

**PLANNING BOARD
RESOLUTION NO. 2015-50**


A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN PURSUANT TO SECTION 108-91.A.2. (A) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE RECONSTRUCTION AND RELOCATION OF 14 EXISTING TRANSIENT UNITS AND 3 NON-TRANSIENT UNITS ON PROPERTY LOCATED AT 410 SIMONTON STREET, 414 SIMONTON STREET, 411 BAHAMA STREET AND 418 BAHAMA STREET (RE # 00006470-000000; AK # 1006700, RE # 00006460-000000; AK # 1006696, RE # 00006390-000200; AK # 8613482, RE # 00006520-000000; AK # 1006751) WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN/SIMONTON (HNC-1) AND HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE


WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the addition of permanent residential development addition or reconstruction of five or more units; and

WHEREAS, Code Sections 108-196(a) the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 15, 2015; and

WHEREAS, the granting of a Major Development Plan is consistent with the criteria of the



Chairman


Planning Director

Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development 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.


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. The Major Development Plan for the reconstruction and relocation of 14 existing transient units and 3 non-transient units on property located at 410 Simonton Street, 414 Simonton Street, 411 Bahama Street and 418 Bahama Street (RE # 00006470-000000; AK # 1006700, RE # 00006460-000000; AK # 1006696, RE # 00006390-000200; AK # 8613482, RE # 00006520-000000; AK # 1006751) within the within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) and Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning district pursuant to Sections 108-91.A.2.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated September 8, 2015 by Thomas E. Pope, P.A., and the landscape plans dated August 25, 2015 by Craig Reynolds, Landscape Architect; notwithstanding the revisions requested



Chairman


Planning Director

and recommended by staff.

2. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

3. The applicant shall obtain final landscape plan approval from the Tree Commission.

4. The applicant shall provide a construction cost estimate to be associated for the 1% set aside requirement for Art in Public Places.



5. The applicant shall obtain an outdoor lighting plan pursuant to City Code Section 108-284.

Conditions prior to issuance of a building permit:

6. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee

7. The applicant shall execute a unity of title for the three contiguous parcels known as 410 Simonton Street, 414 Simonton Street and 411 Bahama Street. This approval is not valid without a unity of title for the properties indicated above.

8. The applicant shall coordinate with the City on obtaining any required approvals or permits to have a striped handicapped walkway across Bahama Street in City right-of-way as indicated on sheet A0.2 to meet ADA access requirements.


Chairman

Planning Director

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

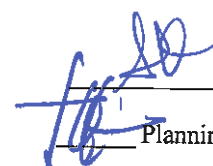
Section 4. This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. 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 Board.

Section 6. 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 shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 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 45-day review period, the DEO can appeal the permit or development order to the Florida Land and 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 15th day of October, 2015.

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



Chairman


Planning Director

Sam Holland

Richard Klitenick, Planning Board Chairman
Sam Holland

12/8/15

Date

Attest:

Thaddeus L. Cohen

Thaddeus Cohen, Planning Director

11/3/15

Date

Filed with the Clerk:

Cheryl Smith

Cheryl Smith, City Clerk

12/2/15

Date

[Signature]
Chairman
[Signature]
Planning Director

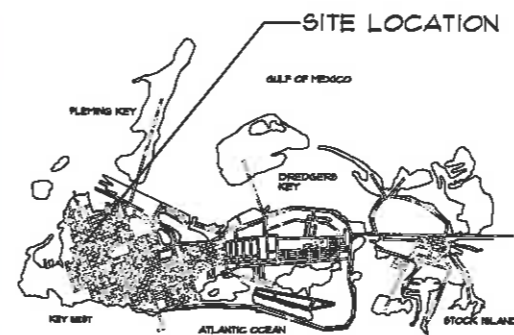
Site Data

Marquesa Hotel Annex		Key West, FL	
Zoning		HNC-1	
Flood Zone		X	
Site Area		16,054	
Max Building Coverage	(1.0)	0.37	
Max Impervious Area	50%	8,027	
Min Open Space	60%	9,632	
	0.20	3,211	
Max Height - 35'	Proposed	Existing	
	29.3'		
Setbacks			
Front (Simonton St) - 5'	20'-4"	20'-4"	
Front (Bahama St) - 5'	5'	14'-7"	
Rear - 15'	0'-6"	0'-6"	
Side (North) - 5'	1'-0"	1'-0"	
Side (South) - 5'	5'-5"	5'-5"	
Building Areas	Proposed Areas (SF)	Existing Areas (SF)	
Plot House	2,074	2,126	
Kerr House	1,788	1,788	
Extensor Stair/Bridge	158	80	
Cottage	316	316	
Laundry	163	163	
Storage/Vending	215	215	
Existing Building to be Demolished		1,840	
New Building	3,241		
Lot Coverage Allowed (50%)	8,027		
Total Lot Coverage (SF)	7,955	6,538	
Lot Coverage (%)	49.6%	40.7%	
Site Areas			
Buildings	7,955	6,538	
Spa	285	455	
Pavers	2,742	5,482	
Slabs (Equipment)	108	36	
Driveway/Parking	292	1,005	
Concrete Walkway	51	51	
Stairs	59	59	
Impervious Area Allowed (60%)	9,632		
Total Impervious Area (SF)	11,487	13,628	
Impervious Area (%)	71.6%	84.9%	
Wood Decks	478	478	
Covered Area	11,965	14,106	
Open Space	4,089	1,948	
Open Space Ratio	0.25	0.12	



Proposed Signage

DIMENSIONS 48" WIDE X 18" TALL

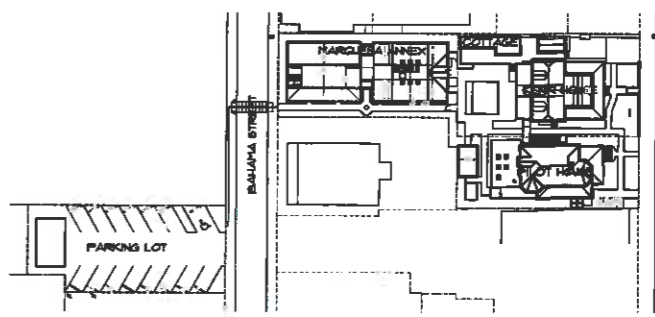
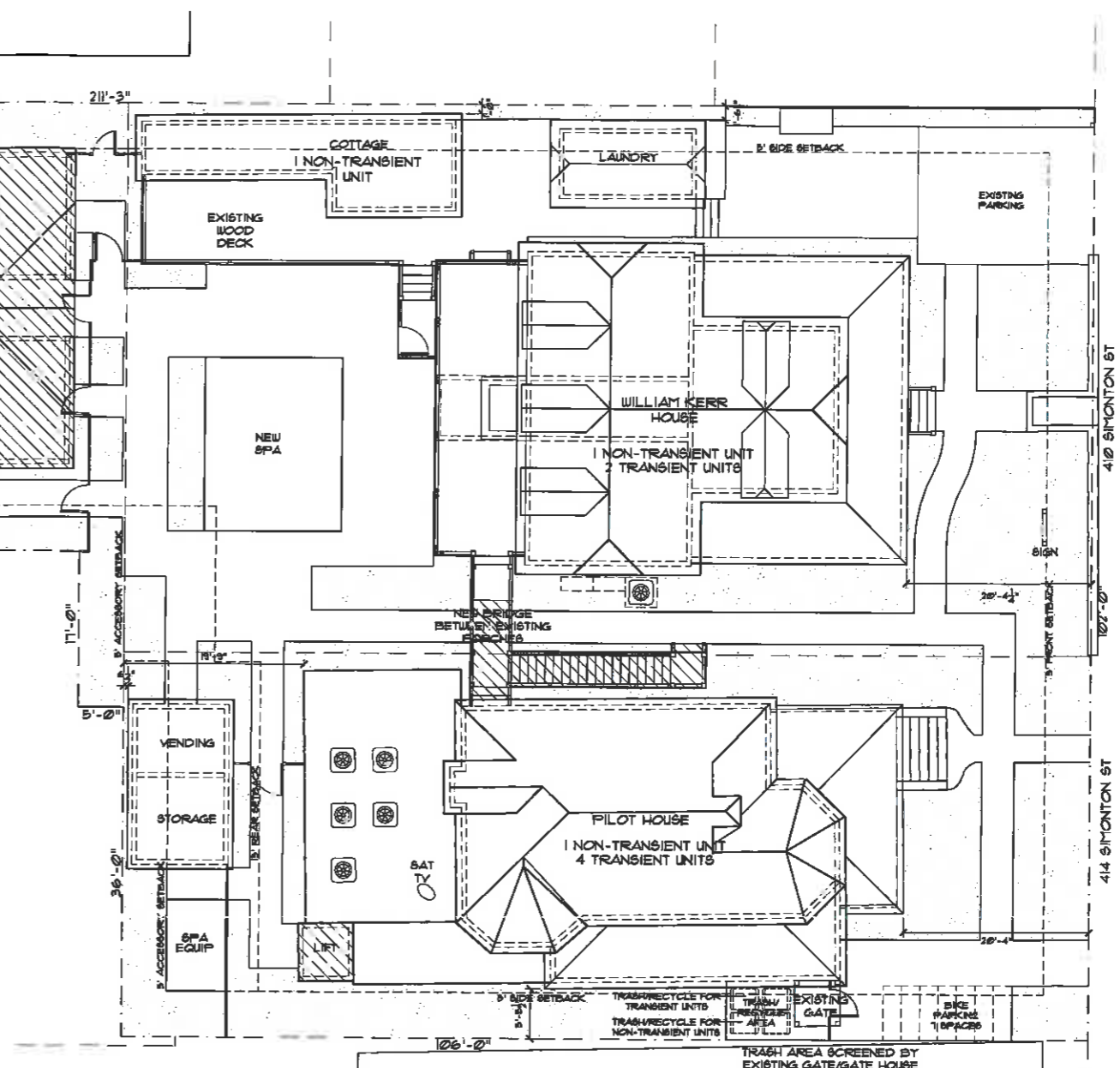


LOCATION MAP

NORTH

Proposed Site Plan

1" = 1' - 0"



Reference Plan

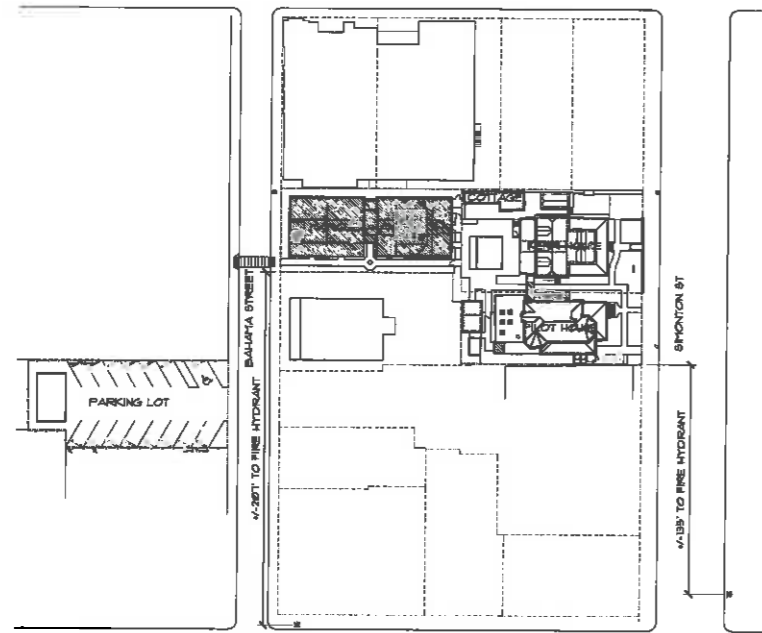
1" = 50' - 0"

THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West, FL 32903
 239-296-3611
 TEPOPE@AECI.COM

date: 6/30/15
 revision: 3/2/15
 10/15-SETBACK INFO

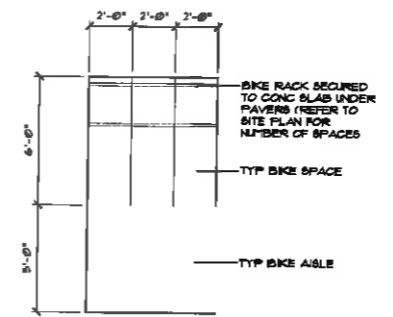
sheet:
A0.1

Marquesa Hotel Annex
 410-414 Simonton Street Key West, FL



Reference Plan

1" = 50' - 0"



Typ Bike Parking

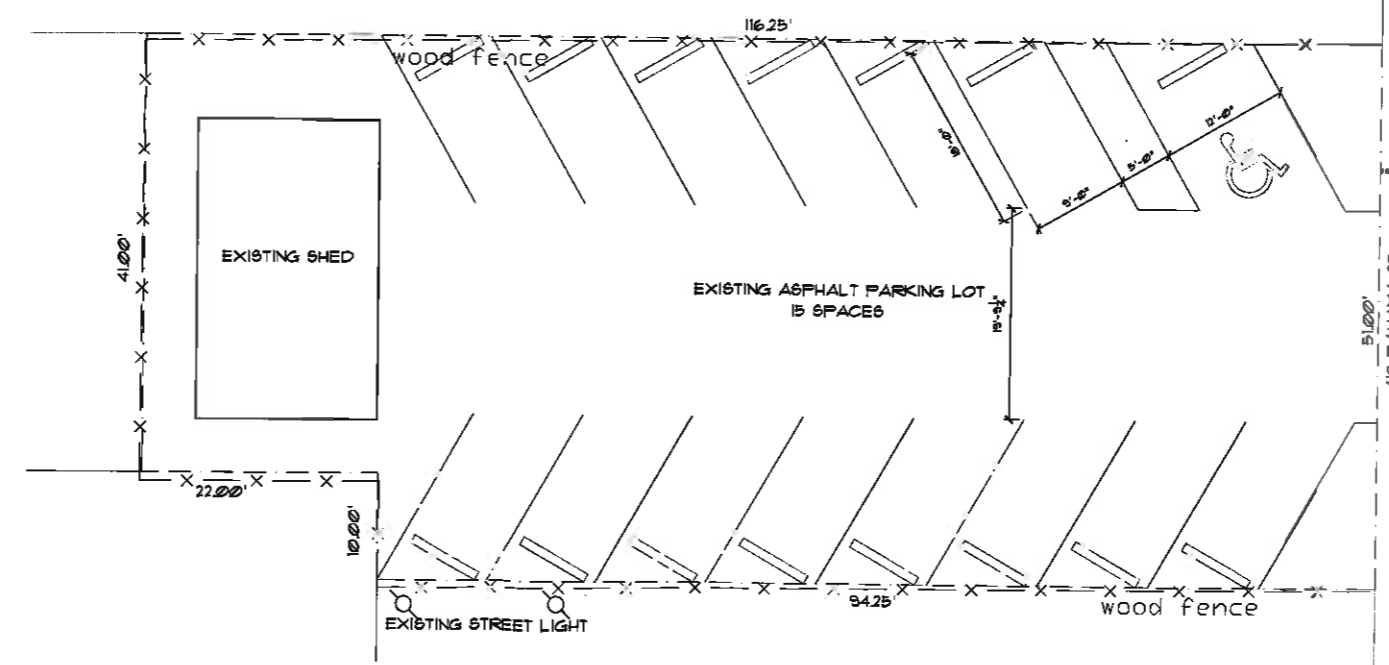
1/4" = 1' - 0"

PARKING ANALYSIS

TRANSIENT UNITS	14
MANAGERS SPACE	1
RENTAL UNITS	3
TOTAL PARKING REQUIRED	18
TOTAL PARKING PROVIDED	18

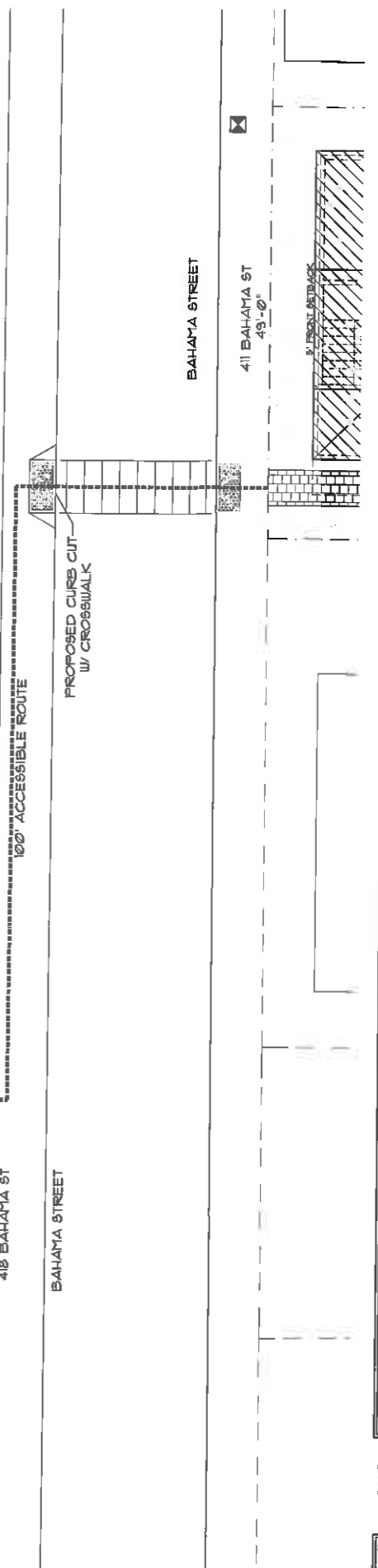
BIKE PARKING ANALYSIS

18 PARKING SPACES X 30%	5.4
BIKE PARKING REQUIRED	6.3
BIKE PARKING PROVIDED	7



Existing Parking Lot Plan

1/8" = 1' - 0"



THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West FL
 (305) 293 3611
 TE.PopePA@aol.com

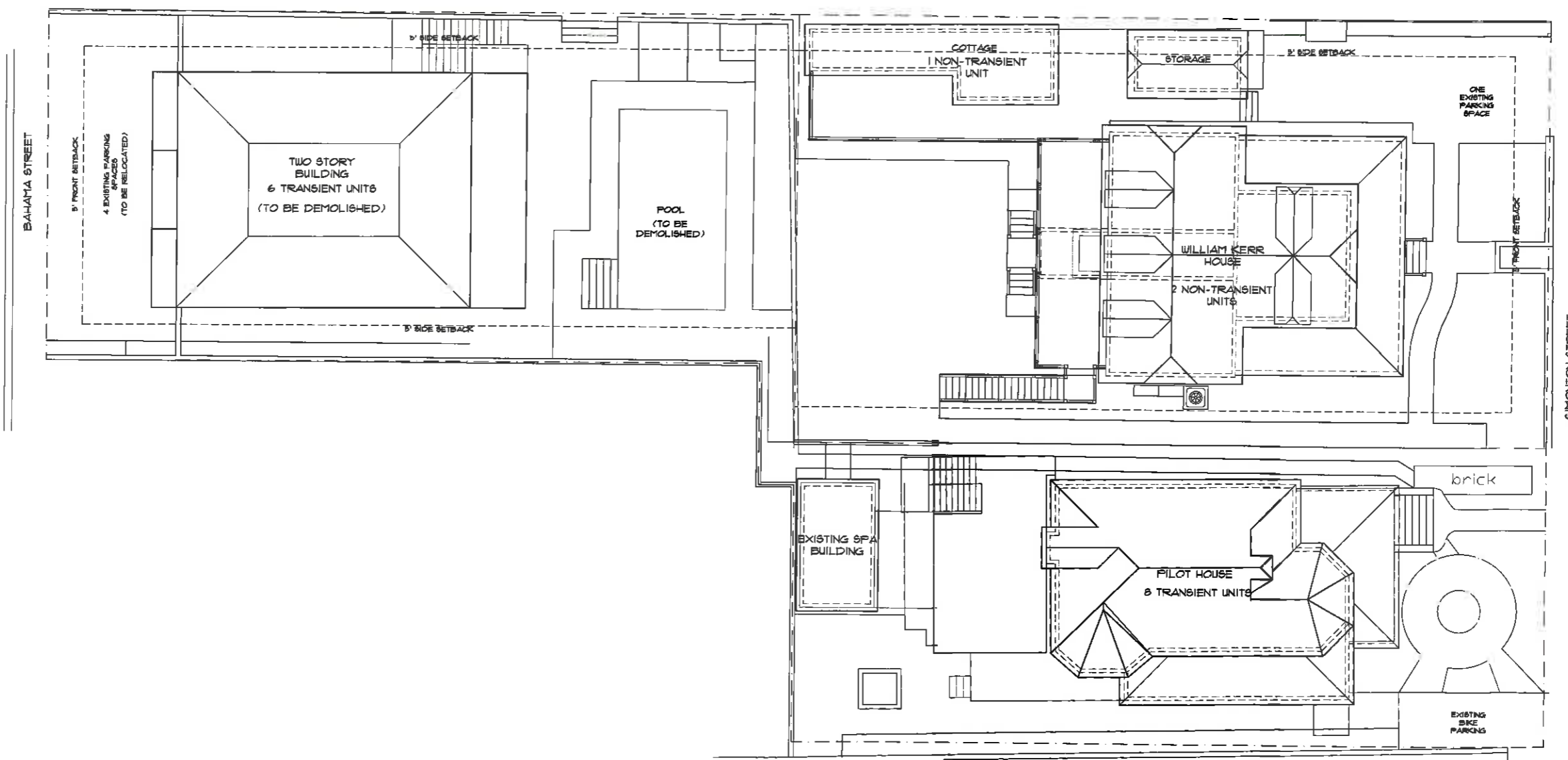
date: 6/30/15
 revision: 9/8/15

sheet:

A0.2

Marquesa Hotel Annex
 410-414 Simonton Street Key West, FL





Existing Site Plan

1/8" = 1' - 0"



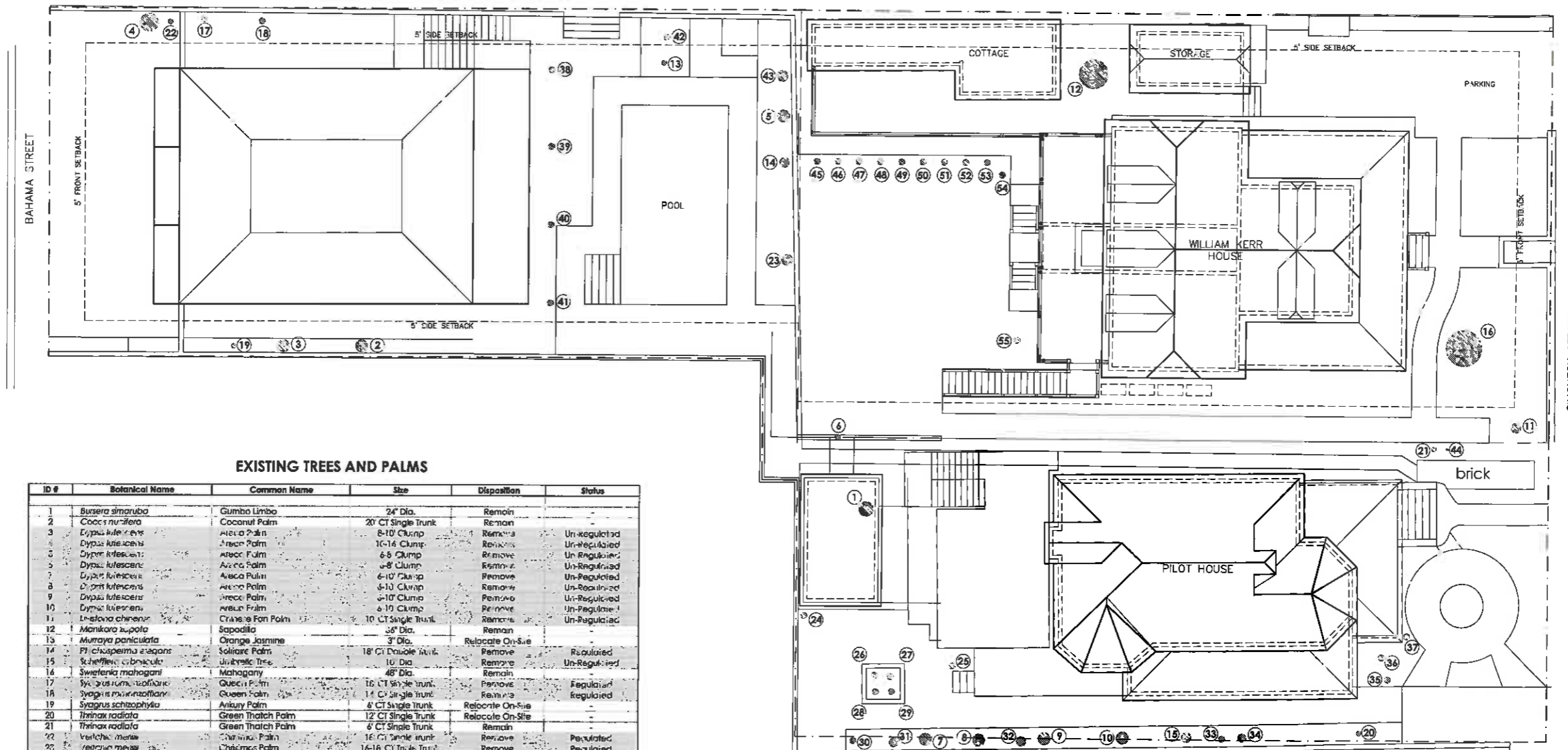
THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West FL
 (305) 296 3611
 TEPOPEPA@aol.com

Marquesa Hotel Annex
 410-414 Simonton Street Key West, FL

date:
 6/30/15
 revision:
 9/2/15

sheet:
A0.3

Handwritten notes:
 12/3/15
 11/9/15

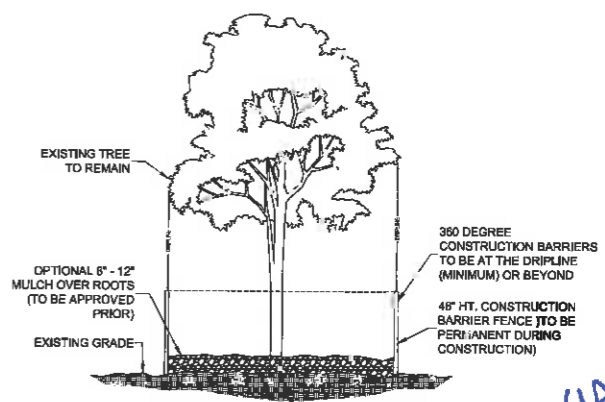


EXISTING TREES AND PALMS

ID #	Botanical Name	Common Name	Size	Disposition	Status
1	Bursera simaruba	Gumbo Limbo	24" Dia.	Remain	
2	Coccothrinax	Coconut Palm	20' CT Single Trunk	Remain	
3	Dypsis lutescens	Areca Palm	8-10' Clump	Remove	Un-Regulated
4	Dypsis lutescens	Areca Palm	10-14' Clump	Remove	Un-Regulated
5	Dypsis lutescens	Areca Palm	6-8' Clump	Remove	Un-Regulated
6	Dypsis lutescens	Areca Palm	4-8' Clump	Remove	Un-Regulated
7	Dypsis lutescens	Areca Palm	6-10' Clump	Remove	Un-Regulated
8	Dypsis lutescens	Areca Palm	3-10' Clump	Remove	Un-Regulated
9	Dypsis lutescens	Areca Palm	3-10' Clump	Remove	Un-Regulated
10	Dypsis lutescens	Areca Palm	4-10' Clump	Remove	Un-Regulated
11	Cratogeomys	Crane's Fan Palm	10' CT Single Trunk	Remove	Un-Regulated
12	Mankonia	Sapodilla	36" Dia.	Remain	
13	Murraya paniculata	Orange Jasmine	3" Dia.	Relocate On-Site	
14	Pithecolobium	Solitare Palm	18" CT Double Trunk	Remove	Regulated
15	Schefflera	Jumbie Tree	10' Dia.	Remove	Un-Regulated
16	Sweetgum	Mahogany	48" Dia.	Remain	
17	Queen Palm	Queen Palm	16' CT Single Trunk	Remove	Regulated
18	Queen Palm	Queen Palm	14' CT Single Trunk	Remove	Regulated
19	Syagrus schizophylla	Avicay Palm	8' CT Single Trunk	Relocate On-Site	
20	Thrinax radiata	Green Thatch Palm	12' CT Single Trunk	Relocate On-Site	
21	Thrinax radiata	Green Thatch Palm	8' CT Single Trunk	Remain	
22	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
23	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
24	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
25	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
26	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
27	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
28	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
29	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
30	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
31	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
32	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
33	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
34	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
35	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
36	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
37	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
38	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
39	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
40	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
41	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
42	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
43	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
44	Veitchia merrillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
45	Bursera simaruba	Gumbo Limbo	3" Dia.	Remove	Regulated
46	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	
47	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	
48	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	
49	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	
50	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	
51	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	
52	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	
53	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	
54	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	
55	Pithecellobium	Blackbead	36" x 36"	Relocate On-Site	

- GENERAL LANDSCAPE RELOCATION NOTES:**
- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED.
 - ALL NEWLY PLANTED OR RELOCATED PLANTS ARE TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
 - LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. ALL RELOCATED TREES AND PALMS TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS)
 - LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, IRRIGATION CONTRACTOR AND ELECTRICAL CONTRACTOR.
 - ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. REFER TO PROTECTION DIAGRAM.
 - ALL PALMS TO BE RELOCATED WILL GET ROOT PRINED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, TRIM OUT MAXIMUM 30% OF THE RELOCATED PALMS CANOPY.
 - REMOVE AND DISPOSE OF ALL INVASIVE EXOTICS SUCH AS, BUT NOT LIMITED TO, SCHEFFELERA, BRAZILIAN PEPPER, CHINESE FAN PALM, AND WASHINGTONIA PALMS

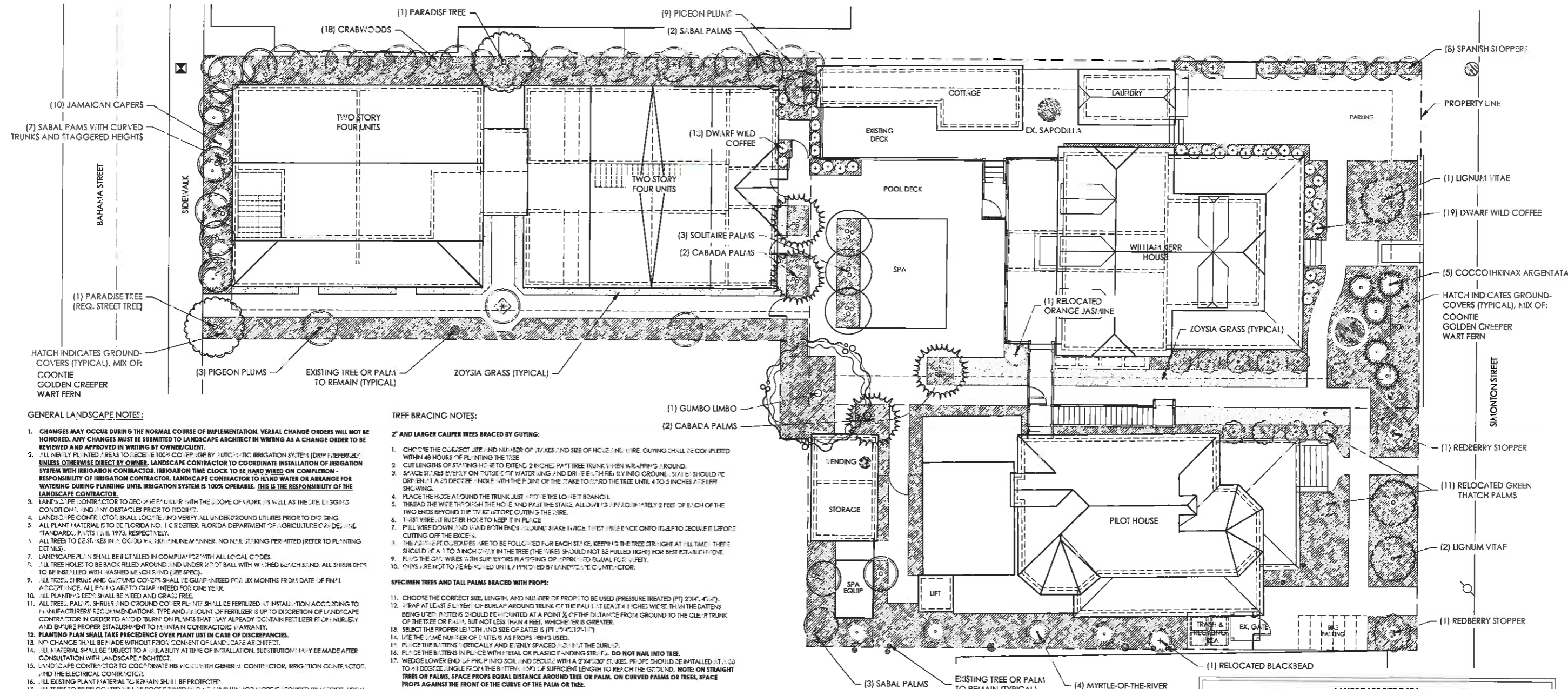
- TREE PROTECTION NOTES:**
- WHILE WORKING AROUND ANY TREES ON THE JOB SITE, IT IS CRITICAL AND MANDATORY THAT YOU FOLLOW THE DIAGRAM TO PREVENT DAMAGE TO THE TREES.
 - TREE PROTECTION FENCING IS A REQUIREMENT.
 - FENCING AROUND THE DRIFLINE IS THE MINIMUM REQUIREMENT.
 - IF FENCING WITHIN THE DRIFLINE IS ABSOLUTELY NECESSARY, ADDITIONAL PROTECTIVE MEASURES MUST BE TAKEN TO PREVENT DAMAGE TO THE TREE.



TREE PROTECTION DIAGRAM

SCALE: NONE

USE
12/3/15
1/10/15



GENERAL LANDSCAPE NOTES:

- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
- ALL NEWLY PLANTED TREES TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP IRRIGATION) UNLESS OTHERWISE DIRECT BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR TO SECURE FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE DESIGN'S CONDITION AND ANY OBSTACLES PRIOR TO BEGINNING.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADE AND STANDARD, PLANTS I & II, 1973, RESPECTIVELY.
- ALL TREES TO BE SET IN A GOOD WORKMANLIKE MANNER. NO NAIL DRIVING PERMITTED (REFER TO PLANTING DETAILS).
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED SAND. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED SAND (SEE SPEC).
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. TYPE AND AMOUNT OF FERTILIZER IS UP TO DISCRETION OF LANDSCAPE CONTRACTOR IN ORDER TO AVOID "BURN" ON PLANTS THAT MAY ALREADY CONTAIN FERTILIZER FROM NURSERY AND ENSURE PROPER ESTABLISHMENT TO MAINTAIN CONTRACTOR'S WARRANTY.
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
- ALL MATERIAL SHALL BE SUBJECT TO A VARIABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
- ALL TREES TO BE RELOCATED SHALL BE ROOT BALLED OR PLANTER BOTTLED (OR FLORE IF REQUIRED BY SPECIES), UPON RELOCATION, TRIM CUT 25% OF THE RELOCATED TREE'S CANOPY.
- AFTER RELOCATION OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BENCH SAND, AND SOIL DISTURBED AREA, IF REQUIRED.
- ALL TREES IN SOIL ARE SHALL EXCEPT A MULCH RING 2" IN DIAMETER TYPICAL.
- ALL TREES SHALL HAVE 2" CALIBER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
- ALL 1" CALIBER MATERIAL TO HAVE 12" SPREAD. MINIMUM ALL 3/8" GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
- LANDSCAPE CONTRACTOR TO BE COUNTY OR CITY LICENSED WHILE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANSHIP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.

END

TREE BRACING NOTES:

2" AND LARGER CALIBER TREES BRACED BY GUYING:

- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOUSING WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
- CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
- SPACE STAKES EVENLY ON OUTSIDE OF WATER KING AND DRIVE EACH HOSE INTO GROUND. STAKE SHOULD BE DRIVEN AT A 25 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
- PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
- THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
- TIGHT WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
- PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. FIRST WIRE LOCK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
- THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE. KEEP THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH GIBBY IN THE TREE (THE WIRE SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
- PLUG THE GIBBY WITH SURVEYORS FLAGGING OR APPROVED EQUAL FOR VISIBILITY.
- GUYING IS NOT TO BE RELOCATED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:

- CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2X4, 4X4).
- WRAP AT LEAST 5 LAYER OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE POINTED AT A POINT 1/2 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
- SELECT THE PROPER LENGTH AND SIZE OF BATTEN IS (PT) 2X4 (12'-10").
- USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
- PLACE THE BATTENS SYMMETRICALLY AND EVENLY SPACED TO SUPPORT THE BURLAP.
- PLACE THE BATTENS IN PLACE WITH METAL OR PLASTIC ENDING STRIPS. DO NOT NAIL INTO TREE.
- WEDGE LOWER END OF PROP INTO SOIL, AND SECURE WITH A 2X4x80" STRIKE. PROPS SHOULD BE INSTALLED AT 30 TO 45 DEGREE ANGLE FROM THE BATTEN AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM OR TREE.
- CUT 90 DEGREE ANGLE AT THE END OF THE PROP TO ALIGN WITH AND NAIL INTO BATTEN. DO NOT PENETRATE TREE OR PALM WITH NAIL.
- IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARED LABELED WITH THE STATEMENT "DO NOT REMOVE".
- PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

END

PLANT LIST

Qty.	Botanical Name	Common Name	Specifications	CALIBER	Native
1	Bursera simarouba	Gumbo Limbo	14-16" PH x 12-14" spread, character specimen	3" MIN.	YES
4	Coccolithrinax argentea	Myrtle-of-the-River	2" gallon, very full	1" MIN.	YES
10	Psychotria guianensis	Jamaican Capers	16 gallon, very full	0.75" MIN.	YES
12	Coccolithrinax argentea	Pigeon Plum	4.5 gallon, 3-10" PH, very full	1" MIN.	YES
7	Coccolithrinax argentea	Florida Silver Palm	15 gallon, very full	1" MIN.	YES
4	Dysoxylum guianense	Cabada Palm	12-14" PH x 10-12" trunk	1" MIN.	NO
2	Eugenia caryophyllata	Redberry Stopper	6" PH, very full	1" MIN.	YES
2	Eugenia caryophyllata	Spanish Stopper	18 gallon, very full	1" MIN.	YES
3	Lignum vitae	Native Lignum Vitae	6-8" PH x 12-14" spread, character specimens	1" MIN.	YES
13	Gynerium sagittatum	Green Thatch Palm	6-8" PH, very full	0.5" MIN.	YES
1	Pithecolobium beryse	Blackbead	Relocated from on-site		YES
2	Psychotria guianensis	Alexander Palm	(2) triple-trunk 2" 12-14" PH, (1) double-trunk 1/2 12" PH		NO
12	Sabal palmetto	Sabal Palm	(1) @ 14" CT, (6) @ 12" CT, (6) @ 10" CT; curved-trunks w/ re-located roots		YES
2	Parasitax glauca	Paradise Tree	16-18" PH x 12-16" spread	3" MIN.	YES
1	Syzygium schlotheimia	Wart Fern	Relocated from on-site		NO
11	Zoysia tenuifolia	Green Thatch Palm	Relocated from on-site		YES

*Note: 17 non-native palms removed (refer to sheet TS-1) and replaced with (5) native Florida Silver Palms and (12) native Sabal Palms - 17 total palm replacements

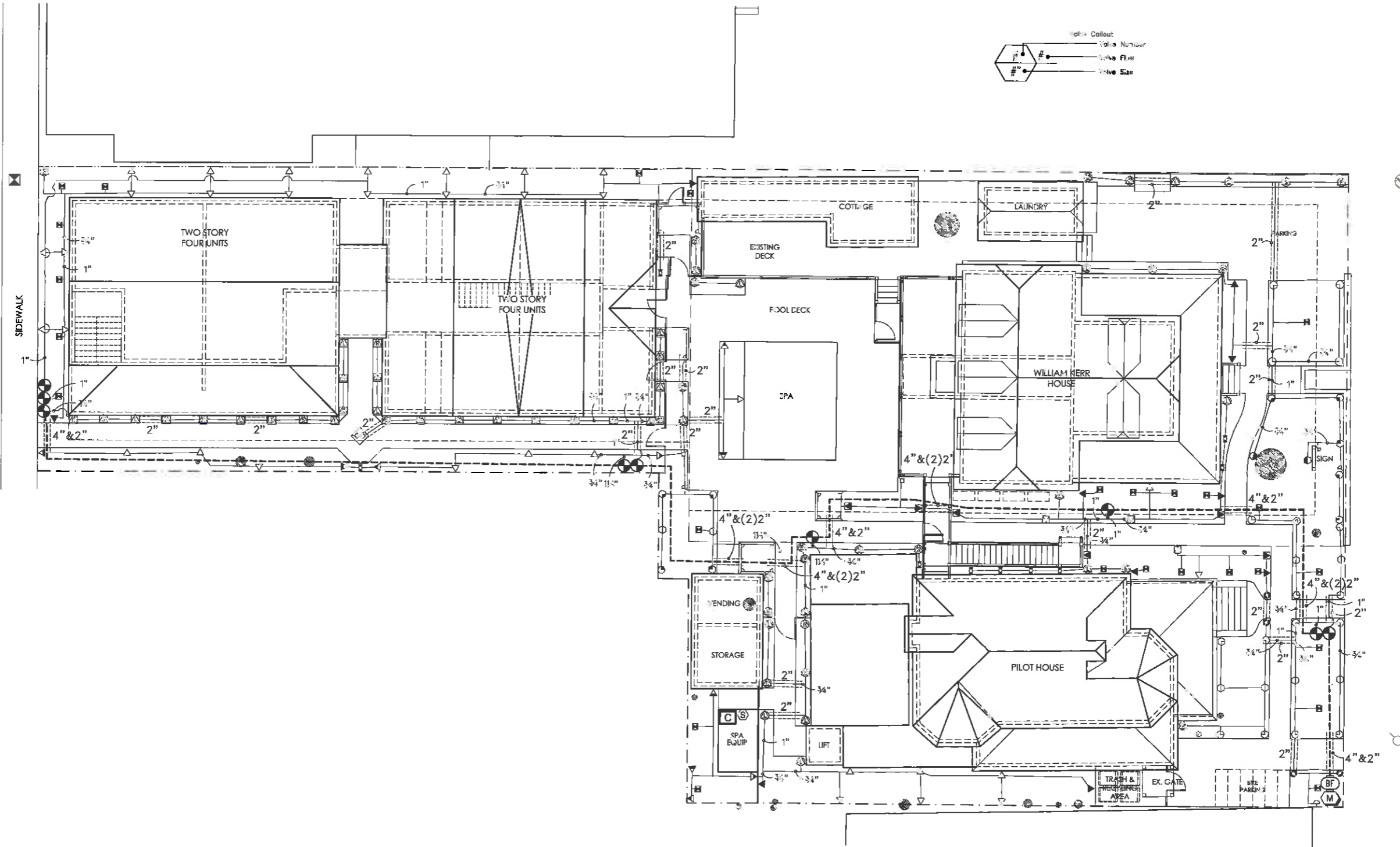
Qty.	Botanical Name	Common Name	Specifications	CALIBER	Native
1	Golden Creeper	Golden Creeper	1 gallon, 12" O.C.		YES
1	Marsipposylla	Orange Jasmine	Relocated from on-site		NO
1	Psychotria guianensis	Wart Fern	1 gallon, full, 12" O.C.		NO
33	Psychotria guianensis	Dwarf Wild Coffee	2 gallon, very full		YES
18	Zamia floridana	Coontie	3 gallon, full, 10" O.C.		YES
1	Zoysia tenuifolia	Zoysia Grass	1 sq. ft. Plant		NO

LANDSCAPE SITE DATA

PROJECT AREA:	REQUIREMENT	PROVIDED
(SEC. 108-412) MINIMUM REQUIRED LANDSCAPE AREA (PROJECT AREA < 0.5 ACRE)	LANDSCAPE AREA PROVIDED	
(SEC. 108-412) REQUIRED RIGHT OF WAY PLANTING (SITE < 0.5 ACRE)	10' WIDTH @ 10 PLANT UNITS / 100 LF	10' WIDTH @ 10 PLANT UNITS / 100 LF
RIGHT OF WAY (S. MONITION STREET)	10' WIDTH @ 10 PLANT UNITS	10' WIDTH @ 10 PLANT UNITS
RIGHT OF WAY (BAHAMA STREET)	10' WIDTH @ 10 PLANT UNITS	10' WIDTH @ 10 PLANT UNITS
PERIMETER LANDSCAPE AREA REQUIRED	PERIMETER LANDSCAPE AREA PROVIDED	
(SEC. 108-414) INTERIOR LANDSCAPE AREA REQUIRED	INTERIOR LANDSCAPE AREA PROVIDED	
(SEC. 108-414) NON-THEMATIC OPEN SPACE REQUIRED (NCS < 0.05)	NON-THEMATIC OPEN SPACE PROVIDED	
(SEC. 108-414) LANDSCAPE SCREENING / BUFFER REQUIREMENT	LANDSCAPE SCREENING / BUFFER PROVIDED	

PROPOSED USE: LOW IMPACT COMMERCIAL ADJOINING USE: LOW IMPACT COMMERCIAL USE DO NOT REQUIRE BUFFER AREA

BAHAMA STREET



WHR
12/3/15
10/2/15



ORIGINAL: _____

REVISIONS:

1	
2	
3	
4	
5	

MARQUESA HOTEL ANNEX
 414 SIMONTON STREET
 KEY WEST, FL 33040

MARQUESA HOTEL ANNEX
 414 SIMONTON STREET
 KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

MARQUESA HOTEL ANNEX
 414 SIMONTON STREET
 KEY WEST, FL 33040

JOB NO. 151033
 DRAWN BGO
 DESIGNED AEP
 CHECKED AEP
 QC
 SHEET

11/2/15

Water Quantity Calculations - 25yr/72hr Design Storm

Water Quantity - Predevelopment

Project Area	A = 0.889	ac	16,054	sf
Pervious Area	0.006	ac	2,426	sf
Impervious Area	0.883	ac	13,628	sf
% Impervious	84.89%			
Rainfall for 25yr/24hr event	P ₂₄ = 9	in		
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in		
Depth to Water Table	4	ft		
Predeveloped Available Storage	0.18	in		
Soil Storage	S = 1.84	in		
Q _{pre} = $\frac{P_{24} - 0.25}{P_{24} + 0.85}$	Q _{pre} = 10.88	in		
Runoff Volume from 25 year/3 day storm	V _{pre-25yr} = 4.00	ac-in		

Water Quantity - Postdevelopment

Project Area	A = 0.889	ac	16,054	sf
Pervious Area	0.106	ac	4,587	sf
Impervious Area	0.783	ac	11,467	sf
% Impervious	71.8%			
Rainfall for 25yr/24hr event	P ₂₄ = 9	in		
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in		
Depth to Water Table	4	ft		
Developed Available Storage	0.18	in		
Soil Storage	S = 2.33	in		
Q _{post} = $\frac{P_{24} - 0.25}{P_{24} + 0.85}$	Q _{post} = 8.82	in		
Runoff Volume from 25 year/3 day storm	V _{post-25yr} = 3.62	ac-in		

Postdevelopment - Predevelopment

Q _{pre-post} = Q _{pre} - Q _{post}	Q _{pre-post} = -1.04	in		
PrePost Volume = Q _{pre-post} x A	V _{pre-post} = -0.93	ac-in		

Water Quality Calculations - 25yr/72hr Design Storm

Water Quality

Project Area	0.369	ac	16,054	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.178	ac	7,775	sf
Paved Area/Walkways	0.386	ac	3,712	sf
Pervious Area	0.106	ac	4,587	sf
Impervious area for water quality (Site area for Water Quality - Pervious area)	0.066	ac	3,712	sf
% Impervious	28%			
A) One inch of runoff from project area	0.369	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x site area - volume vol.%)	0.213	ac-in		

Comparison of Water Quality Method:

0.369	>	0.213
ac-in		ac-in

Total Volume Required: 0.369 ac-in, 1,399 cf

Exfiltration Provided: 0.381 ac-in, 1,418 cf

Total Provided: 0.381 ac-in, 1,418 cf

Exfiltration Trench Design

Required trench length (L) =

$$L = \frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Dg) + 1.89 \times 10^{-4}(W)Du}$$

Assumed Hydraulic Conductivity, K = 0.000145

H =	6	ft
W =	3	ft
Du =	2.6	ft
Dg =	0	ft

Volume of Trench, V = 0.388 ac-in

Trench Length Required = 241 FT

Trench Length Provided = 296 FT

