

PROJECT DATA:

PROJECT: THE LOFTS AT BAHAMA VILLAGE
918 FORT STREET
KEY WEST, FLORIDA 33040

OWNERSHIP: CITY OF KEY WEST
P.O. BOX 1409
KEY WEST, FLORIDA 33041

DEVELOPER: BAHAMA VILLAGE COMMUNITY, LTD
3330 HARLEY ROAD, SUITE 310
JACKSONVILLE, FLORIDA 32257
904.260.3030

ENGINEER: THE WELER ENGINEERING CORPORATION
JOSHUA J. JENNINGS, P.E. NO. 90877
201 W. MARION AVENUE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

ARCHITECT: PCH GROUP
ALDO MINOZZI, AA, NCARB (A99244)
4141 SOUTHPOINT DRIVE EAST, SUITE 300
JACKSONVILLE, FLORIDA 32216
904.224.0001

SURVEYOR: AVROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
561.392.2594

DATUM: NVD 1929 (PER SURVEY)

FLOOD ZONE: AE (EL. 6) & AE (EL. 7) AS SHOWN ON:
F.E.M.A. FIRM MAP #12087C151K
EFFECTIVE DATE: FEBRUARY 18, 2005

SEWER UTILITY: CITY OF KEY WEST

WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)

WASTE COLLECTION: CITY OF KEY WEST

ZONING: HNC-4 NEIGHBORHOOD COMMERCIAL BAHAMA VILLAGE TRUMAN WATERFRONT

CURRENT LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4

FUTURE LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4

DATUM: NVD 1929 (PER SURVEY)

SITE DATA TABLE

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HNC-4			
FLOOD ZONES	AE6 & AE7			
SIZE OF SITE	137,950 SF OR ±3.17 AC			
HEIGHT	35 FT	N/A	35 FT	N
FRONT SETBACK	5 FT	N/A	5 FT	N
SIDE SETBACK	5 FT	N/A	5 FT	N
REAR SETBACK	10 FT	N/A	10 FT	N
COMMERCIAL FLOOR AREA	0	0	0	N
F.A.R. (COMMERCIAL)	0	0	0	N
BUILDING COVERAGE	MAX. 50%	0.0%	38.32%	N
IMPERVIOUS SURFACE	MAX. 70%	6.60% 9,116.10 SF	69.92% 96,453.00 SF	N
PARKING	126	44	127	Y
ACCESSIBLE PARKING	5	2	8	N
BICYCLE PARKING	13	0	122	N
OPEN SPACE / LANDSCAPING	MIN. 20%	93.40%	30.08%	N
NUMBER AND TYPE OF UNITS	N/A	0	126 AFFORDABLE	N
CONSUMPTION AREA OR NUMBER OF SEATS	N/A	N/A	N/A	N

LOT COVERAGE SUMMARY: (FOR PROJECT AREA)

TOTAL PROJECT AREA	137,950 SF	3.17 AC	100.0%
PROPOSED BUILDINGS	92,870 SF	1.21 AC	
PROPOSED ASPHALT	35,033 SF	0.80 AC	
PROPOSED CONCRETE	8,550 SF	0.20 AC	
PROJECT IMPERVIOUS AREA	96,453 SF	2.21 AC	69.92%
OPEN SPACE	29,023 SF	0.67 AC	
PERVIOUS PARKING AREA	12,474 SF	0.29 AC	
PROJECT PERVIOUS AREA	41,497 SF	0.96 AC	30.08%

PARKING SUMMARY:

REQUIRED PARKING: 1 SPACE PER MULTIFAMILY UNIT
 126 TOTAL UNITS + 1 SPACE PER UNIT = 126 TOTAL SPACES

ONSITE PARKING: 8 ADA + 92 STANDARD = 100

PROVIDED BICYCLE PARKING: 122

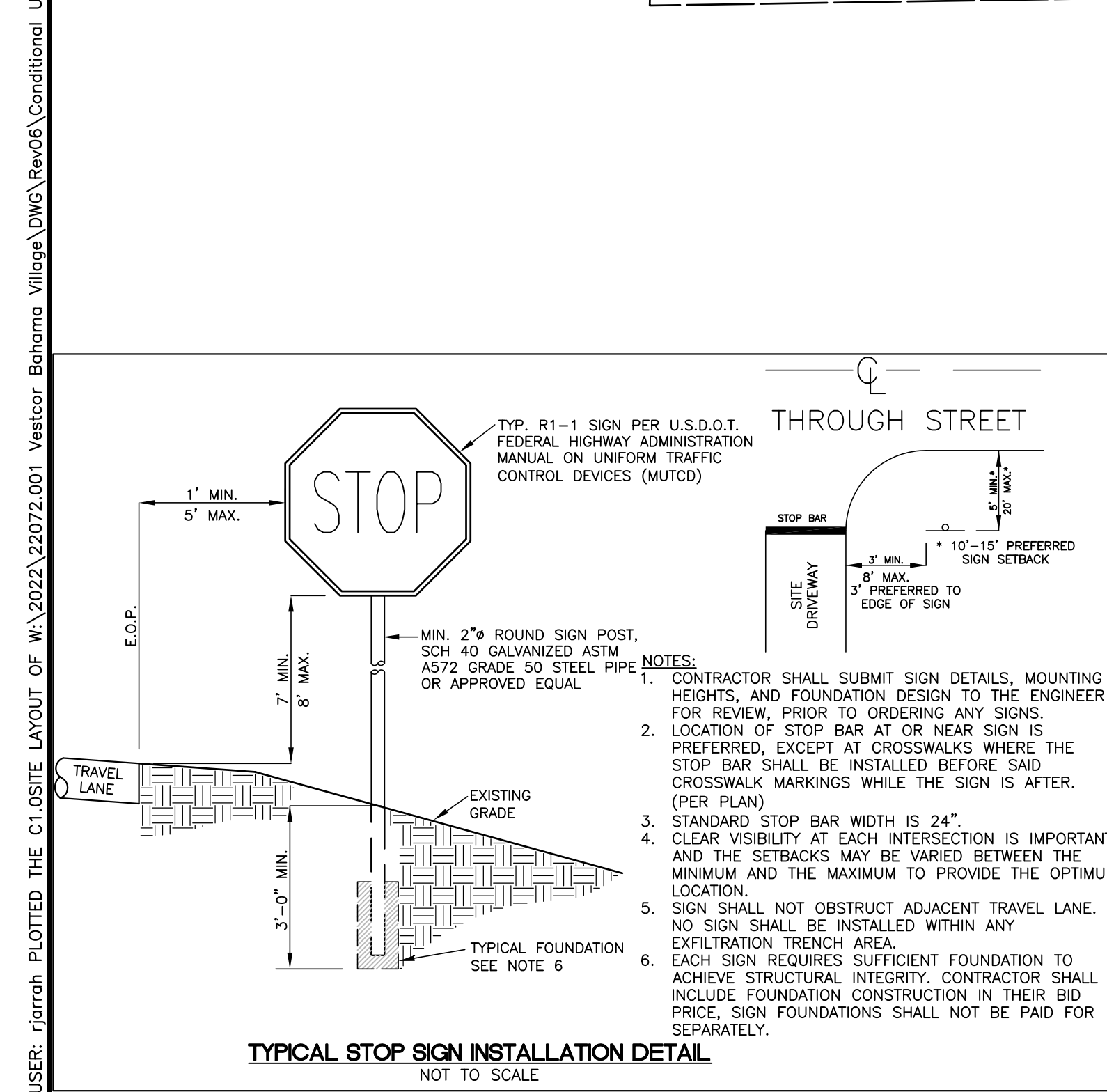
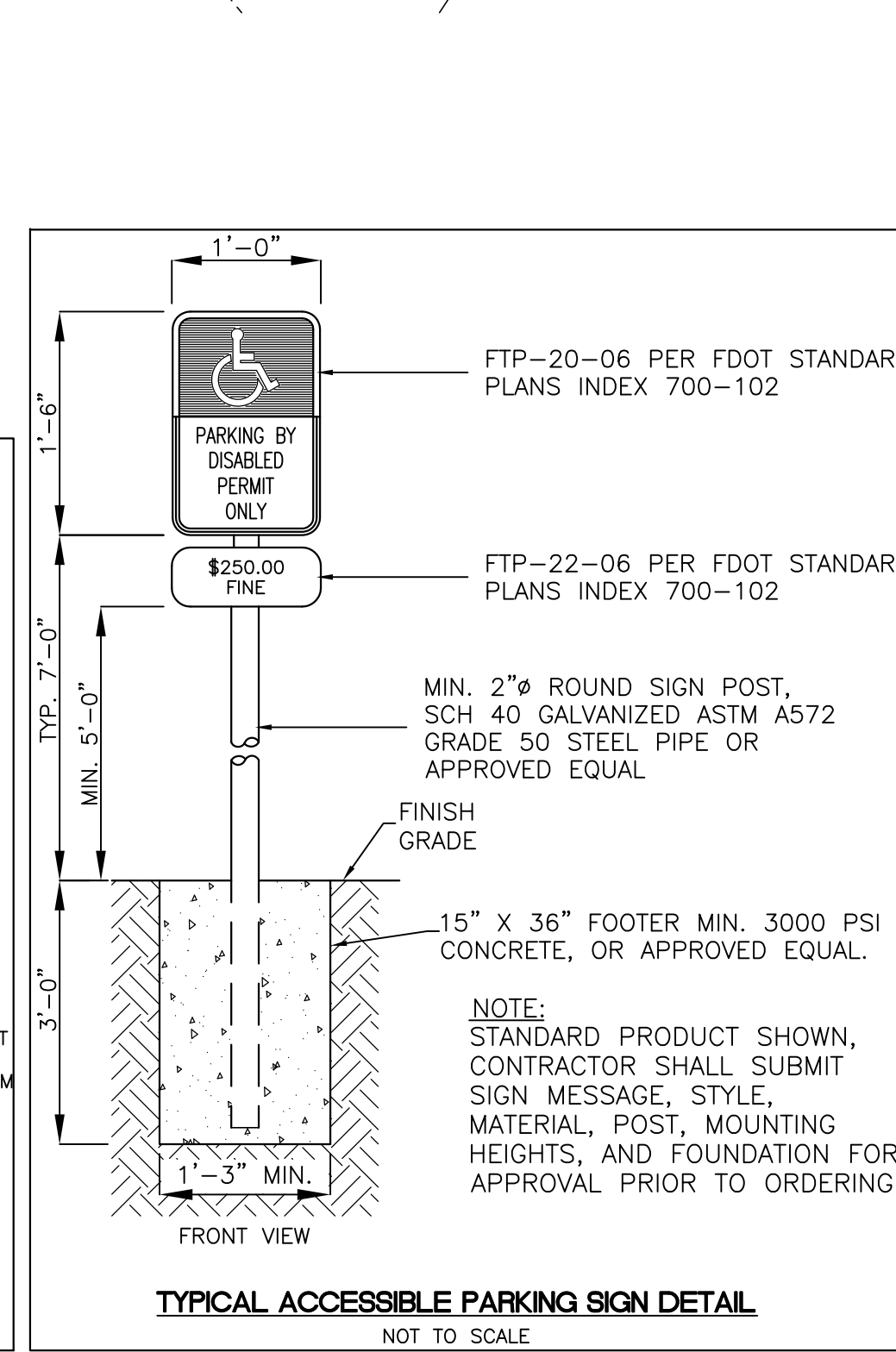
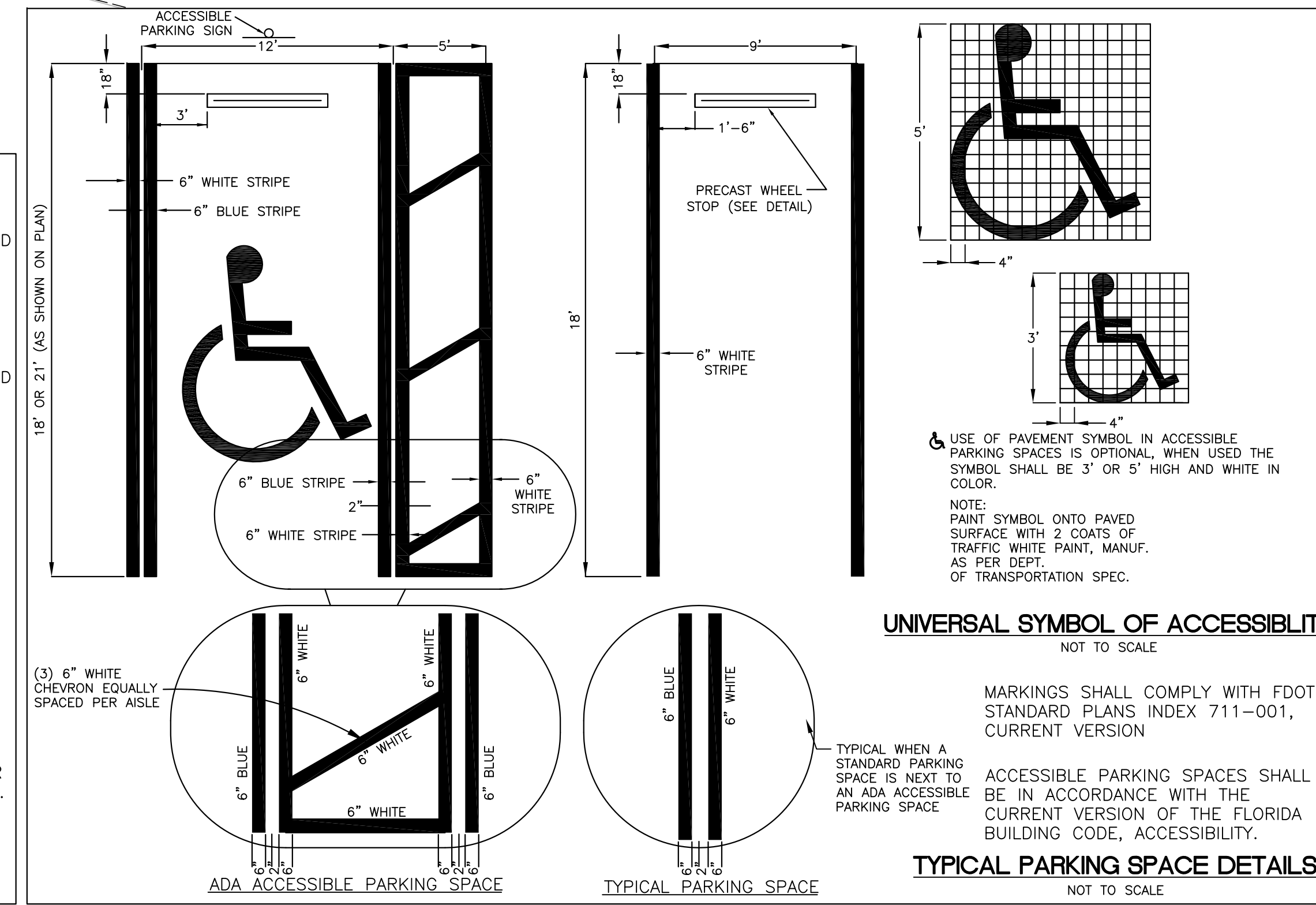
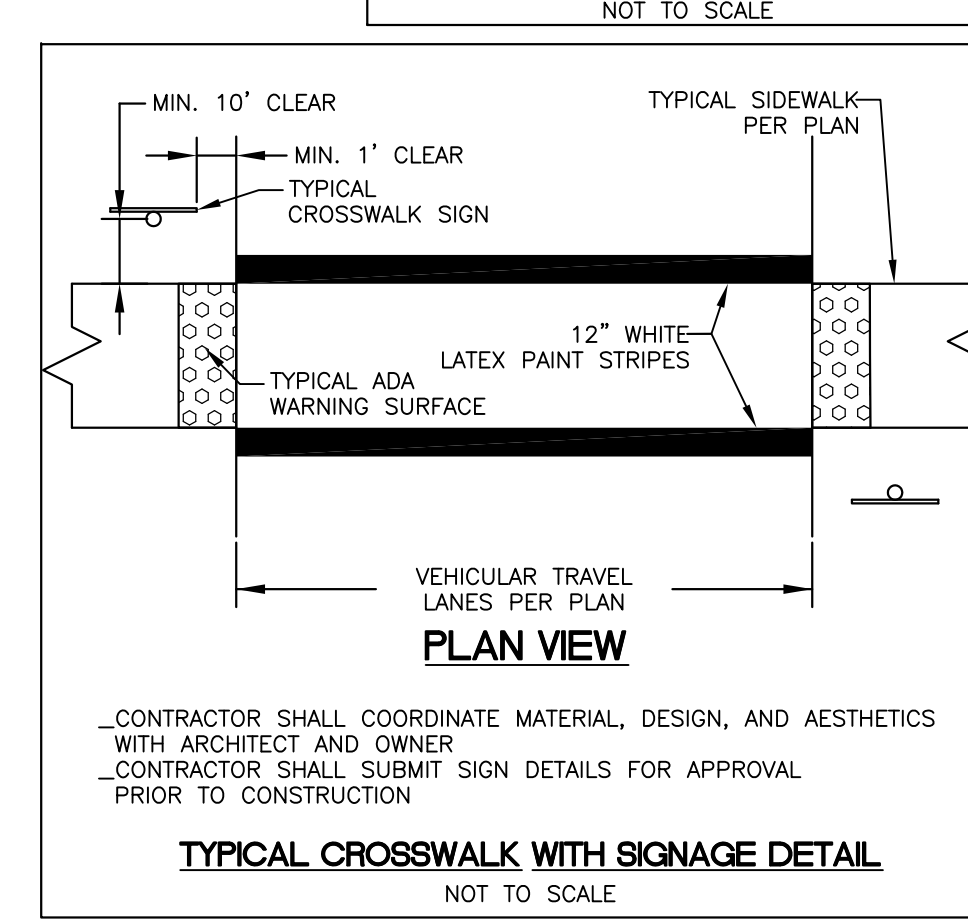
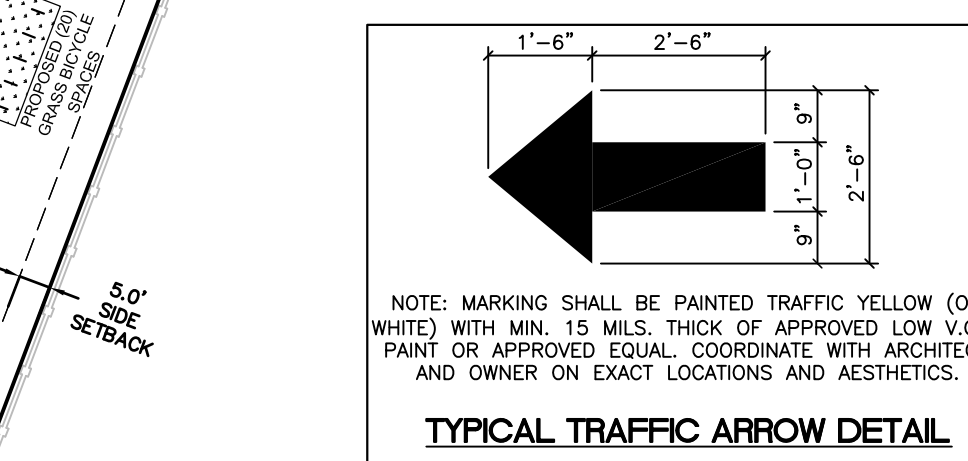
PARKING SPACES PER CODE 108-574 SUBSTITUTION = 108/4 = 27

TOTAL = 127

LEGEND:

- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED EXFILTRATION TRENCH
- PREVIOUS PARKING SURFACE
- PROPERTY BOUNDARY
- PROPERTY SETBACK BOUNDARY
- PUBLIC RIGHT OF WAY
- EX 8" METAL FENCE W/COLUMNS IN 1" CONC FOOTER

NOT FOR CONSTRUCTION



CONCEPT SITE PLAN FOR THE LOFTS AT BAHAMA VILLAGE

Design: JNB/JLU
 Drawn: JNB
 Checked: JLU

Approved By: AS SHOWN
 Scale: 22072.001
 Job No.:
 Date Issued:

WELER ENGINEERING CORPORATION
 201 W. MARION AVE, SUITE 1306
 PUNTA GORDA, FLORIDA 33950
 BE #6656

Revisions

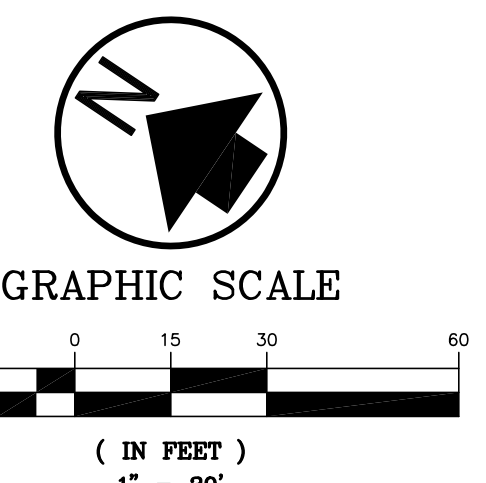
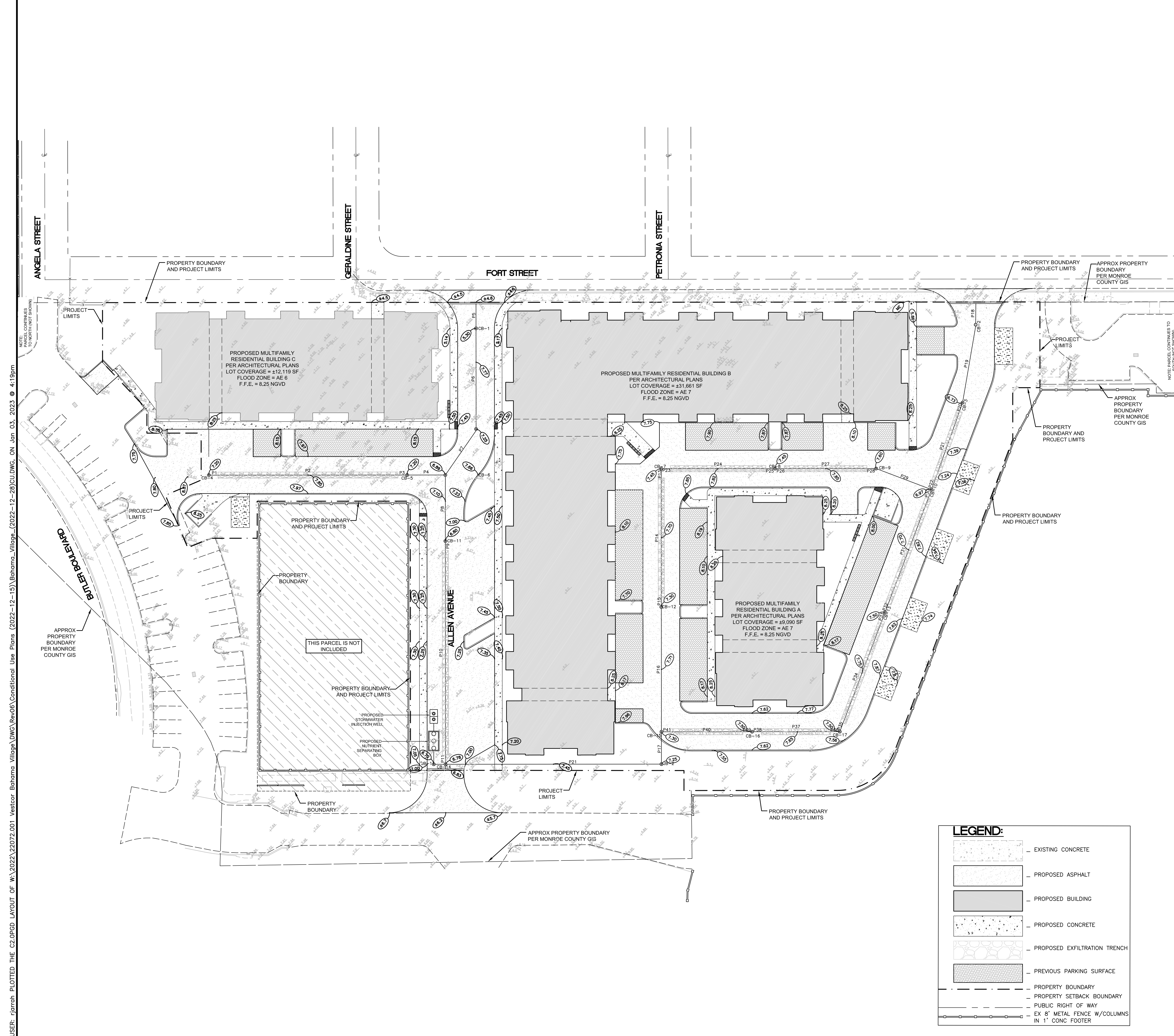
Description

Joshua J. Jennings, Professional Engineer, State of Florida, License No. 90877. This item has been digitally signed and sealed by Joshua J. Jennings, P.E. on the date indicated here: 01-03-2023. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Joshua J. Jennings, Professional Engineer, State of Florida, Registration No. 90877

Sheet No. **C-10**

USER: jjerich PLOTTED THE CLUSTER LAYOUT OF W:\2022\22072.001_Vestcar_Bahama_Village\DWG\Rev04\Conditional Use Plans (2022-12-28)\CUL.DWG, ON Jan 03, 2023 @ 4:59pm



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918 FORT STREET
KEY WEST, FLORIDA 33040

OWNERSHIP: CITY OF KEY WEST
P.O. BOX 1409
KEY WEST, FLORIDA 33041

DEVELOPER: BAHAMA VILLAGE COMMUNITY, LTD
3030 HARTLEY ROAD, SUITE 310
JACKSONVILLE, FLORIDA 32257
904.240.3000

ENGINEER: THE WEILER ENGINEERING CORPORATION
JOSHUA J. JENNINGS, P.E. NO. 90677
201 W. MARION AVENUE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

ARCHITECT: FGH GROUP
ALDO MINOZZI, AIA NCARB (AR98244)
4141 SOUTHPONT DRIVE EAST, SUITE 300
JACKSONVILLE, FLORIDA 32216
904.224.0001

SURVEYOR: AWRM & ASSOCIATES, INC.
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
561.392.2594

DATUM: NAD 83 (PER SURVEY)

FLOOD ZONE: AE (EL. 6) & AE (EL. 7) AS SHOWN ON:
F.E.M.A. FIRM MAP #12087C1516K
EFFECTIVE DATE: FEBRUARY 16, 2005

SEWER UTILITY: CITY OF KEY WEST

WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)

WASTE COLLECTION: CITY OF KEY WEST

ZONING: HNC-4 NEIGHBORHOOD COMMERCIAL BAHAMA VILLAGE TRUMAN WATERFRONT

CURRENT LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4

FUTURE LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4

DATUM: NAD 83 (PER SURVEY)

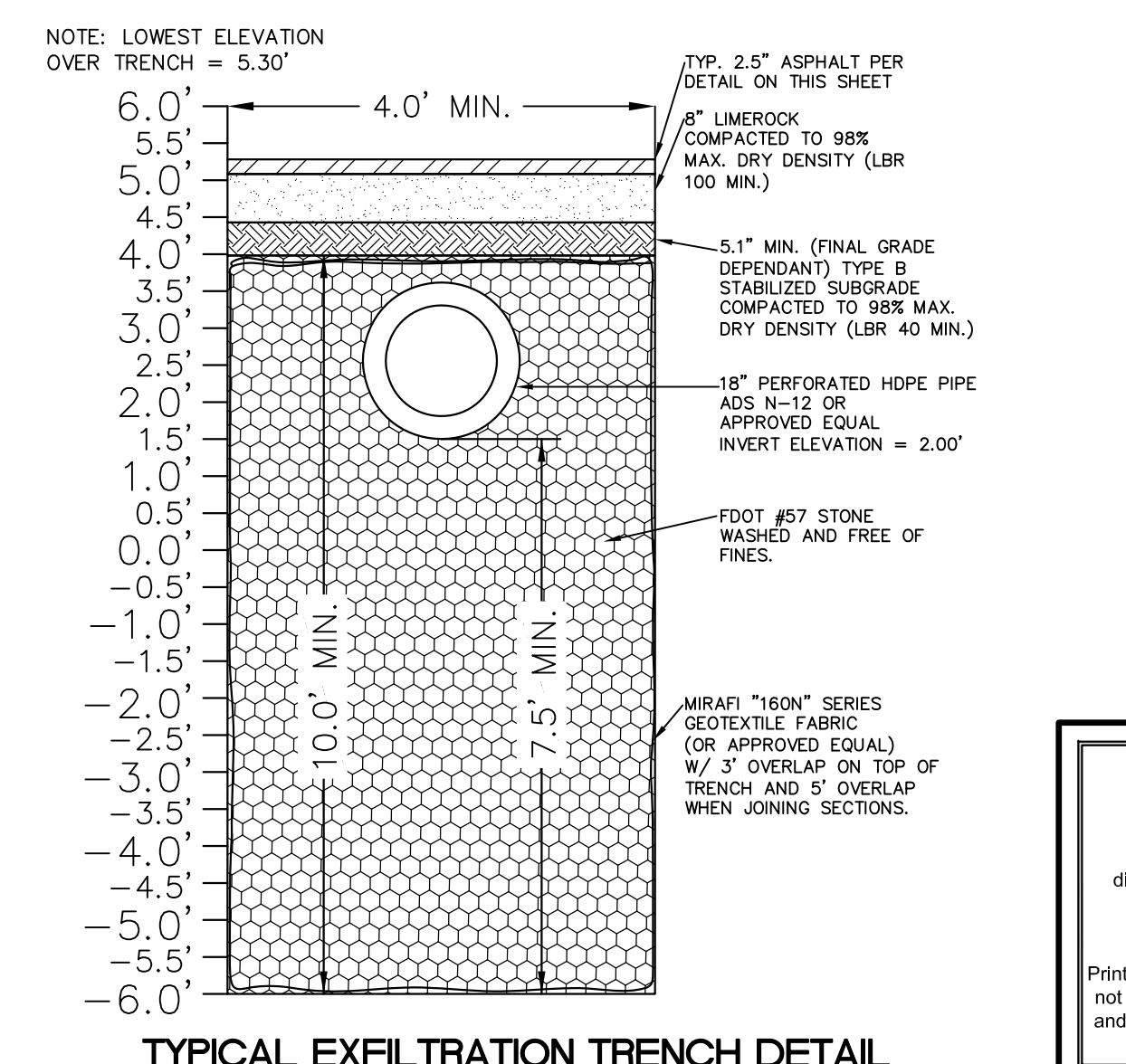
LOT COVERAGE SUMMARY: (FOR PROJECT AREA)

TOTAL PROJECT AREA	137,950 SF	3.17 AC	100.0%
PROPOSED BUILDINGS	52,870 SF	1.21 AC	
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Zone	Permeable Area (sq-ft)	Impervious Area (sq-ft)	Total Area (sq-ft)	Roof Area (sq-ft)	Water Surface Area (sq-ft)
Total Site (SF)	41,861,507	96,588,503	138,450,010	52,870,000	---
Proposed Site (SF)	6,501	3,033	9,534	3,033	---
Proposed Site (Ac)	0.150	0.070	0.220	0.070	---

Phase / Development	Treatment Volume (cu-ft)	1" Over Requirement (cu-ft)	Grout Requirement (cu-ft)	Discharge to CityW (cu-ft)	Volume Required (cu-ft)
Phase 1 (S1)	14,938.13	11,950.51	14,938.13	3000	14,938.13
Phase 1 (S2)	0.00	0.00	0.00	0.00	0.00

Required Length	Volume Provided
V ₁ = 4.022 ac-ft	Length of Exfiltration Provided = 895 ft
W ₁ = 4.00 ft	W ₁ = 4.00 ft
K ₁ = 0.000095 cu/ft ft head	K ₁ = 0.000095 cu/ft ft head
H ₁ = 2.50 ft	H ₁ = 2.50 ft
D ₁ = 2.50 ft	D ₁ = 2.50 ft
Q ₁ = 7.50 ft	Q ₁ = 7.50 ft
L ₁ = 724.57 ft	L ₁ = 5.87 ac-ft
Total Exfiltration Trench Required = 725 LF	Total Volume Provided by Exfiltration = 6.85 ac-ft



TYPICAL EXFILTRATION TRENCH DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

Design: JNB/JJJ
Drawn: JNB
Checked: JJJ

Approved By: AS SHOWN
Scale: 22072.001
Job No.: 22072.001
Date issued: JJJ

WEILER ENGINEERING CORPORATION
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EE #6656

CONCEPT DRAINAGE PLAN FOR THE LOFTS AT BAHAMA VILLAGE

Revisions	Description

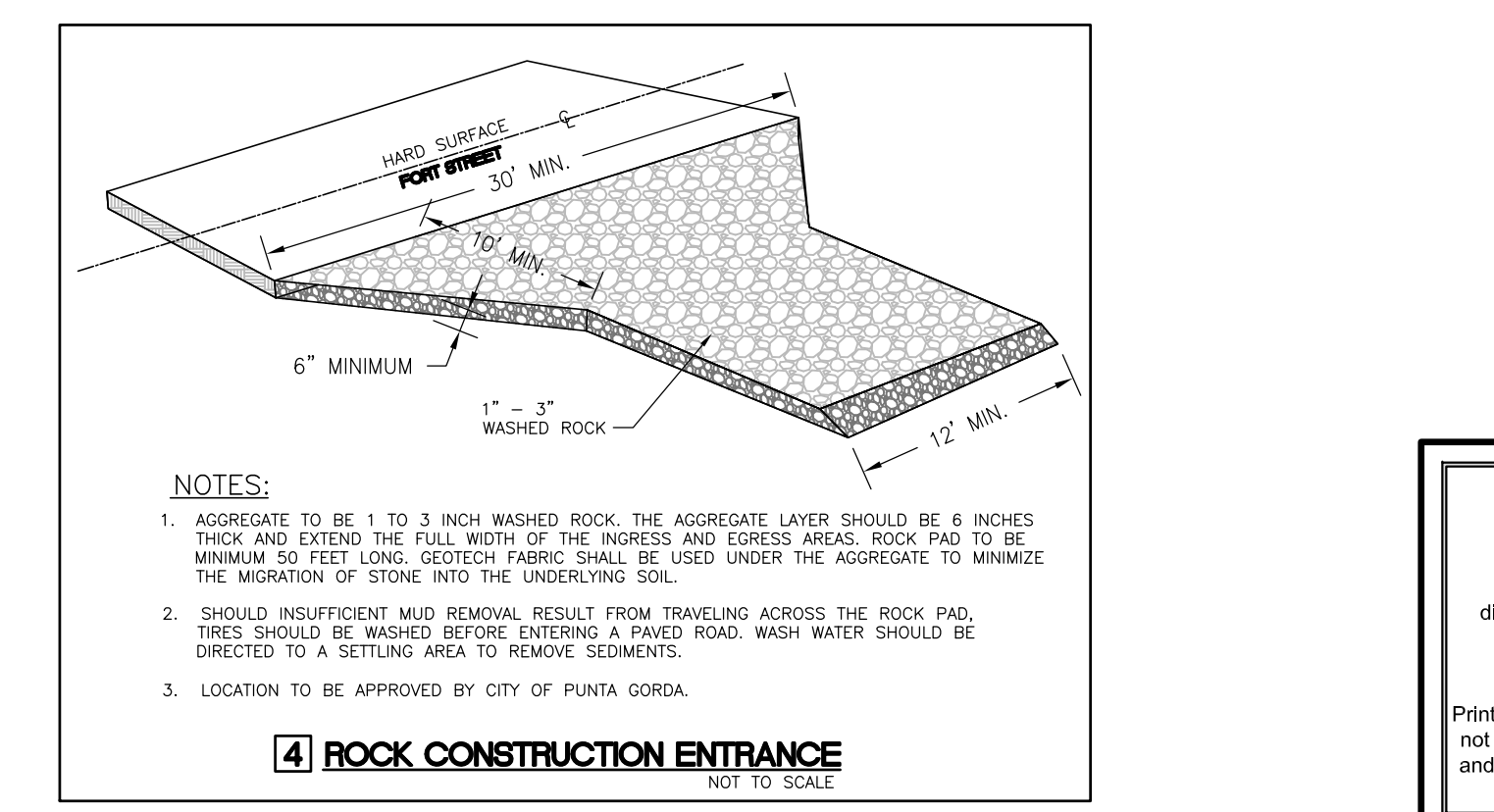
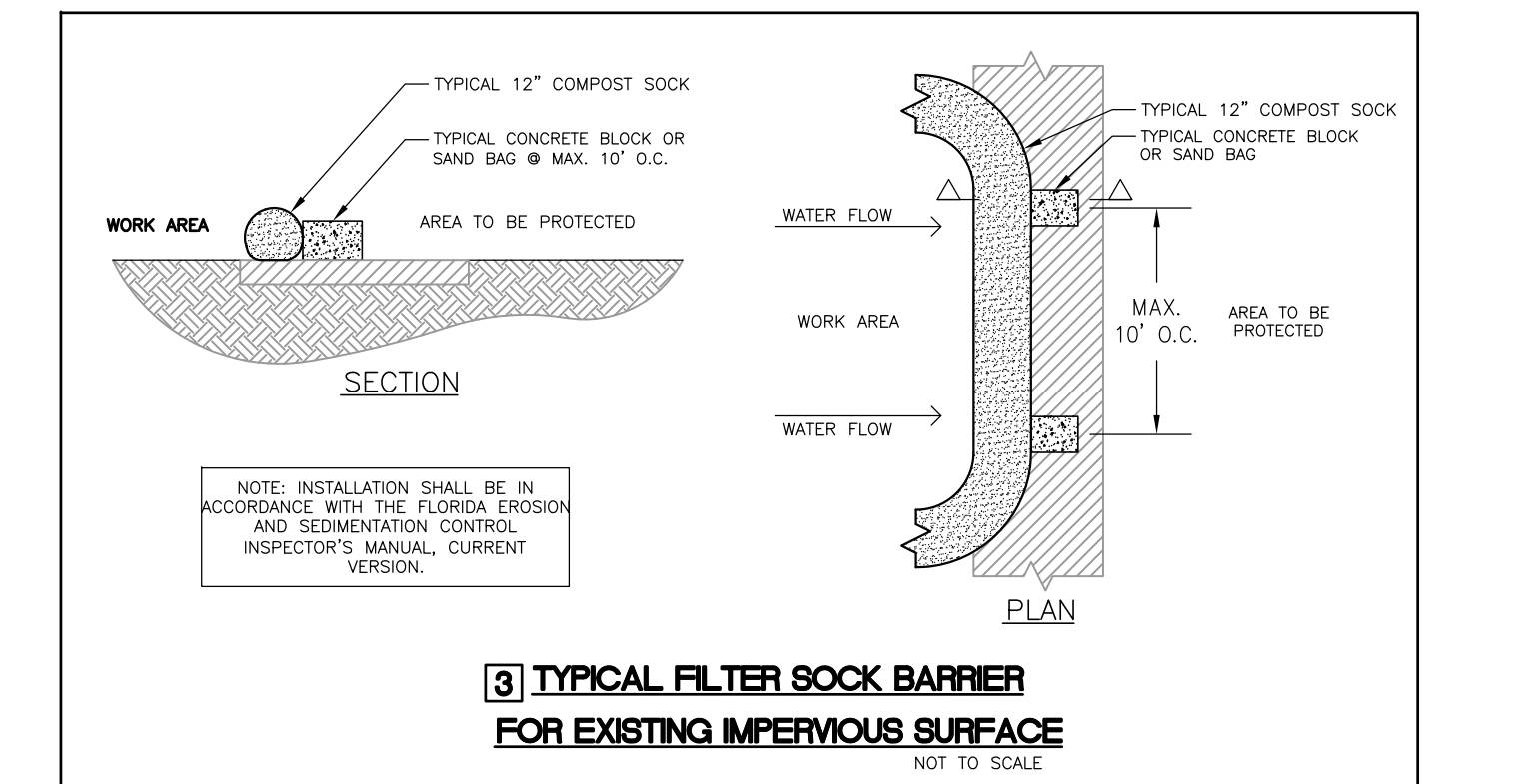
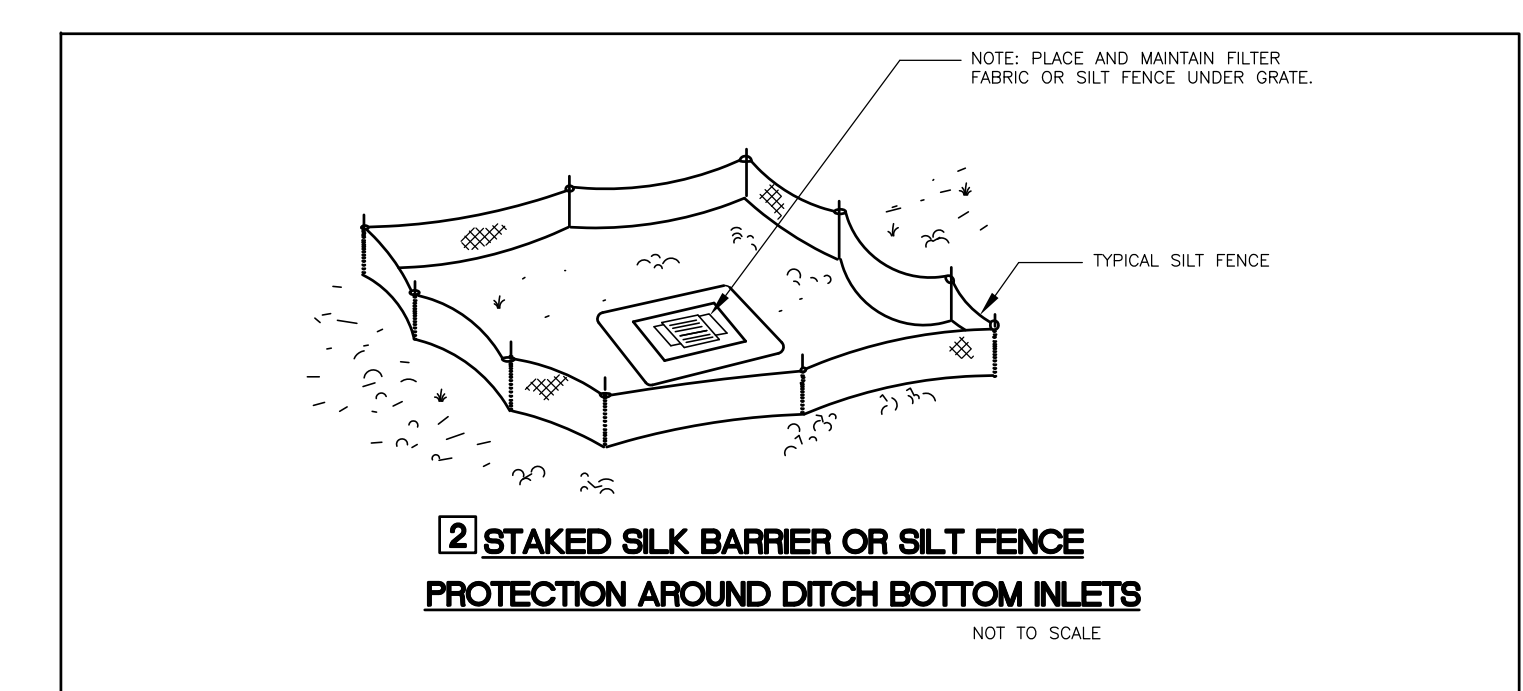
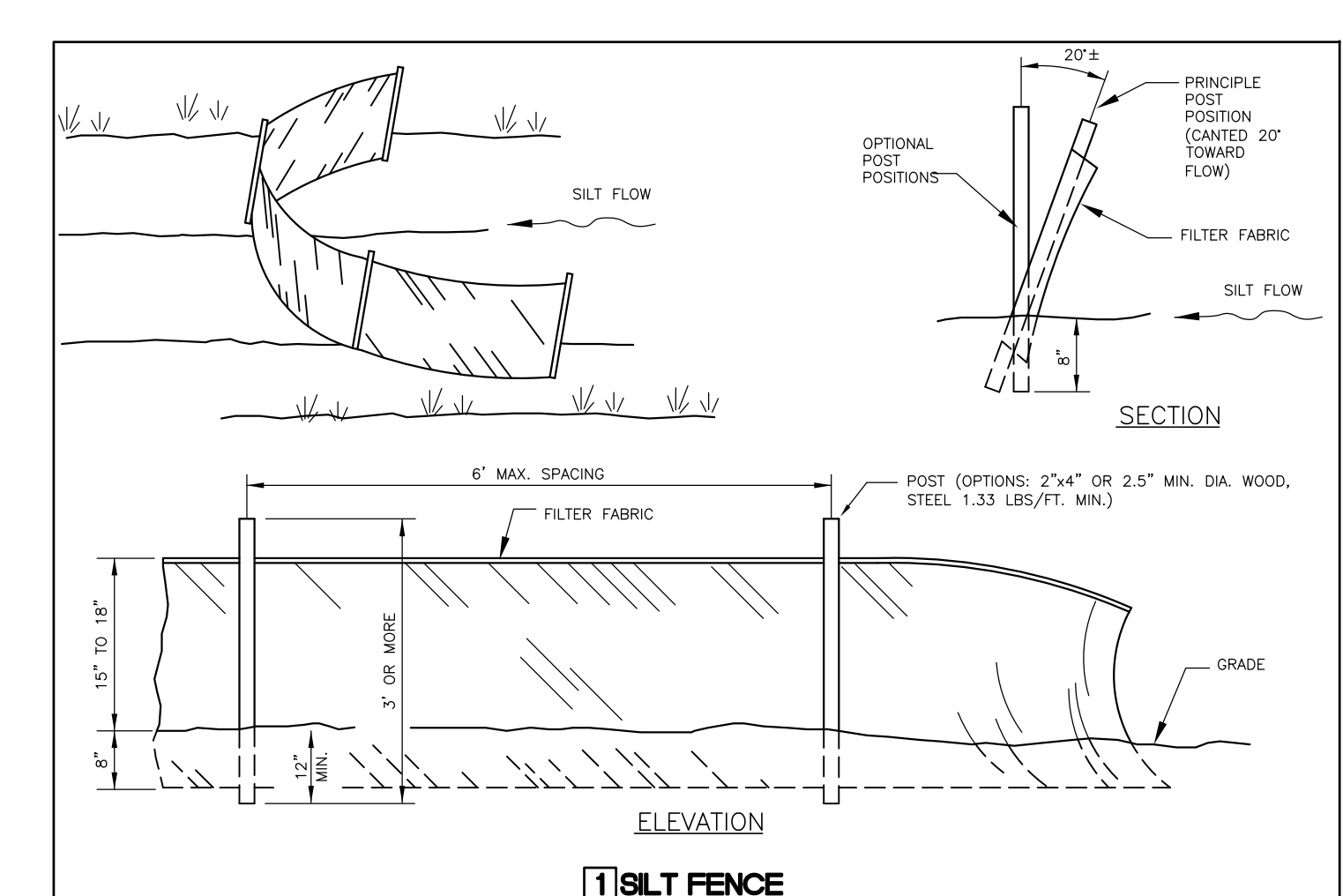
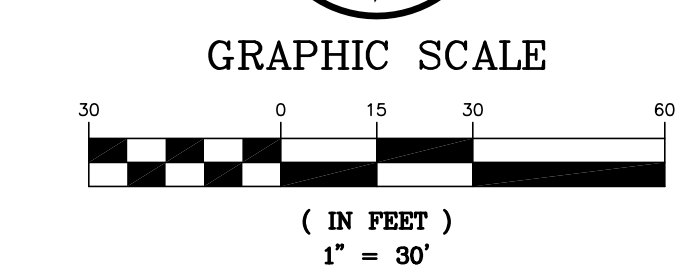
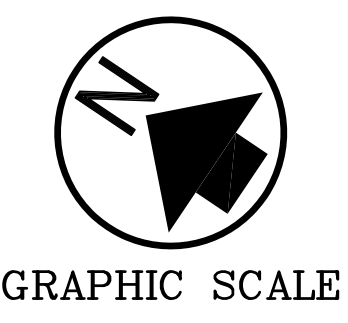
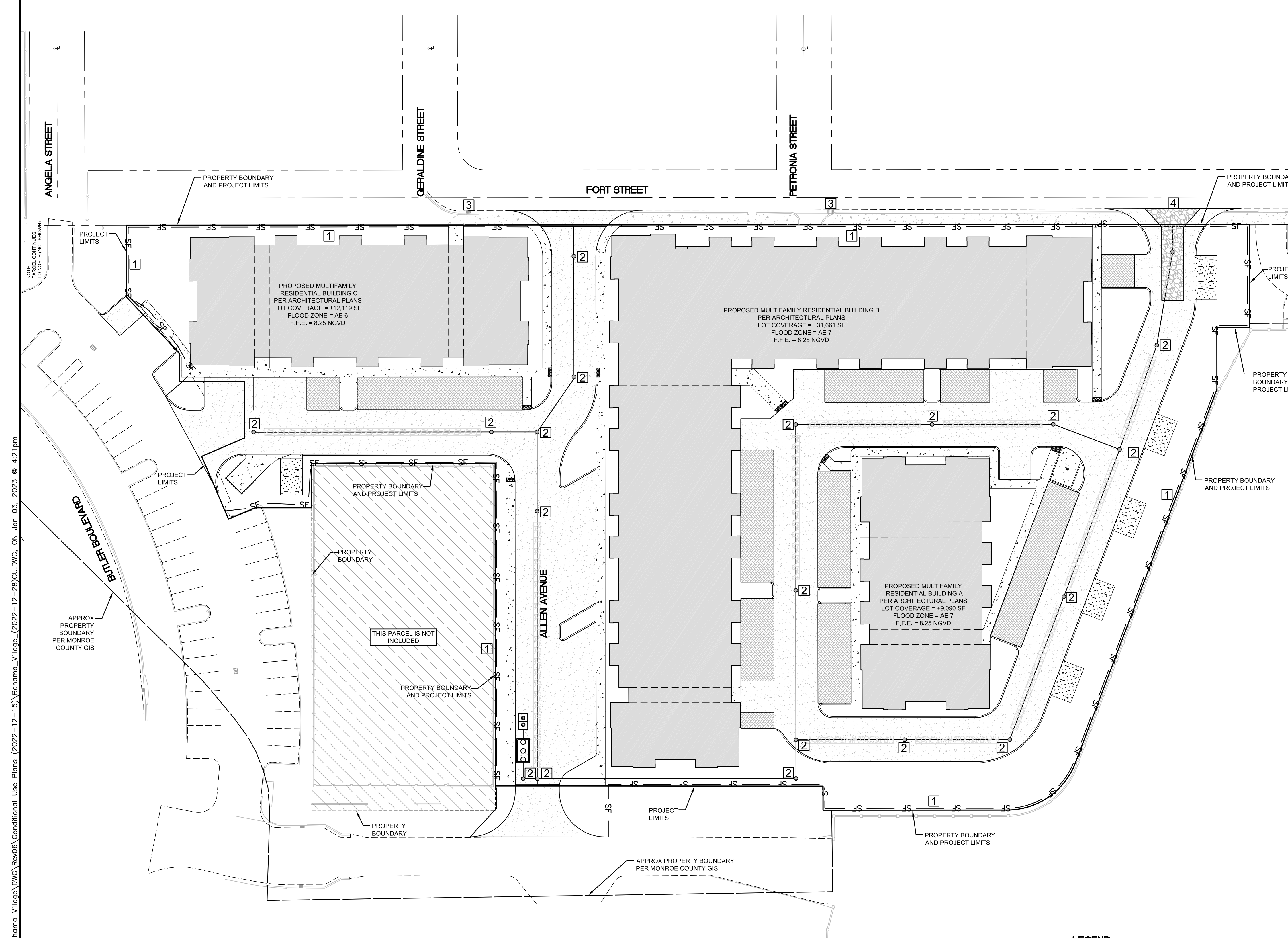
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Joshua J. Jennings,
Professional Engineer,
State of Florida,
License No. 90677
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Joshua J. Jennings,
Professional Engineer,
State of Florida,
Registration No. 90677

Sheet No. **C-20**

USER: jjerich PLOTTED THE C2.DWG LAYOUT OF W:\2022\22072.001 Vectors Bahama Village\DWG\Rev03\Conditional Use Plans (2022-12-28)\Bahama_Village_ (2022-12-28)\CADD\DWG, ON Jan 03, 2023 @ 4:19pm



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OWNERSHIP: CITY OF KEY WEST
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KEY WEST, FLORIDA 33041

DEVELOPER: BAHAMA VILLAGE COMMUNITY, LTD
3030 HARTLEY ROAD, SUITE 310
JACKSONVILLE, FLORIDA 32227
904.260.3030

ENGINEER: THE WELER ENGINEERING CORPORATION
JOSHUA J. JENNINGS, P.E. NO. 90677
201 W. MARION AVENUE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

ARCHITECT: PGH GROUP
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904.224.0001

SURVEYOR: AVROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
561.392.2594

DATE: NOV 1929 (PER SURVEY)
FLOOD ZONE: AE (EL. 6) & AE (EL. 7) AS SHOWN ON:
F.E.M.A. FIRM MAP #208105166
EFFECTIVE DATE: FEBRUARY 18, 2005

SEWER UTILITY: CITY OF KEY WEST
WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
WASTE COLLECTION: CITY OF KEY WEST
ZONING: HNC-4 NEIGHBORHOOD COMMERCIAL BAHAMA VILLAGE TRUMAN WATERFRONT
CURRENT LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4
FUTURE LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4
DATE: NOV 1929 (PER SURVEY)

LEGEND:

[X] - BEST MANAGEMENT PRACTICE
DETAIL NUMBER AND REFERENCE

— SF — SF — TYPICAL SILT FENCE INSTALLATION LOCATIONS

EROSION CONTROL MAINTENANCE SCHEDULE:

THE CONTRACTOR SHALL INSTALL SILT FENCE, SYNTHETIC SALES, AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE.

IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR.

THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY.

IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS, THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

- NOTES:**
- AGGREGATE TO BE 1 TO 3 INCH WASHED ROCK. THE AGGREGATE LAYER SHOULD BE 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREAS. ROCK PAD TO BE MINIMUM 50 FEET LONG. GEOTEX FABRIC SHALL BE USED UNDER THE AGGREGATE TO MINIMIZE THE MIGRATION OF STONE INTO THE UNDERLYING SOIL.
 - SHOULD INSUFFICIENT MAINTENANCE RESULT FROM TRAVELING ACROSS THE ROCK PAD, TIRES SHOULD BE WASHED BEFORE ENTERING A PAVED ROAD. WASH WATER SHOULD BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS.
 - LOCATION TO BE APPROVED BY CITY OF PUNTA GORDA.

Design: JNB/JLU
Drawn: JNB
Checked: JLU

Approved By: AS SHOWN
Scale: 22072.001
Job No.: 22072.001
Date issued:

WELER ENGINEERING CORPORATION
25 Years of Excellence
WELER excellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EE #6656

CONCEPT BMP PLAN FOR THE LOFTS AT BAHAMA VILLAGE

Revisions	Description

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Professional Engineer,
State of Florida,
License No. 90677
This item has been
digitally signed and sealed by
Joshua J. Jennings, P.E.,
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