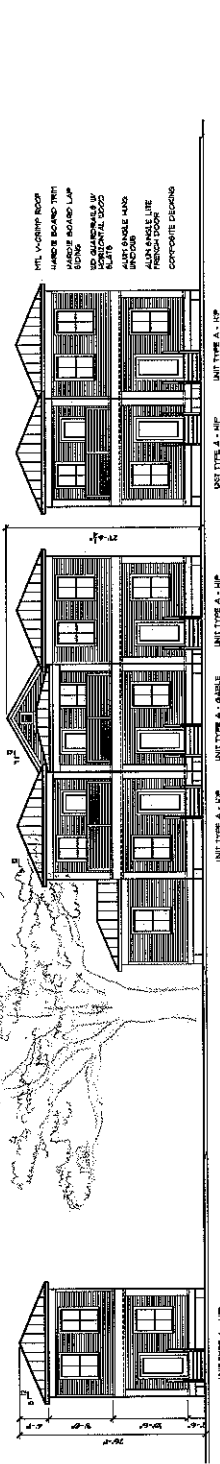
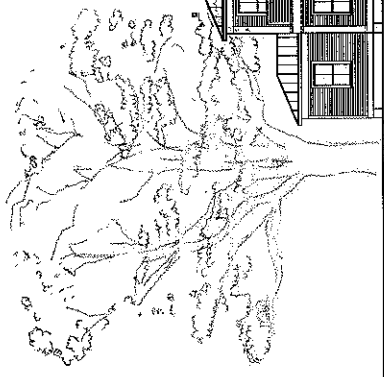
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Sheet:
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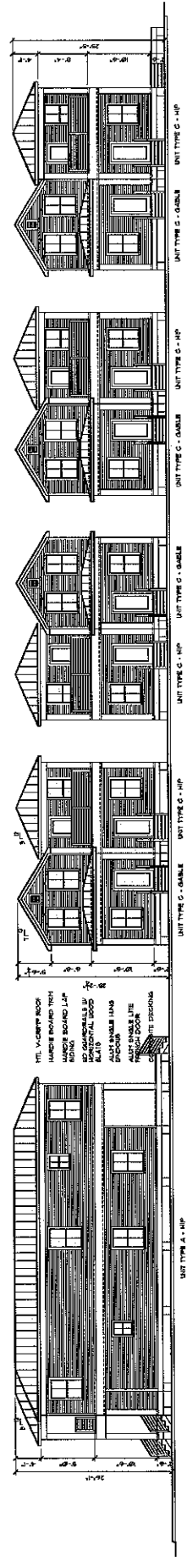
Date:
 4/26/13
 Revision:



Courtyard Elevation
 1
 A3.1.1



Simonton St Elevation
 2
 A3.1.1



Virginia St Elevation
 3
 A3.1.1

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RMK
 7-16-13

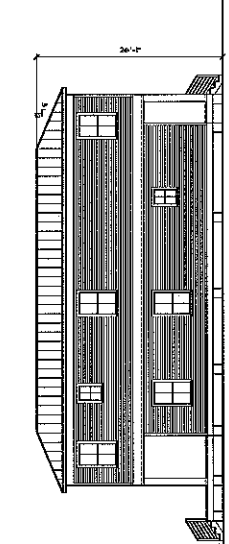


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 TPopoPAPA@aol.com

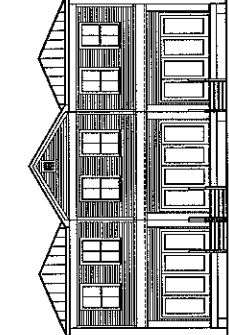
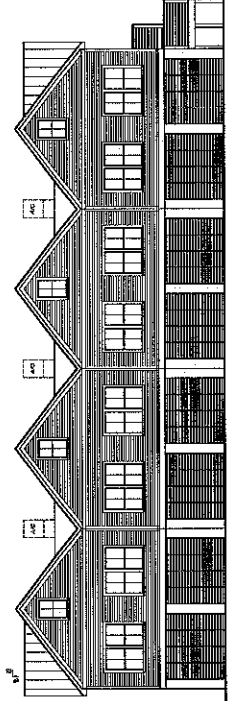
SHEET:
A3.1.3

DATE: 08/16/17
 REVISIONS:

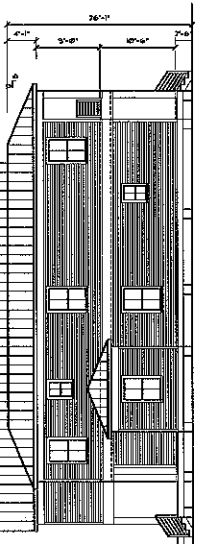


1
 A3.1.3

North Side Towards Virginia Elevation
 18' - 11" @

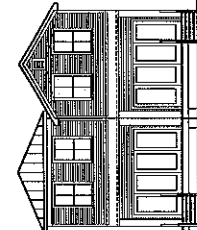
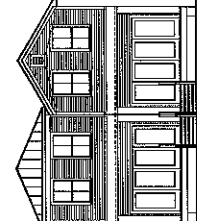
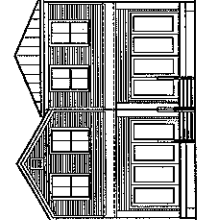
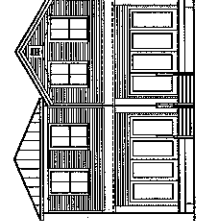


1 1/2" x 6" GABLE ROOF
 1 1/2" x 6" BOARDS WITH
 1/2" x 6" BOARD LAP
 NO GABLESILLS BY
 1/2" x 6" BOARD LAP
 1/2" x 6" BOARD
 LAP
 ALUM. DOUBLE HUNG
 WINDOWS
 ALUM. DOUBLE HUNG
 FRONT DOOR
 COMPOSITE DECKING



2
 A3.1.3

Courtyard Towards Virginia Elevation
 18' - 11" @



1 1/2" x 6" GABLE ROOF
 1 1/2" x 6" BOARDS WITH
 1/2" x 6" BOARD LAP
 NO GABLESILLS BY
 1/2" x 6" BOARD LAP
 1/2" x 6" BOARD
 LAP
 ALUM. DOUBLE HUNG
 WINDOWS
 ALUM. DOUBLE HUNG
 FRONT DOOR
 COMPOSITE DECKING

RC
 7.16.17
 MK

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Tel: 305-797-0483
Email: amannix@mad.com
FLORIDA REG. P.E. #57653

Revisions:

SOUTHERNMOST CABANA RESORT
1015 - 1027 Simonton Street
Key West 33040

Title:
DRAINAGE
PLAN-DETAILS
CALCULATIONS
& NOTES

Sheet Number:
C-2
Date: MARCH 2015
Rev. 4-1-15

DRAINAGE CALCULATIONS

WATER QUANTITY - PRE DEVELOPMENT
TOTAL PROJECT AREA = 0.965 AC
LOT AREA = 42,225 SQ FT
ASPHALT/ROOF/CONCRETE = 23,933 SQ FT
% IMPERVIOUS = 43%
IMPERVIOUS AREA = 0.53 AC
% IMPERVIOUS = 55%
RAINFALL FOR 25yr/24hr EVENT (P) = 8 IN
RAINFALL FOR 25yr/30day EVENT (P) = 12.23 IN
DEPTH TO WATER TABLE = 4 FT
DEVELOPED AVAILABLE STORAGE = 3,418 IN
SOIL STORAGE (S) = 8.9 IN
 $Q_{pre} = (P - 0.25S) \times (12.23 - (0.2)(3.42)) = (12.23 - (0.8)(3.42))$

WATER QUANTITY - POST DEVELOPMENT
PROJECT AREA = 0.965 AC
LOT AREA = 42,225 SQ FT
NEW ROOF/PAVING, POOL AREA = 25,333 SQ FT
IMPERVIOUS AREA = 16,890 SQ FT
% IMPERVIOUS = 60.0%
RAINFALL FOR 25yr/24hr EVENT (P) = 12.23 IN
RAINFALL FOR 25yr/30day EVENT (P) = 4 FT
DEPTH TO WATER TABLE = 8.18 IN
DEVELOPED AVAILABLE STORAGE = 2.49 IN
SOIL STORAGE (S) = 9.02 IN
 $Q_{post} = (P - 0.25S) \times (12.23 - (0.2)(3.27)) = (12.23 - (0.8)(3.27))$

POST DEVELOPMENT - PREDEVELOPMENT
(Q_{post}) - (Q_{pre}) = 9.02 AC-IN - 8.9 AC-IN = 0.12 AC-IN
WATER QUANTITY TREATMENT VOLUME = 0.12 AC-IN

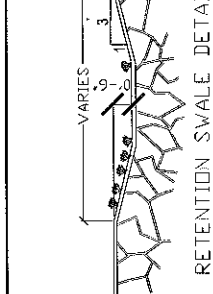
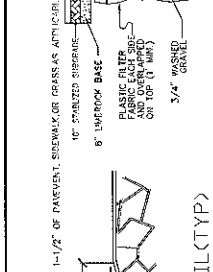
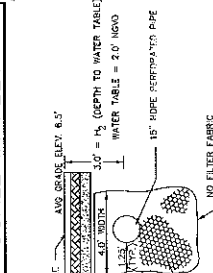
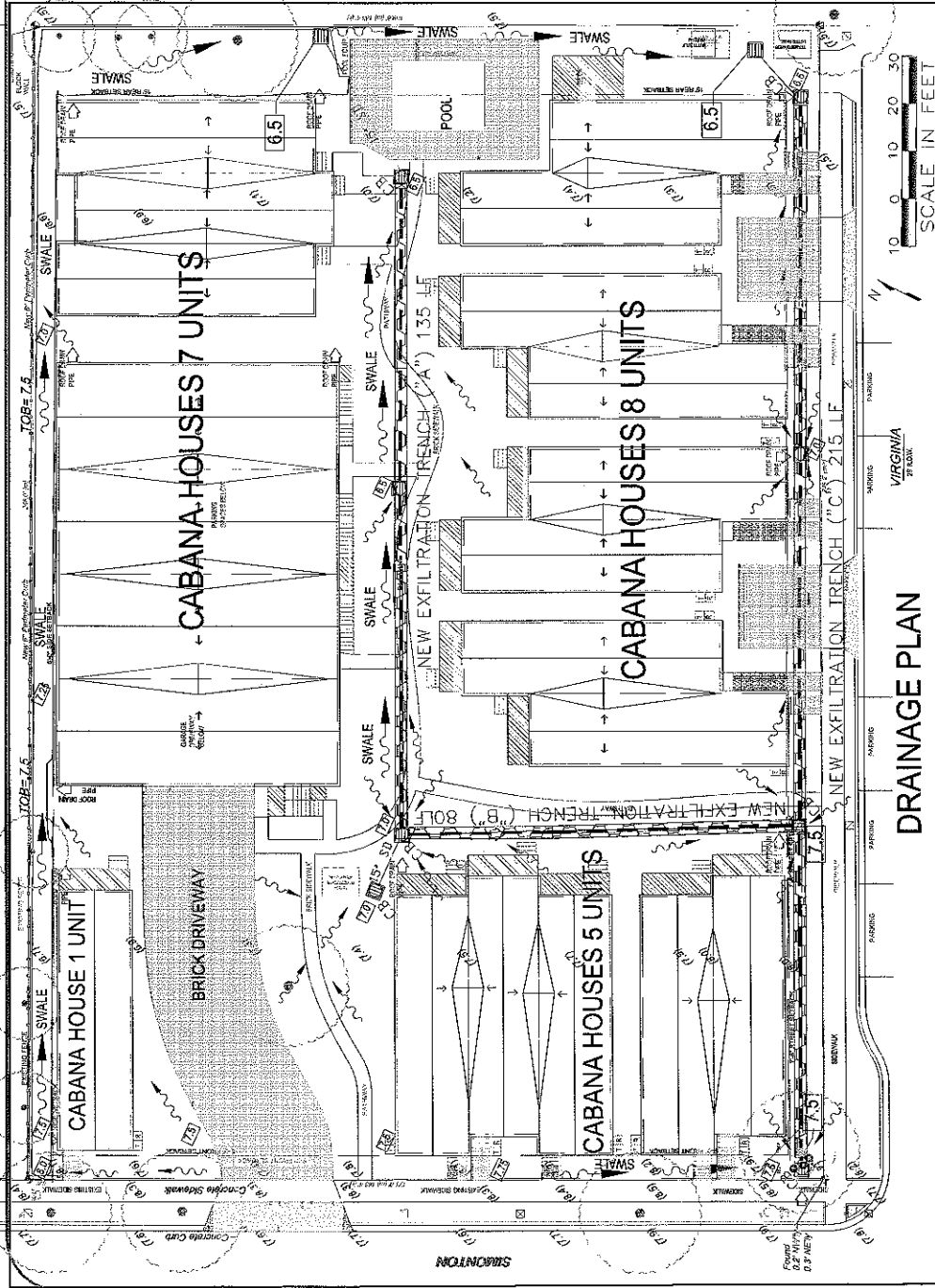
WATER QUALITY
DRAINAGE BASIN AREA = 0.965 AC
A) ONE INCH OF RUNOFF FROM DRAINAGE AREA = 0.965 AC-IN
B) 2.5 INCHES TIMES PERCENT IMPERVIOUS ROOF, PAVING, POOL AREA = 0.581 AC
PERVIOUS AREA = 0.387 AC
IMPERVIOUS = SITE(LOT)-PERVIOUS
% IMPERVIOUS = 60.0%
RUNOFF TREATMENT = 2.5" (IMPERVIOUS) = 1.5 IN
VOLUME = (1.5 INCHES)(DRAINAGE AREA) = 1.45 AC-IN
WATER QUANTITY \rightarrow **WATER QUALITY**
0.12 AC-IN \leq 1.45 AC-IN

RETENTION REQUIRED
VOLUME REQUIRED = 1.45 AC-IN
DESIGNATION REQUIRED = 5,263 CF
50% CREDIT FOR DRY DETENTION TO EXFILTRATION TRENCHES
50% \times 5,263 CF = 2,632 CF
STORAGE VOLUME AVAILABLE FOR WATER QUALITY

STORAGE VOLUME AVAILABLE FOR WATER QUALITY
SITE STORAGE AREA = 2,854 SF
AVERAGE ELEVATION OF STORAGE AREA = 6.50 FT
AVERAGE ELEVATION OF STORAGE AREA = 7.00 FT
AVERAGE DEPTH OF STORAGE AREA = 0.5 FT
STORAGE VOLUME AVAILABLE FOR WATER QUALITY
 $2,864 \text{ SF} \times 0.5 \text{ FT} = 1,432 \text{ CF} \approx 2,632 \text{ CF}$ REQUIRED
ADDITIONAL STORAGE IS REQUIRED. USE EXFILTRATION TRENCHES

EXFILTRATION TRENCH VOLUME PER LF
EXFILTRATION TRENCH VOLUME (V) = $L \left(\frac{1}{4} H_1 + W + 2 \frac{1}{4} D_1 + D_1 + 2H_2 + D_2 \right) + 1.39 \times 10^4 \left(\frac{W}{D_1} \right)$
WHERE:
EXFILTRATION TRENCH PROVIDED = 100 LF
HYDRAULIC CONDUCTIVITY, K = 0.000015
DEPTH TO WATER TABLE, H₁ = 4.0 FT
TRENCH WIDTH, W = 4.0 FT
NON-SATURATED TRENCH DEPTH, D₁ = 4.0 FT
SATURATED TRENCH DEPTH, D₂ = 1.3 FT
VOLUME PER LF OF TRENCH = 0.43 AC-IN (1,546 CF/100LF)
VOLUME PER LF = 15.46 CF

RETENTION PROVIDED BY EXFILTRATION TRENCHES
SAFETY FACTOR OF TWO (2) OR MORE IS REQUIRED (SPWMD MANUAL)
EX. TRENCH "A" VOLUME Φ 15.46 LF \times 15.46 CF/LF = 2,087 CF
EX. TRENCH "B" VOLUME Φ 8.0 LF \times 15.46 CF/LF = 1,237 CF
EX. TRENCH "C" VOLUME Φ 215 LF \times 15.46 CF/LF = 3,323 CF
EX. TRENCH "D" VOLUME Φ 215 LF \times 15.46 CF/LF = 3,323 CF
6,848 CF $>$ 2.5 \times 2,632 CF = 6,580 CF. STORAGE IS ADEQUATE.



- LEGEND**
- PROPOSED GRADE ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING CONTOUR LINE
 - 15" STORM DRAIN
 - HOPE STORM PIPE
 - EXFILTRATION TRENCH
 - Stormwater Inlet
 - Soil Boring Location
 - Percolation Test Location
 - Elevation Contour Line (MG.V.D.)
 - Existing Spot Elevation (MG.V.D.)
 - 715.1975
 - 715.696
 - Cross Section, Elevation on Detail
 - Drain C-3
 - STATIONING
 - STA 2585.0
 - STA 2585.0
 - STATIONING IN FEET

RETENTION SWALE DETAIL(TYP)

DRAINAGE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS TO INSURE POSITIVE DRAINAGE AND TO PREVENT STANDING WATER.
- DRAINAGE CALCULATIONS BASED ON SPWMD MANUAL VOLUME IV.

PERMIT REVIEW
NOT FOR CONSTRUCTION

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7-16-17