

Landscaping around the existing structures along William Stet will be installed / planted prior to the issuance of the C.O. of units 2, 4, and 6.

SITE UTILITIES NOTES:

1. ALL ELECTRIC, CABLE, INTERNET AND WATER SERVICES SHALL COME FROM ROYAL STREET SIDE OF THE PROPERTY AND SHALL BE UNDERGROUND ON SITE
2. ALL SEWER LINES FROM INDIVIDUAL UNITS SHALL JOIN A MAIN BRANCH UNDER THE CENTER DRIVE AND CONNECT TO SEWER MAIN ON ROYAL STREET

SITE LIGHTING SYMBOL KEY

- ☉ PEDESTRIAN PATH GROUND LEVEL DOWN-LIGHT
- ☉ PEDESTRIAN PATH WALL MOUNTED DOWN-LIGHT
- ☉ WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAY)

EXTERIOR LIGHTING NOTES:

1. ALL LIGHTING FIXTURES TO BE USED SHALL BE FULLY SHIELDED AND ALL LIGHT SHALL BE NO LOWER THAN 10' ABOVE GRADE
2. LIGHT FIXTURES SHALL BE USED TO ILLUMINATE THE PROPERTY TO BE CONSIDERED AS A PUBLIC SPACE AND SHALL BE USED TO ILLUMINATE THE PROPERTY TO BE CONSIDERED AS A PUBLIC SPACE
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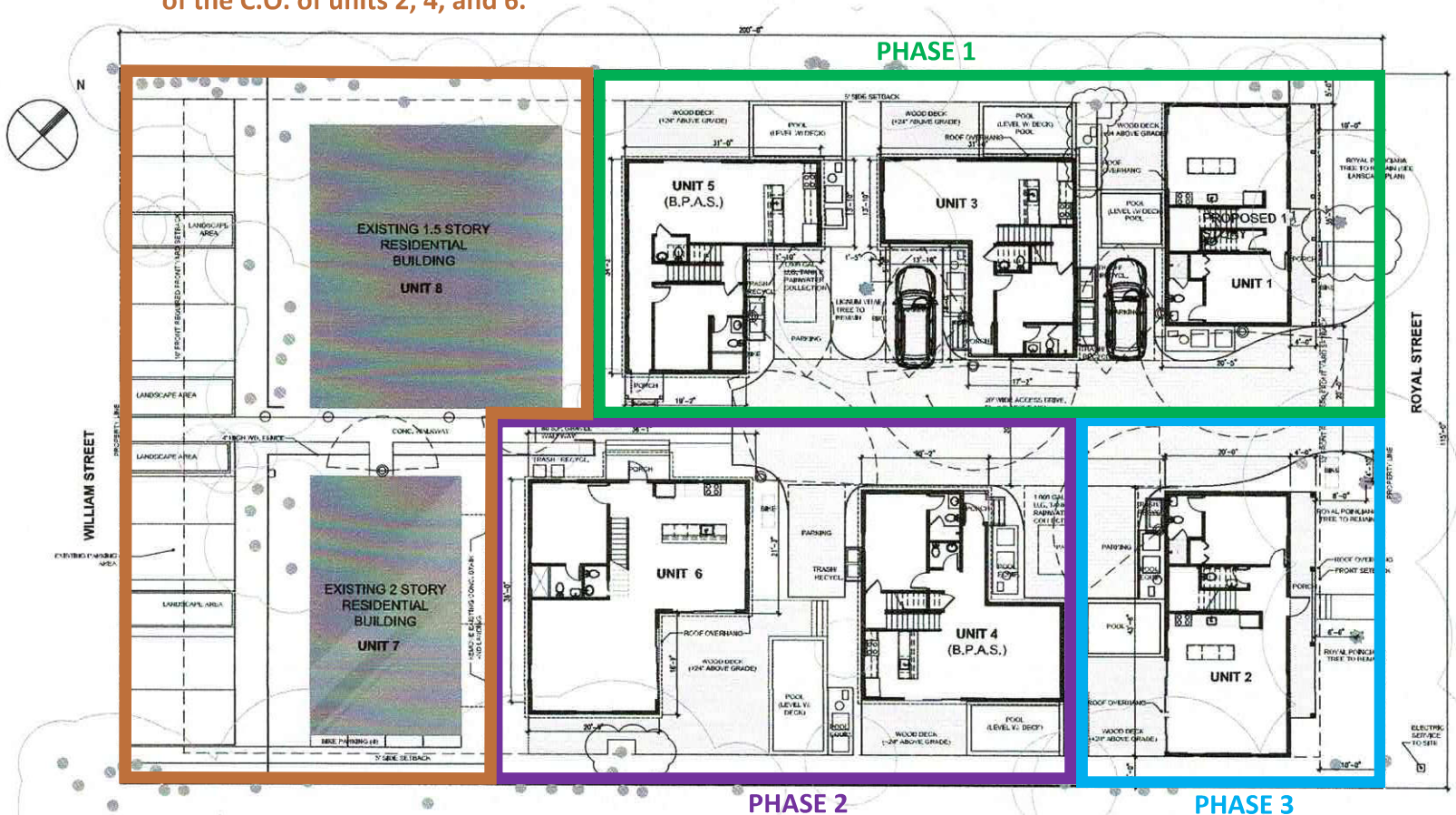
SITE DATA:

ZONING: HMDR
 ZONING HMR: AUTO PARKING ALLOWED: N/A
 EXISTING: 10, PROPOSED: 16
 BICYCLE PARKING ALLOWED: N/A
 EXISTING: 4, PROPOSED: 24

SITE CALCS - ZONING DISTRICT: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	30'	Yes
BUILDING COVERAGE	40%	8,431 s.f. (21.3%)	8,122 s.f. (20.7%)	Yes
IMPERVIOUS SURFACE RATIO	60%	11,275 s.f. (28.4%)	13,073 s.f. (33.6%)	Yes
LOT SIZE	Min: 4,000 s.f.	23,000 s.f.	N/A	N/A
LOT WIDTH	Min: 40'	110'	N/A	N/A
LOT DEPTH	Min: 90'	200'	N/A	N/A
FRONT SETBACK (MINIMUM)	Min: 10'	30'	N/A	Yes
FRONT SETBACK (MAXIMUM)	Min: 10'	54.7'	10'	Yes
SIDE SETBACK (NORTH)	Min: 5'	7.6'	5'	Yes
SIDE SETBACK (SOUTH)	Min: 5'	9.2'	5'	Yes
REAR SETBACK	Min: 15'	29.7'	15'	Yes
OPEN SPACE	Min: 35%	10,476 s.f. (26.6%)	8,240 s.f. (21.6%)	Yes

PROPERTY UNITS:
 THIS PROPERTY HAS BEEN ALLOCATED:
 6 BENEFACTORY USE UNITS
 2 SPAS UNITS
 TOTAL
 8 UNITS
 2 UNITS FOR EXISTING BUILDINGS 1317 & 1319



1 PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"

WS
 William Stet & Associates
 architecture

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1316 ROYAL STREET
 KEY WEST, FL
 NEW RESIDENTIAL PROJECT

Submission / Revision:
 PLANNING REVIEW #1 (1/18)
 PLANNING REVIEW #2 (3/18)
 PLANNING REVIEW #3 (11/18)
 PLANNING REVIEW #4 (2/19)
 FINAL SUBMISSION (4/21)
 PLANNING REVIEW #5 (7/21)

Drawing Set # Project #
 2026 1002

PROPOSED SITE PLAN

Sheet Number:
A-1.0

Date: 4/18/21
 Drawn by: SPENTZER & ASSOCIATES ARCHITECTURE LLC