

RIVERA DRIVE

RIVERA STREET

FLAGLER AVENUE

PROPOSED 6000 GAL UNDERGROUND CATCHMENT SYSTEM (TOTAL ROOF AREA = 5490 SF x 1 GAL/SF = 5490 GAL REQUIRED MIN. CATCHMENT TANK SIZE)

PERVIOUS PAVERS W/ MIN. 29 SRI

SMALL SHRUBS / PLANT COVER

5' SETBACK

1' SEPARATION TO BE MAINTAINED BETWEEN STRUCTURES

EXISTING 1 STORY 2807 SQ.FT.

FLOOD ELEVATION: 8.0'

44" SETBACK

20' SETBACK

THREE ADDITIONAL PARKING SPACES

SITE DATA:

SITE DATA	PERMITTED	EXISTING	PROPOSED	COMPLIANCE
ZONING	CL	CL	CL	COMPLIES
MIN. LOT SIZE	> 5,000 SF	21,982 SF	NO CHANGE	COMPLIES
COMMERCIAL FAR	.8	4,705 SQ. FT. = 21%	12,468 SQ.F.T.=57%	COMPLIES
MR - DENSITY	16 U/AC (8 UNITS)	0 UNITS	8 UNITS	COMPLIES
AH - COMPACT INFILL BONUS	1 MR, 3 AH UNITS	0 UNITS	0 UNITS	COMPLIES
TOTAL RESIDENTIAL UNITS	8	0 UNITS	8	COMPLIES
MAX HEIGHT	40'	<20'	39'	COMPLIES
OPEN SPACE RATIO	30% (6,725 SQ. FT.)	< 5%	16% (3,463 SQ.FT.)	COMPLIES
LANDSCAPE/PERVIOUS	20% (4,396 SQ. FT.)	< 5%	16% (3,505 SQ.FT.)	COMPLIES
BUILDING COVERAGE	40% (10,991 SQ. FT.)	21% (4,705 SQ. FT.)	38% (8,355 SQ.FT.)	COMPLIES
IMPERVIOUS SURFACE RATIO	60 % (13,189.2SQ. FT.)	100%	84% (18,477 SQ. FT.)	COMPLIES
SETBACK: FRONT	44 FT.	73.05 FT.	73.05 FT.	COMPLIES
SIDE	5 FT.	3.8 FT.	5 FT.*	COMPLIES
STREET SIDE	20 FT.	51.9 FT.	20 FT.	COMPLIES
REAR	25 FT.	25 FT.	25 FT.	COMPLIES

NOTES: \* DENOTES NEW CONSTRUCTION

**BUILDING DATA**

LOCATION  
3228 FLAGLER AVE.  
KEY WEST, FLORIDA  
BUILDING CODE  
2014 FLORIDA BUILDING CODE

ZONING  
KEY WEST  
CL

SETBACK REQUIREMENTS:  
FRONT 44'  
SIDE 5'  
STREET SIDE 20'  
REAR YARD 25'

**SQUARE FOOTAGE:**

1ST FLOOR  
LOBBY - 272 SQ. FT.  
STORAGE- 547 SQ. FT.  
TOTAL: 819 SQ. FT.

2ND FLOOR  
LOBBY - 460 SQ. FT.  
UNIT #201- 558 SQ. FT.  
UNIT #202- 558 SQ. FT.  
UNIT #203 COMMUNAL SPACE- 227 SQ. FT.  
A- 378 SQ. FT.  
B- 470 SQ. FT.  
C- 364 SQ. FT.  
TOTAL - 1439 SQ. FT.

UNIT #204 COMMUNAL SPACE - 227 SQ. FT.  
D- 378 SQ. FT.  
E- 470 SQ. FT.  
F- 364 SQ. FT.  
TOTAL - 1439 SQ. FT.

2ND FLR. TOTAL- 4454 SQ. FT.

3RD FLOOR  
LOBBY - 394 SQ. FT.  
UNIT #301- 558 SQ. FT.  
UNIT #302- 558 SQ. FT.  
UNIT #303 COMMUNAL SPACE- 227 SQ. FT.  
A- 378 SQ. FT.  
B- 470 SQ. FT.  
C- 364 SQ. FT.  
TOTAL - 1439 SQ. FT.

UNIT #304 COMMUNAL SPACE - 227 SQ. FT.  
D- 378 SQ. FT.  
E- 470 SQ. FT.  
F- 364 SQ. FT.  
TOTAL - 1439 SQ. FT.

3RD FLR. TOTAL- 4388 SQ. FT.

TOTAL NEW BUILDING:  
1ST FLOOR, LOBBY - 272 SQ. FT.  
2ND FLOOR - 4454 SQ. FT.  
3RD. FLOOR - 4388 SQ. FT.  
TOTAL - 9114 SQ. FT.

EXISTING C-STORE - 2807 SQ. FT.

NEW & EXISTING COMBINED TOTAL - 11,921 SQ. FT.



SITE PLAN 1  
1" = 10'-0"

DIONS FLAGLER AVE MIXED USE  
KEY WEST, FL

FOR: 804.344.0060  
EMAIL: bobstudio@bobarchitecture.net

108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219

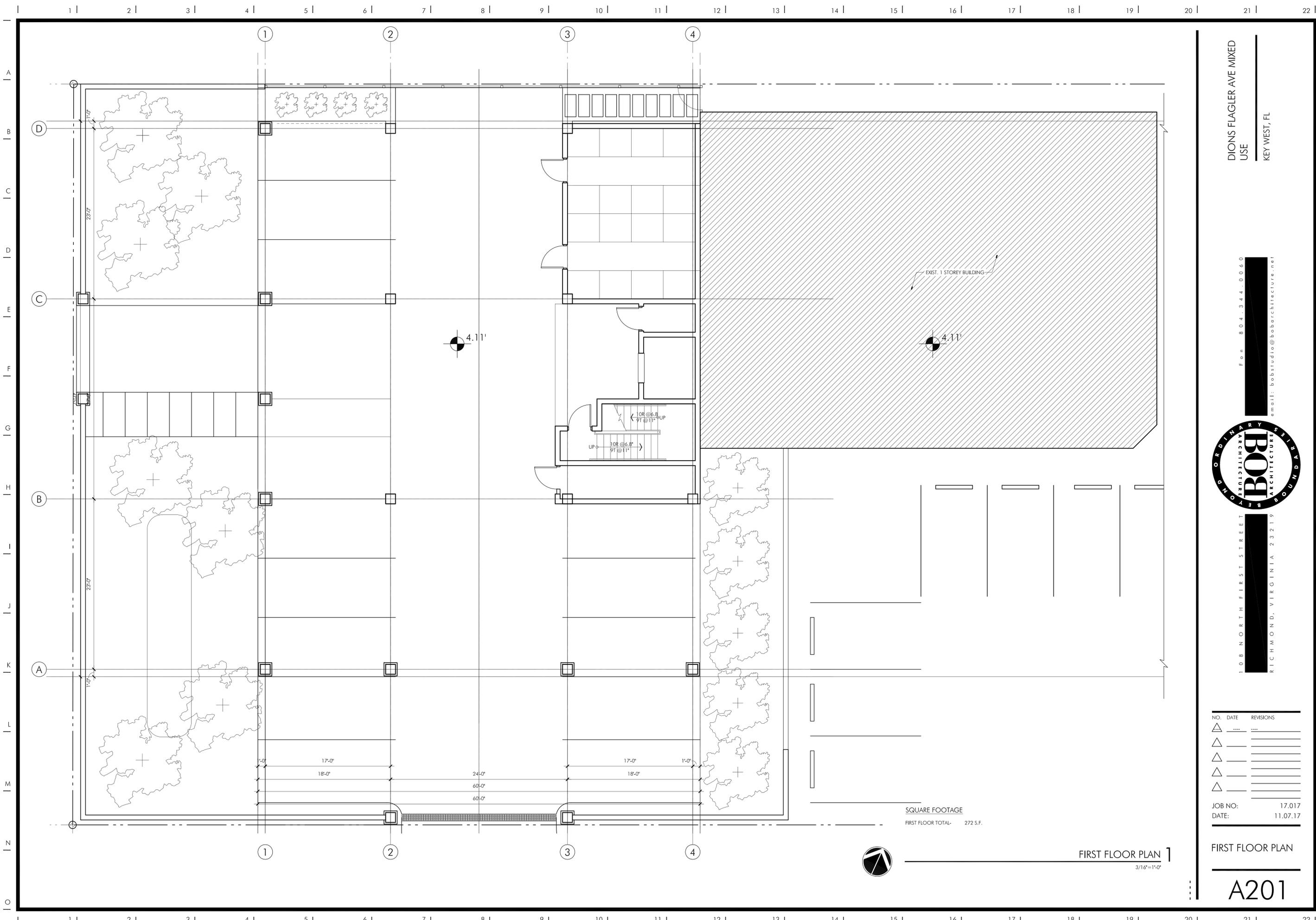
ORDINARY ARCHITECTURE  
BOB ARCHITECTURE  
BOUNDED

NO. DATE REVISIONS

JOB NO: 17.017  
DATE: 12.15.17

SITE PLAN

A101



SQUARE FOOTAGE  
FIRST FLOOR TOTAL 272 S.F.



FIRST FLOOR PLAN  
3/16"=1'-0"

DIONS FLAGLER AVE MIXED  
USE  
KEY WEST, FL

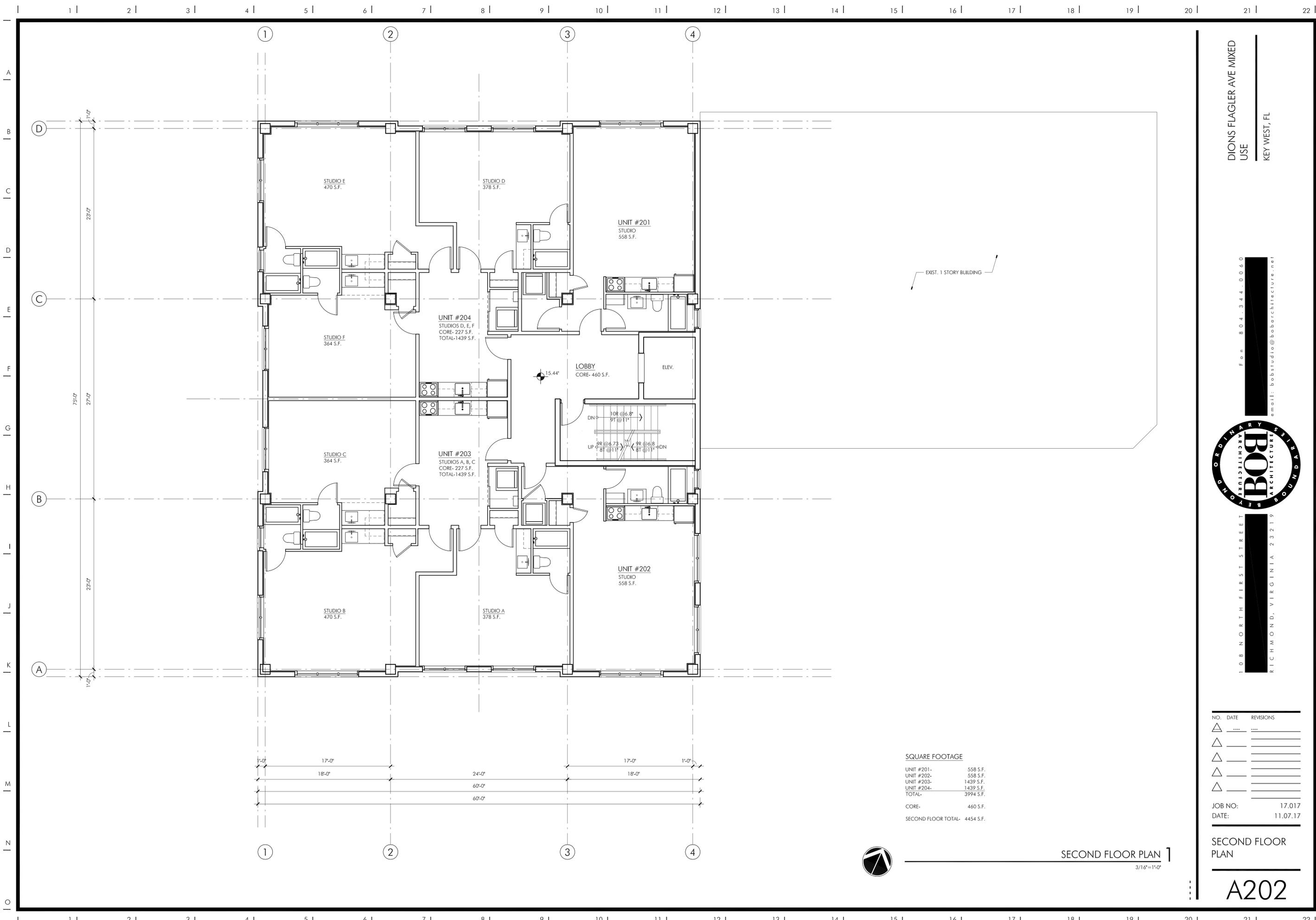
108 NORTH FIRST STREET  
 RICHMOND, VIRGINIA 23219  
 Tel: 804.344.0060  
 email: bobstudio@bobarchitecture.net

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JOB NO: 17.017  
DATE: 11.07.17

FIRST FLOOR PLAN

A201



**SQUARE FOOTAGE**

UNIT #201-	558 S.F.
UNIT #202-	558 S.F.
UNIT #203-	1439 S.F.
UNIT #204-	1439 S.F.
TOTAL-	3994 S.F.
CORE-	460 S.F.
SECOND FLOOR TOTAL-	4454 S.F.

SECOND FLOOR PLAN  
3/16"=1'-0"

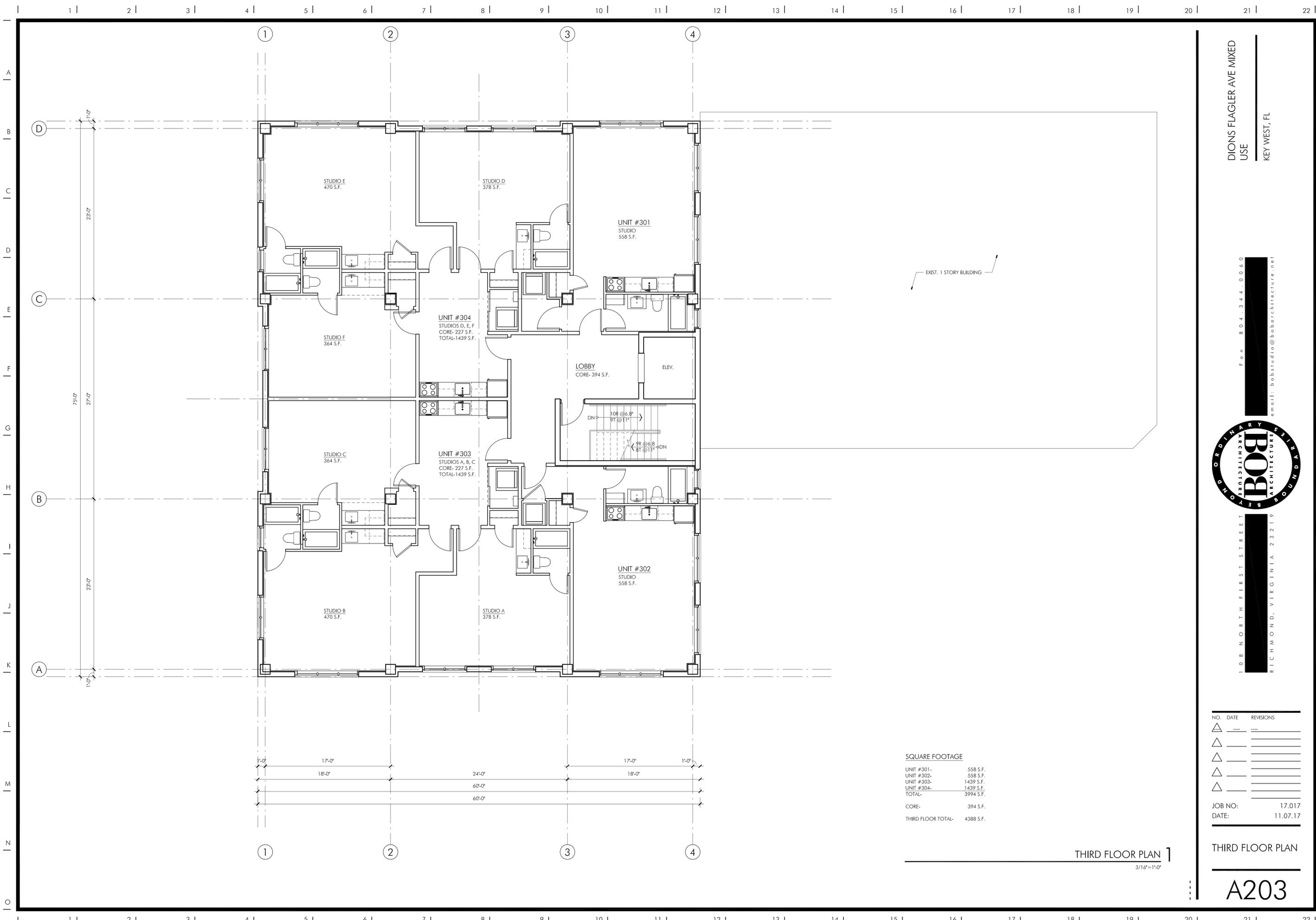
DIONS FLAGLER AVE MIXED  
USE  
KEY WEST, FL

108 N. NORTH FIRST STREET  
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SECOND FLOOR  
PLAN  
**A202**



**SQUARE FOOTAGE**

UNIT #301-	558 S.F.
UNIT #302-	558 S.F.
UNIT #303-	1439 S.F.
UNIT #304-	1439 S.F.
TOTAL-	3994 S.F.
CORE-	394 S.F.
THIRD FLOOR TOTAL-	4388 S.F.

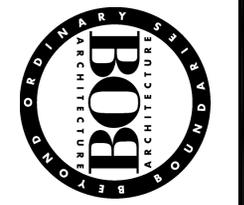
THIRD FLOOR PLAN  
3/16"=1'-0"

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DATE: 11.07.17

THIRD FLOOR PLAN

A203



DIONS FLAGLER AVE MIXED  
USE  
KEY WEST, FL

108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219  
Fon: 804.344.0060  
emall: bobstudio@bobarchitecture.net

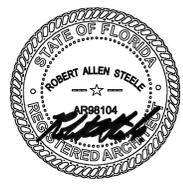


SOUTH ELEVATION 2  
3/16"=1'-0"



EAST ELEVATION 1  
3/16"=1'-0"

DIONS FLAGLER AVE MIXED  
USE  
KEY WEST, FL



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108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219

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JOB NO: 17.017  
DATE: 11.07.17

EAST & SOUTH  
ELEVATIONS

A301

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

A  
B  
C  
D  
E  
F  
G  
H  
I  
J  
K  
L  
M  
N  
O

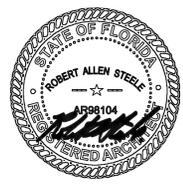


WEST ELEVATION 2  
3/16"=1'-0"



NORTH ELEVATION 1  
3/16"=1'-0"

DIONS FLAGLER AVE MIXED  
USE  
KEY WEST, FL



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email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219

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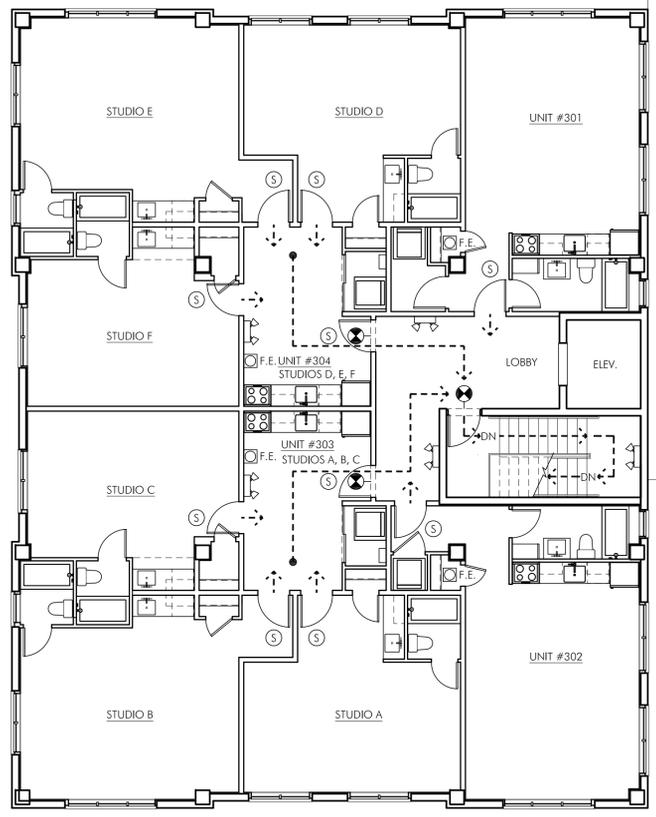
NORTH & WEST  
ELEVATIONS

A302

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

**3RD FLOOR EGRESS & OCCUPANCY CALCULATIONS**

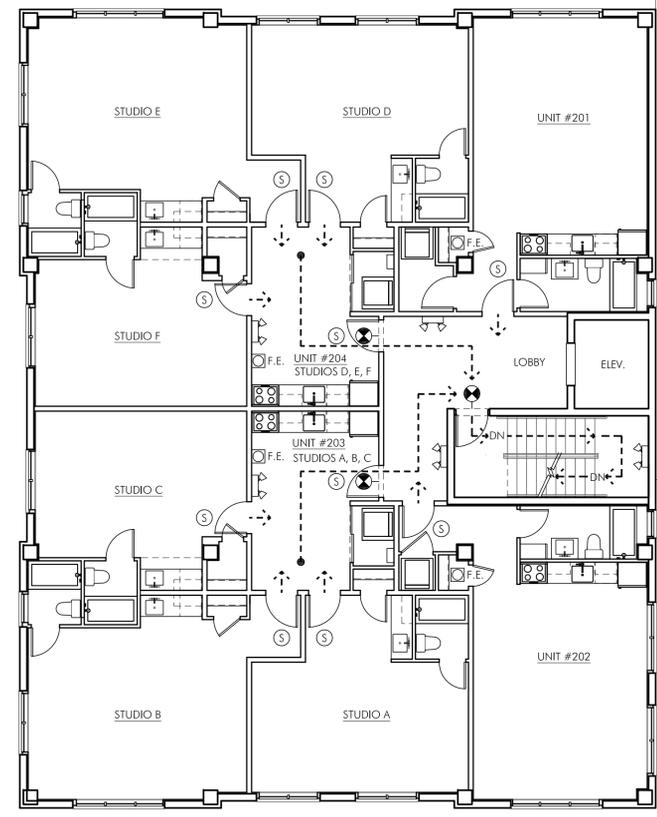
USE & OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)  
 NEPA 13R SPRINKLER SYSTEM IS PERMITTED (903.3.1.2)  
 OCCUPANT LOAD: 21 (4,388 SF /200)  
 EGRESS WIDTH REQUIRED:  
 2 X 21 = 4.2', 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)  
 STAIR EGRESS WIDTH REQUIRED:  
 3 X 22 = 6.3', 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)  
 MIN. NUMBER OF EXITS REQUIRED: 1 (OCCUPANT LOAD < 49 = 1 EXIT)  
 ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)  
 TABLE 1014.3 EXIT ACCESS TRAVEL DISTANCE:  
 125' MAX. COMMON PATH OF EGRESS  
 PROPOSED MAX. TRAVEL DISTANCE= 36 FT.



**3RD FLR. LIFE SAFETY PLAN 3**  
 1/8" = 1'-0"

**2ND FLOOR EGRESS & OCCUPANCY CALCULATIONS**

USE & OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)  
 NEPA 13R SPRINKLER SYSTEM IS PERMITTED (903.3.1.2)  
 OCCUPANT LOAD: 22 (4,454 SF /200)  
 EGRESS WIDTH REQUIRED:  
 2 X 22 = 4.4', 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)  
 STAIR EGRESS WIDTH REQUIRED:  
 3 X 22 = 6.6', 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)  
 MIN. NUMBER OF EXITS REQUIRED: 1 (OCCUPANT LOAD < 49 = 1 EXIT)  
 ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)  
 TABLE 1014.3 EXIT ACCESS TRAVEL DISTANCE:  
 125' MAX. COMMON PATH OF EGRESS  
 PROPOSED MAX. TRAVEL DISTANCE= 36 FT.

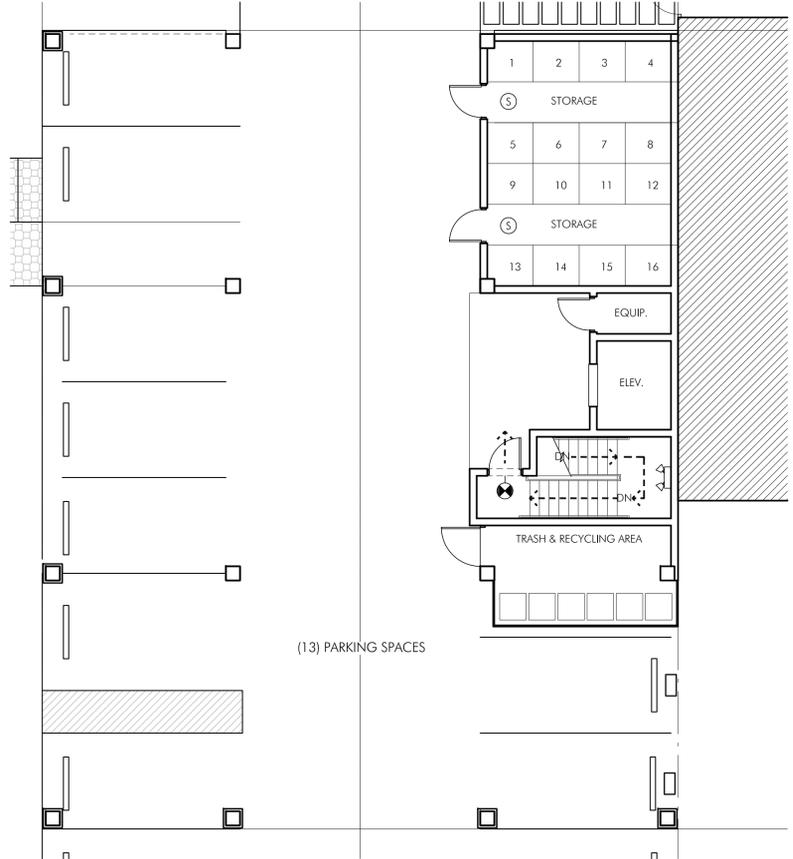


**2ND FLR. LIFE SAFETY PLAN 2**  
 1/8" = 1'-0"

**SYMBOLS**

- EMERGENCY LIGHTING - BATTERY PACK W/ CHARGER
- EXIT SIGN - ILLUMINATED
- SMOKE DETECTOR - CEILING MOUNTED
- F.E. PORTABLE MULTI USE A-C-B FIRE EXTINGUISHER, PROVIDE MAINT. SCHED. AS REQ'D BY CODE (TYP.)

- NOTES:**
1. SMOKE DETECTORS THROUGHOUT
  2. AUTOMATIC SPRINKLER SYSTEM THROUGHOUT



**1ST FLR. LIFE SAFETY PLAN 1**  
 1/8" = 1'-0"

DIONS FLAGLER AVE MIXED USE  
 KEY WEST, FL



FOR 804.344.0060  
 email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET  
 RICHMOND, VIRGINIA 23219

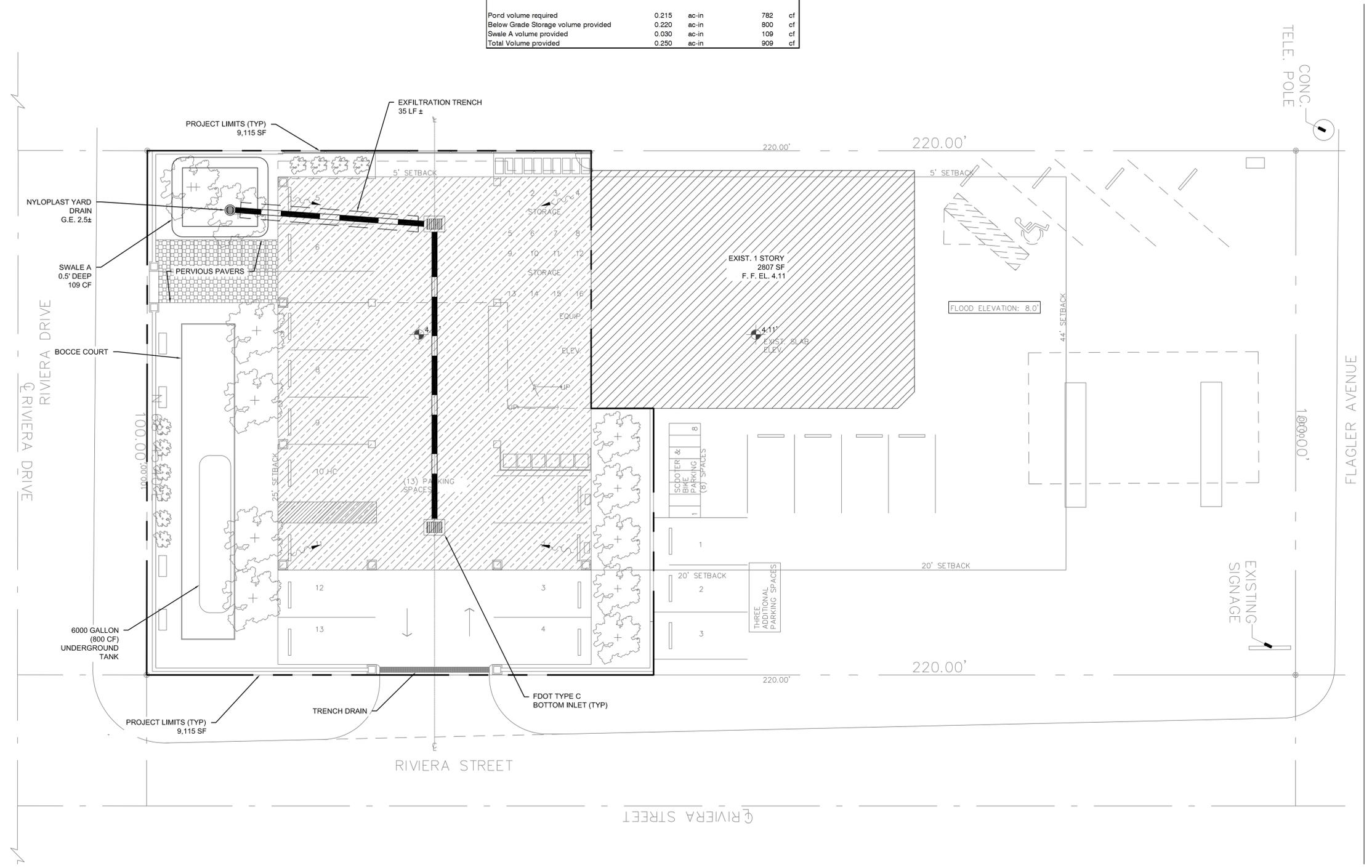
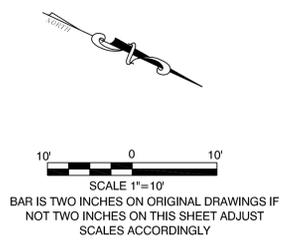
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JOB NO: 17.017  
 DATE: 12.18.17

LIFE SAFETY PLANS

**A901**

Water Quality Calculations				
<i>Water Quality</i>				
Project Area	0.209	ac	9,115	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.103	ac	4,500	sf
Pavement/Walkways	0.044	ac	1,900	sf
Pervious area	0.062	ac	2,715	sf
Site area for Water Quality (Total area- (water surface + roof area))				
	0.106	ac	4,615	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)				
	0.044	ac	1,900	sf
% Impervious				
	41%			
A) One inch of runoff from project area				
	0.209	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))				
	0.215	ac-in		
<i>Comparison of Water Quality Methods</i>				
	0.209	<	0.215	
	ac-in		ac-in	
Pond volume required				
	0.215	ac-in	782	cf
Below Grade Storage volume provided				
	0.220	ac-in	800	cf
Swale A volume provided				
	0.030	ac-in	109	cf
Total Volume provided				
	0.250	ac-in	909	cf



CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING & DEVELOPMENT, INC.**

KEY WEST OFFICE  
1010 EAST KENNEDY DRIVE, SUITE 201  
KEY WEST, FL 33040  
TEL: (305) 293-9440 FAX: (305) 293-0243

CERTIFICATE OF AUTHORIZATION NO. 9879

ALLEN E. PEREZ, P.E.  
Florida P.E. NO. 51488  
December 18, 2017

REVISIONS:

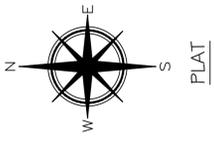
1	ORIGINAL
2	
3	
4	
5	
6	

DION'S FLAGLER AVENUE  
3228 FLAGLER AVENUE  
KEY WEST, FL. 33040  
CONCEPTUAL DRAINAGE PLAN

UPHOFF INVESTMENTS, LLC  
638 UNITED STREET  
KEY WEST, FL. 33040

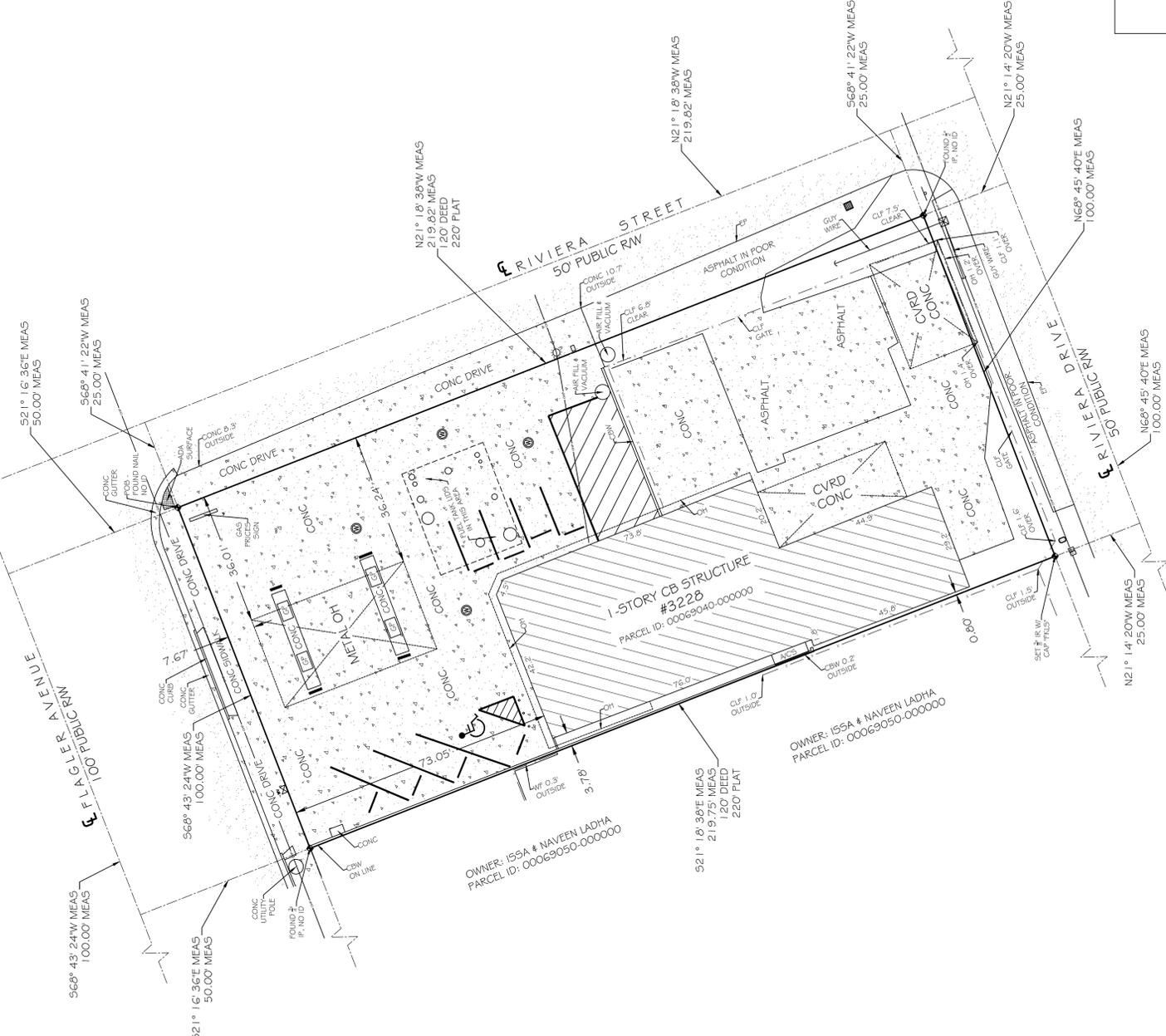
JOB NO. 171045  
DRAWN AEP  
DESIGNED AEP  
CHECKED AEP  
QC SHEET

# ALTA / NSPS LAND TITLE SURVEY

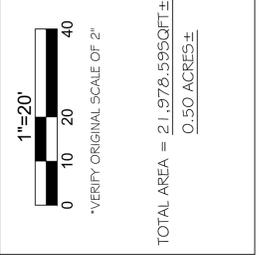


LOCATION MAP - NTS  
SEC. 33-T675-R25E

LOCATION MAP - NTS  
SEC. 33-T675-R25E



- SYMBOL LEGEND:**
- BENCHMARK
  - CATCH BASIN
  - DRAINAGE MANHOLE
  - CONCRETE UTILITY POLE
  - MANHOLE
  - FIRE POT/PAINT
  - GUY WIRE
  - GAS PIP
  - MALDOW
  - SANITARY CLEANOUT
  - SANITARY MANHOLE
  - STAKE
  - TELEPHONE MANHOLE
  - WATER VALVE
  - WATER METER
  - WORKING WELL
  - WOOD UTILITY POLE
  - METAL SUPPORT COLUMN
  - DEGRADED UTILITY LINES
  - LIGHT POLE



## TITLE REVIEW NOTES

- WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM, I HEREBY CERTIFY AS FOLLOWS:
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date this proposed insured acquires for value of record or mortgage thereon covered by this Commitment. - **NOT A SURVEY MATTER**
  - Any rights, interests, or claims of parties in possession of the land not shown by the public records. - **NOT A SURVEY MATTER**
  - Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. - **DEFICTED ON SURVEY**
  - Any item, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. - **NOT A SURVEY MATTER**
  - Any boundary line between land parcels, or the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is not shown by the public records or was previously under water. - **NOT APPLICABLE TO SUBJECT PROPERTY**
  - Taxes or special assessments not shown as liens in the public records or on the records of the local tax collecting authority, at Date of Policy. - **NOT A SURVEY MATTER**
  - Any mineral or mineral rights, leased, granted or retained by current or prior owners, (without right of entry) (as to Parcels 12, 14 and 15). - **NOT A SURVEY MATTER**
  - Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable. - **NOT A SURVEY MATTER**
  - NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no liens or encumbrances on the lands not shown as liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit. - **NOT A SURVEY MATTER**
  - Standard Exceptions for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof. - **DEFICTED ON SURVEY**
  - Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and all rights of lessor(s) under the lease(s), (as to Parcels 6, 8, 12, 16, 22, 24, 25 and 26) - **NOT A SURVEY MATTER**
  - Any unrecorded easement, right of way, or other right or lien created under The Marketable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Polity and Stockyards Act (7 U.S.C. §§181, et seq.) or under similar state laws. (As to Parcels 1, 2, 6, 7, 9, 10, 11, 12, 13, 14, 22, 23, 24, 25 and 26) - **NOT A SURVEY MATTER**
  - Declaration of Covenants, Conditions and Restrictions recorded in Book 69, Page 381, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). - **NOT A SURVEY MATTER**

## LEGAL DESCRIPTION

"PARCEL 6" - WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY EXHIBIT A, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM:  
 IN RIVIERA SHORES SUBDIVISION, a subdivision of a part of the City of Key West, according to plat thereof recorded in Plat Book 3, Page 146, Public Records of Monroe County, Florida;  
 Begun at the Northeast corner of Block 2 of said subdivision, thence run in a Southwesterly direction along the Southerly right-of-way line of Flagler Avenue a distance of 100 feet; thence at a right angle and in a Southerly direction a distance of 120 feet to the Northwesterly right-of-way line of Riviera Drive; thence at a right angle and in a Northwesterly direction along the said Northwesterly right-of-way of Riviera Drive a distance of 100 feet to the corner of the intersection of the said Riviera Drive with Sovera Street; thence at a right angle and in a Northwesterly direction along the Southwesterly right-of-way line of Riviera Street a distance of 120 feet to the point of beginning.

## SURVEYOR NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N69°45'40"E AS PLATTED, (RIVIERA SHORES SUBDIVISION - P. 3, PG. 146) ALONG THE CENTERLINE OF RIVIERA DRIVE.
- ALL UNITS ARE SHOWN IN SURVEY FEET, WEST. IN 833046.
- FLOOD ZONE CLASSIFICATION: COMMUNITY NO. 1, ZONING: 02-1B-05; MAP DATE: 02-18-05; FIRM REVISION DATE: 08-24-15; FLOOD ZONE: AE; BASE ELEVATION: 6
- CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION OF THE SUBJECT PROPERTY WAS NOT PROVIDED BY THE INSURER.
- SQUARE FOOTAGE OF EXISTING FOOTPRINT OF BUILDINGS: 1-STOREY CB STRUCTURE #3228 - 4041.00 SQFT.; THE BUILDING HEIGHT IS 14.76 FEET.
- THERE ARE 7 DEDICATED STRIPED REGULAR PARKING SPACES AND 1 DEDICATED STRIPED HANDICAP PARKING SPACE.
- THE LOCATION OF UTILITIES (EXISTING OR SERVING) THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WAS DETERMINED BY OBSERVED EVIDENCE ONLY, AS PER THE CLIENTS REQUEST.
- THERE WAS NO OBSERVED EVIDENCE OF PEDESTAL COLUMNS OR SIGNAGE AT THE TIME OF THE SURVEY.
- ADDITIONAL SURVEY DATA, SUCH AS THE LOCATION OF SANITARY CLEANOUTS, WAS OBTAINED FROM A UTILITY COMPANY, BUT WAS NOT FIELD VERIFIED BY THE SURVEYOR.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
- NO WETLAND AREAS WERE IDENTIFIED TO SURVEYOR AT THE TIME OF SURVEY, AND NO WETLAND DELINEATION MARKERS WERE OBSERVED BY THE SURVEYOR AT THE TIME OF SURVEY.

NOTE: ALL DIMENSIONS BEARING THE SURFACE ARE NOTED AND MEASURED DIMENSIONS EQUAL THE FIELD DIMENSIONS. DIMENSIONS THAT MAY BE FOUND ON THIS SHEET ARE THE FIELD DIMENSIONS AND NOT THE DIMENSIONS OF ANY INSTRUMENT RECORD. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

NOTES: LEGAL DESCRIPTIONS HAVE BEEN REVERSED BY THE CLIENT OR INSURER REPRESENTATIVE IN BLUE INK. REVISIONS HAVE NOT BEEN REVERSED BY THE SURVEYOR TO DETERMINE WHETHER THE LEGAL DESCRIPTIONS WERE MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE REQUIREMENTS OF FLORIDA STATUTES. ADDITIONAL CORRECTIONS TO SURVEY MAP OR RECORD OR OTHER THAN THE SIGNING PARTY IS REQUIRED. REVISIONS TO THE SURVEY MAP OR RECORD OR OTHER THAN THE SIGNING PARTY IS NOT PERMITTED WITHOUT THE SIGNING PARTY'S CONSENT.

DATE OF MAP: MARCH 30, 2016.

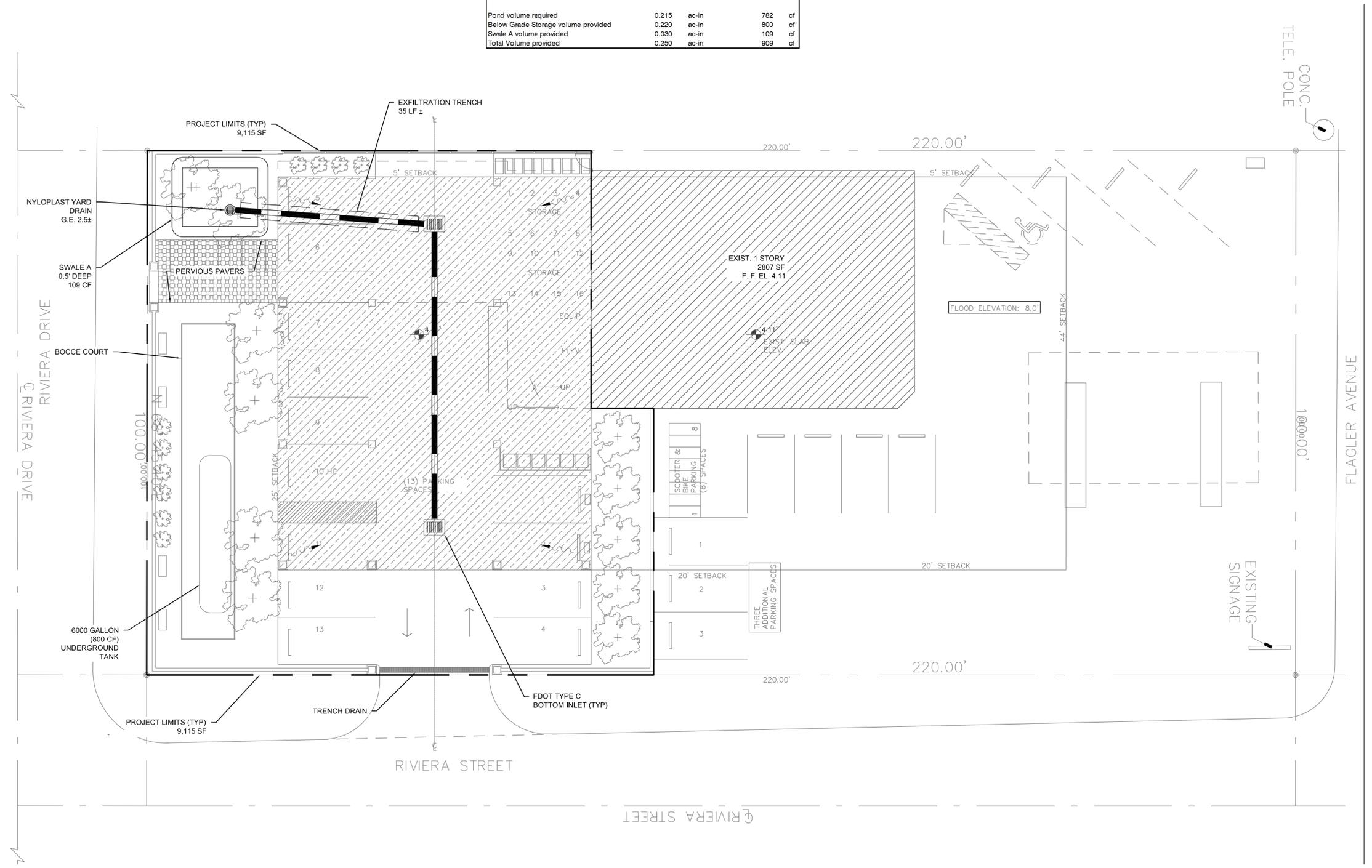
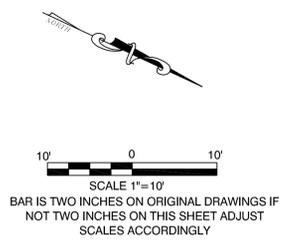
THE SIGNING PARTY HAS BEEN REVERSED BY THE CLIENT OR INSURER REPRESENTATIVE IN BLUE INK. REVISIONS HAVE NOT BEEN REVERSED BY THE SURVEYOR TO DETERMINE WHETHER THE LEGAL DESCRIPTIONS WERE MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE REQUIREMENTS OF FLORIDA STATUTES. ADDITIONAL CORRECTIONS TO SURVEY MAP OR RECORD OR OTHER THAN THE SIGNING PARTY IS REQUIRED. REVISIONS TO THE SURVEY MAP OR RECORD OR OTHER THAN THE SIGNING PARTY IS NOT PERMITTED WITHOUT THE SIGNING PARTY'S CONSENT.

SCALE: 1"=20'	FIELD WORK: 01/10/2016
DATE: 01/10/2016	SHEET: 1 OF 1
DATE: 01/10/2016	XXXXXX
DATE: 01/10/2016	XXXXXX

NEW GULF WATERS OF THE SIGNATURE AND SEAL OF THE SURVEYOR IN BLUE INK. SIGNATURE AND SEAL OF SURVEYOR IN BLUE INK. SIGNATURE AND SEAL OF SURVEYOR IN BLUE INK.

ERIC A. ISAACS  
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, L.M. 7547

Water Quality Calculations				
<i>Water Quality</i>				
Project Area	0.209	ac	9,115	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.103	ac	4,500	sf
Pavement/Walkways	0.044	ac	1,900	sf
Pervious area	0.062	ac	2,715	sf
Site area for Water Quality (Total area- (water surface + roof area))				
	0.106	ac	4,615	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)				
	0.044	ac	1,900	sf
% Impervious				
	41%			
A) One inch of runoff from project area				
	0.209	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))				
	0.215	ac-in		
<i>Comparison of Water Quality Methods</i>				
	0.209	<	0.215	
	ac-in		ac-in	
Pond volume required				
	0.215	ac-in	782	cf
Below Grade Storage volume provided				
	0.220	ac-in	800	cf
Swale A volume provided				
	0.030	ac-in	109	cf
Total Volume provided				
	0.250	ac-in	909	cf



CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING & DEVELOPMENT, INC.**

KEY WEST OFFICE  
1010 EAST KENNEDY DRIVE, SUITE 201  
KEY WEST, FL 33040  
TEL: (305) 293-9440 FAX: (305) 293-0243

CERTIFICATE OF AUTHORIZATION NO. 9579

ALLEN E. PEREZ, P.E.  
Florida P.E. NO. 51488  
December 18, 2017

REVISIONS:

1	ORIGINAL
2	
3	
4	
5	
6	

DION'S FLAGLER AVENUE  
3228 FLAGLER AVENUE  
KEY WEST, FL. 33040  
CONCEPTUAL DRAINAGE PLAN

UPHOFF INVESTMENTS, LLC  
638 UNITED STREET  
KEY WEST, FL. 33040

JOB NO. 171045  
DRAWN AEP  
DESIGNED AEP  
CHECKED AEP  
QC SHEET