

Thomas Francis-Siburg

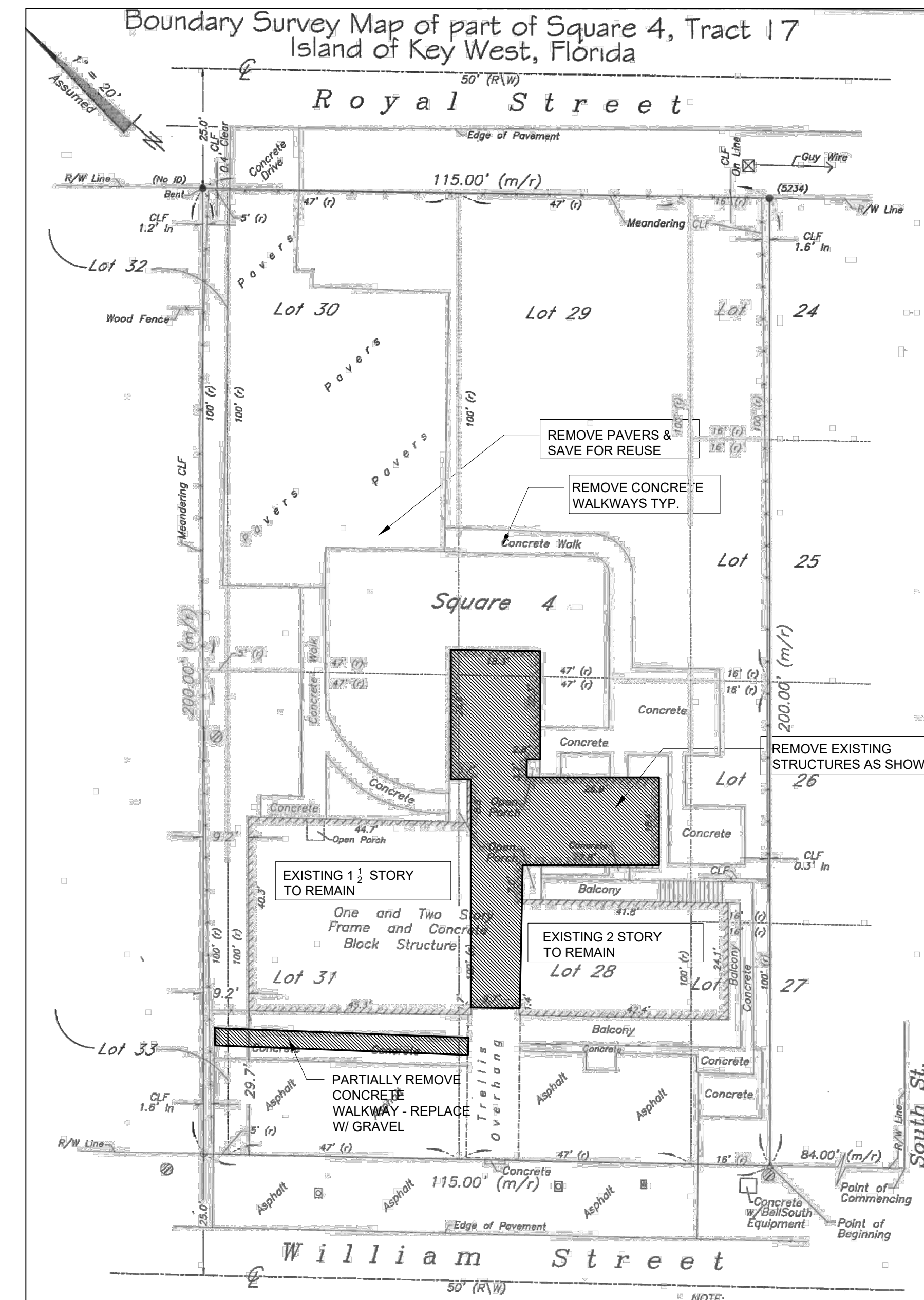
From: Owen Trepanier
Sent: Monday, November 16, 2020 4:44 PM
To: Melissa Paul-Leto
Cc: Thomas Francis-Siburg; Lauren Mongelli
Subject: Misch - 1319 Williams Street
Attachments: Plans - Revised.pdf

Hi Melissa,
Please see attached. I believe these resolve all the DRC comments.
Thanks.
Owen

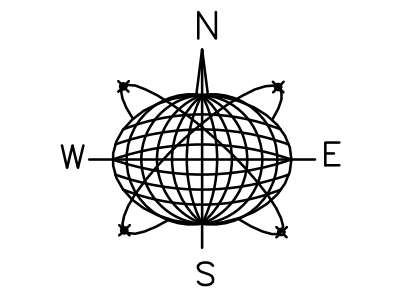
Trepanier & Associates, Inc.
Land Planners & Development Consultants
305-293-8983



2 PROPOSED STREETScape - ROYAL STREET
 SCALE: 3/32"=1'-0"



1 EXISTING SITE / DEMO PLAN
 SCALE: N.T.S.



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 POLE DOWN-LIGHT
- PEDESTRIAN PATH WALL MOUNTED DOWN-LIGHT
- ⊙ WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAY)

EXTERIOR LIGHTING NOTES:

1. ALL LIGHTING FIXTURES TO BE L.E.D., FULL CUT OFF
 2. ALL LIGHTING TO BE DARK SKY COMPLIANT
 3. THERE SHALL BE NO LIGHT SPILL ONTO ADJACENT PROPERTIES
 4. LIGHT LEVELS TO BE MINIMUM F.C. FOR SITE SAFETY
 - 4.1. PARKING AREAS TO BE .3 F.C. AT GROUND LEVEL
 - 4.2. PEDESTRIAN WALKWAYS TO BE .2 F.C. AT GROUND LEVEL
 - 4.3. ACTIVE ENTRANCES TO BE 2 F.C. AT GROUND LEVEL
- LIGHT SOURCES TO BE SHIELDED AND ARRANGED TO ELIMINATE GLARE FROM ROADWAYS AND STREETS AND SHALL BE DIRECTED AWAY FROM PROPERTIES LYING OUTSIDE THE DISTRICT. SHIELDING OF LIGHTING ELEMENTS TO BE ACCOMPLISHED BY USING AN OPaque SHADE TO DIRECT THE LIGHT. LIGHTING TO BE INSTALLED ON ALL PARKING AREAS AND ALONG PEDESTRIAN WALKWAYS. ENTIRE PARKING AREA, INCLUDING BIKE AND SCOOTER PARKING, TO BE ADEQUATELY ILLUMINATED. ENERGY CONSERVATION MEASURES TO BE EMPLOYED, INCLUDING DIRECTING LIGHT SOURCES DOWNWARD AND AWAY FROM THE SKY.

SITE DATA:

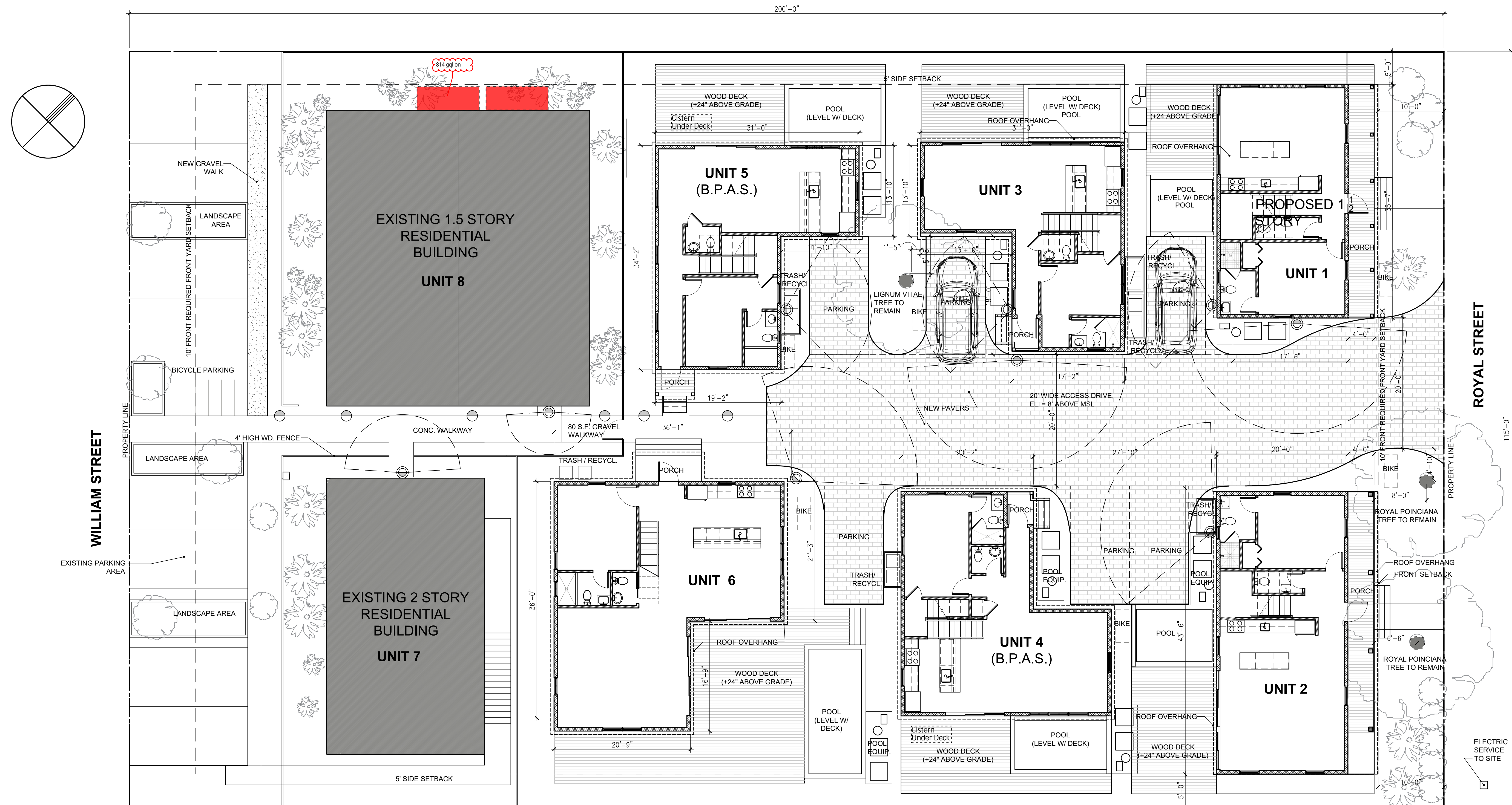
ZONING: HMDR
AUTO PARKING ALLOWED: N/A
EXISTING :10, PROPOSED : 16
BICYCLE PARKING ALLOWED: N/A
EXISTING 4, PROPOSED: 24

SITE CALCS - ZONING DISTRICT: HMDR

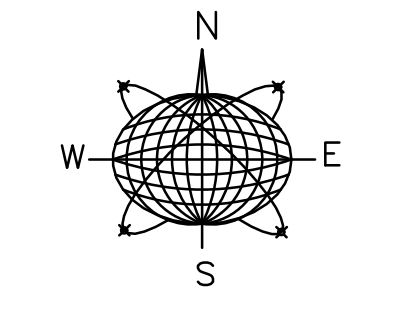
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	28'	Yes
BUILDING COVERAGE	40%	4,431 s.f. (19.3%)	8,122 s.f. 35.3%	Yes
IMPERVIOUS SURFACE RATIO	60%	11,825 s.f. (51.4%)	13,977s.f. (60%)	Yes
LOT SIZE	Min. 4,000 s.f.	23,000 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	115'	N/A	N/A
LOT DEPTH	Min. 90'	200'	N/A	N/A
FRONT SETBACK (William)	Min. 10'	30'	N/A	Yes
FRONT SETBACK (Royal)	Min. 10'	94.7'	10'	Yes
SIDE SETBACK (SOUTH)	Min. 5'	7.8'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	9.2'	5'	Yes
REAR SETBACK	Min. 15'	29.7'	31'	Yes
OPEN SPACE	Min. 35%	10,494 s.f. (45.6%)	8,240 s.f. (36%)	Yes

*Existing Non-Conforming Condition

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

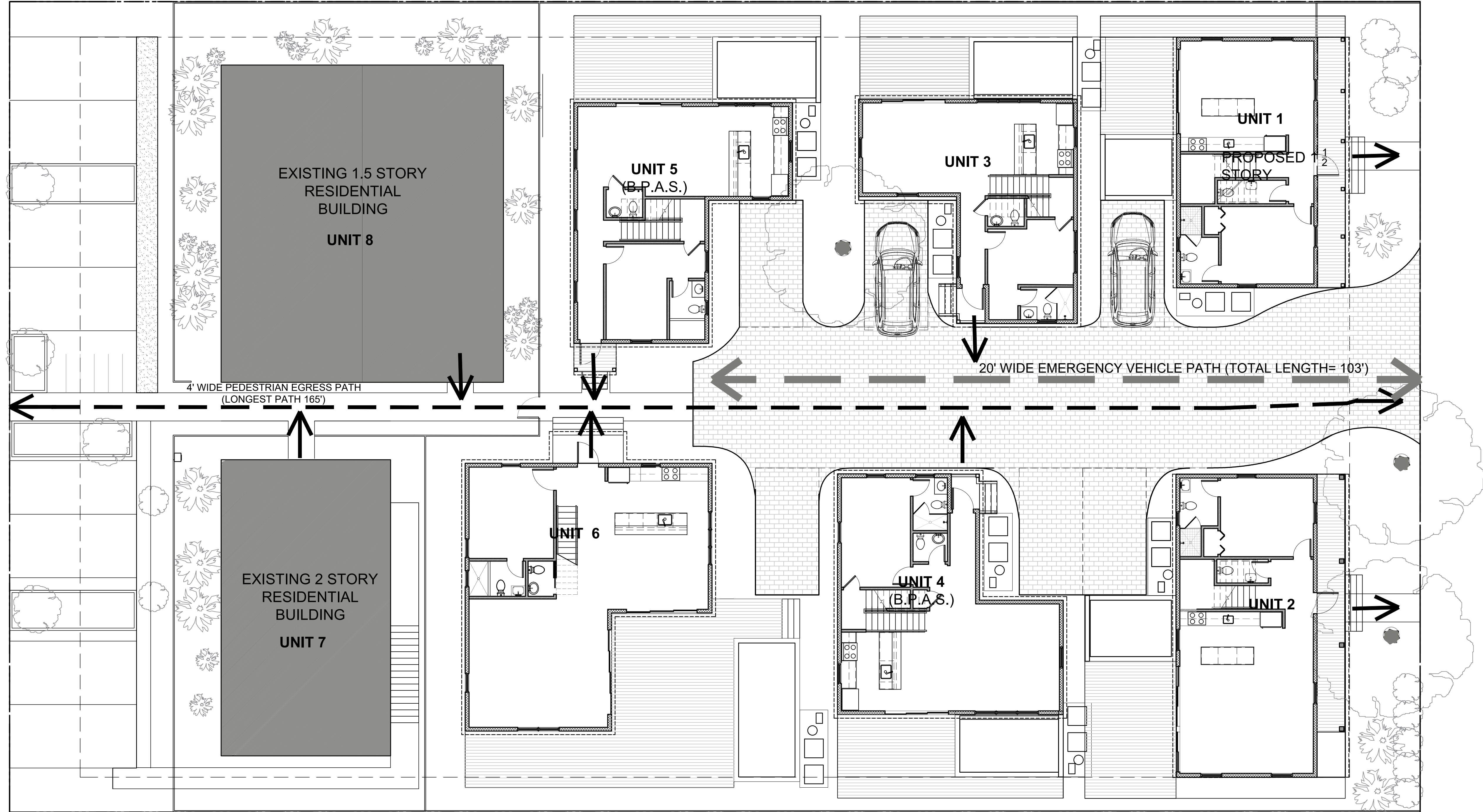


1
A1.0
PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

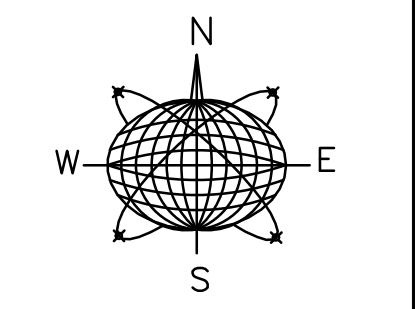
FIRE HYDRANT LOCATED AT THE CORNER OF MARGARET AND UNITED



FIRE HYDRANT LOCATED AT THE CORNER OF WILLIAM AND SOUTH (135 FT.)

Seal:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:
PLANNING REVISION 9.11.20
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.15.20
PLANNING REVISION 3: 11.11.20

1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

Title:

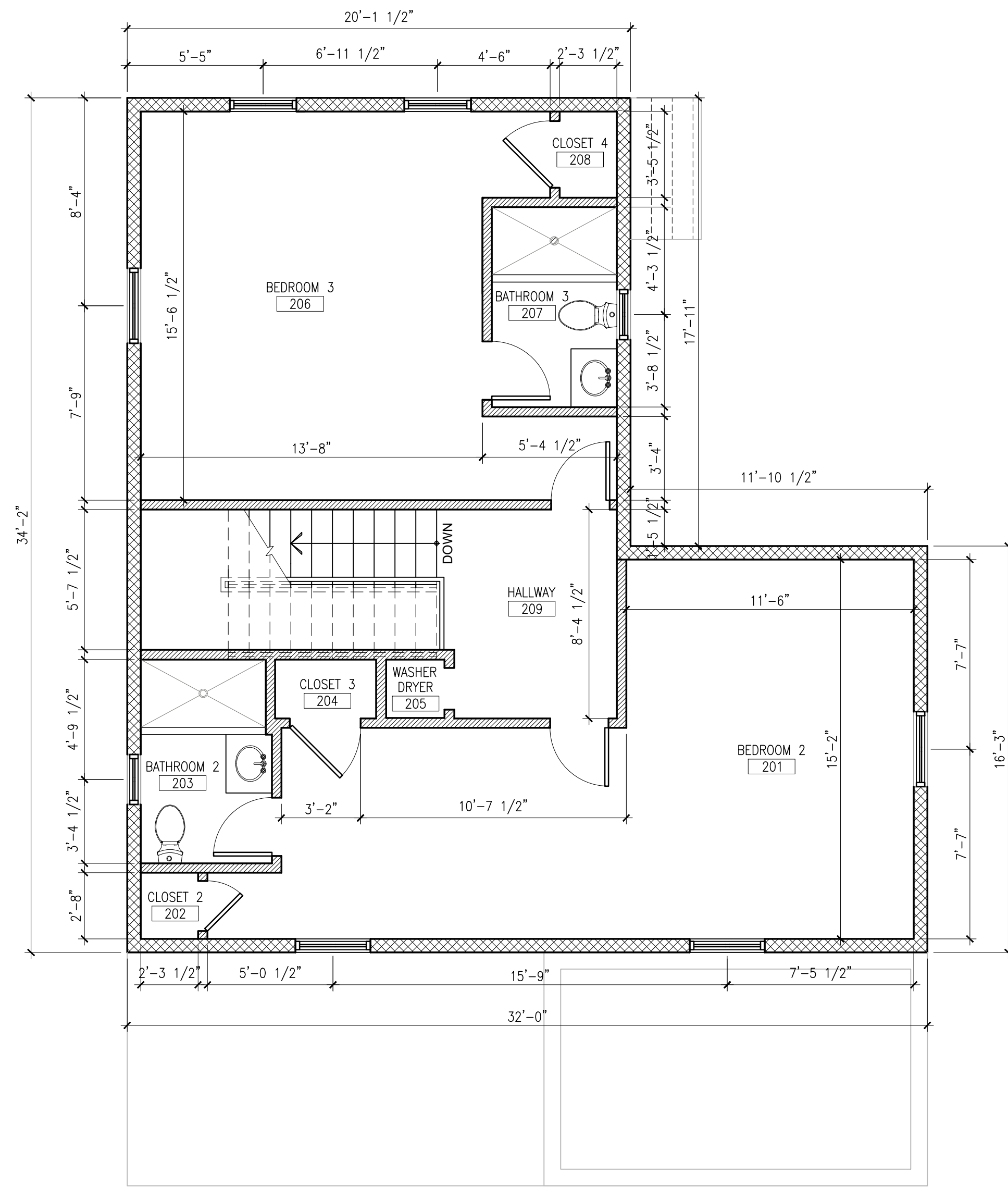
UNIT 4
FLOOR PLANS

Sheet Number:

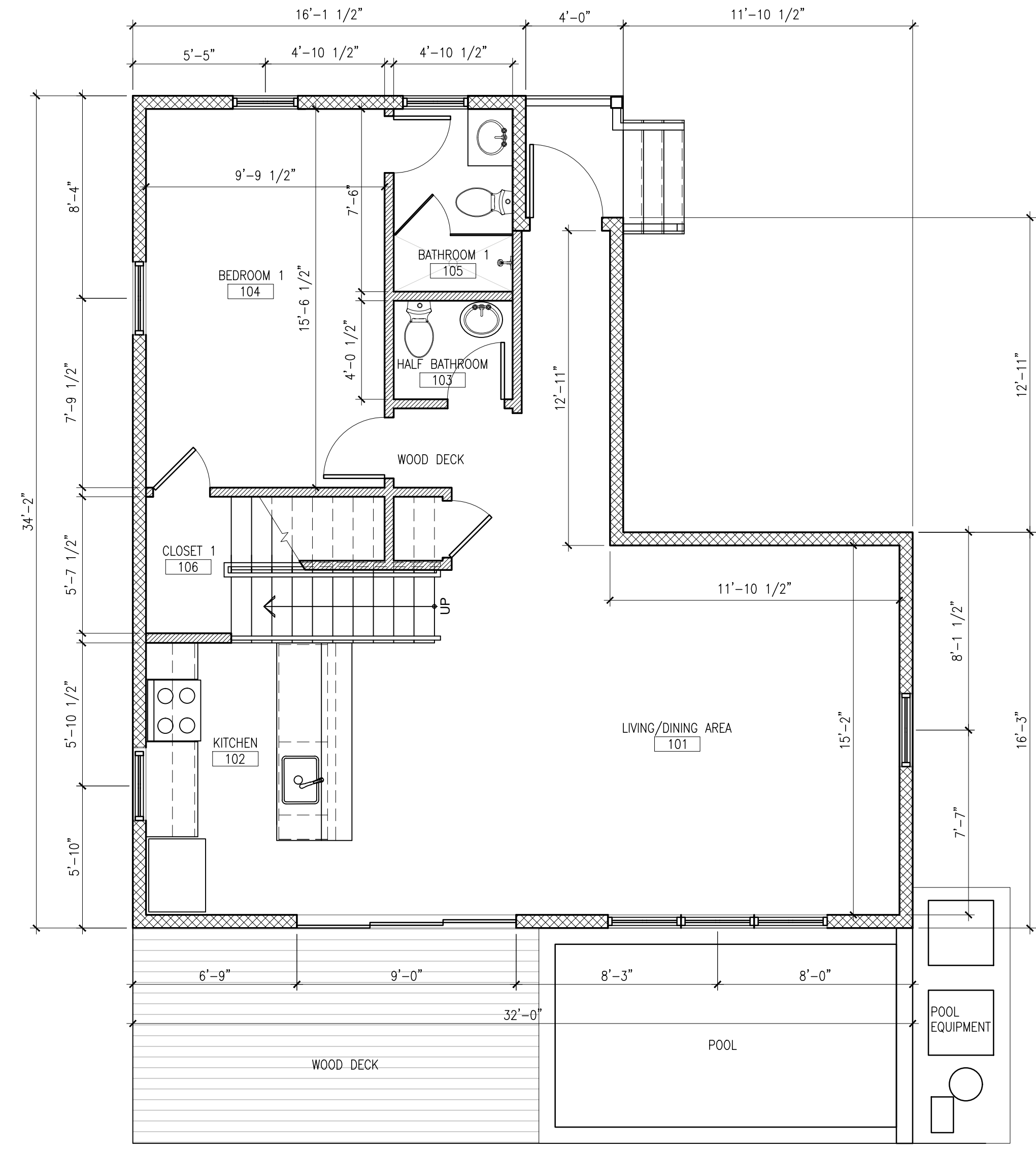
A4-2.1

Date: - SEPTEMBER 10, 2020

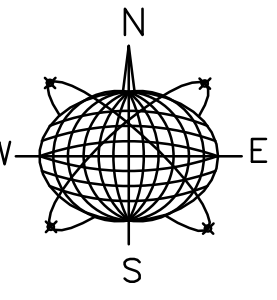
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2 SECOND FLOOR PLAN - UNIT 4
A4.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 4
A4.21 SCALE: 1/4"=1'-0"



3 UNIT 4 SOUTH ELEVATION
A4.31 SCALE: 1/4"=1'-0"



2 UNIT 4 WEST ELEVATION
A4.31 SCALE: 1/4"=1'-0"



4 UNIT 4 EAST ELEVATION
A4.31 SCALE: 1/4"=1'-0"



1 UNIT 4 NORTH ELEVATION
A4.31 SCALE: 1/4"=1'-0"

1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size 24x36 Project #: 19029

Title:

UNIT 4
ELEVATIONS

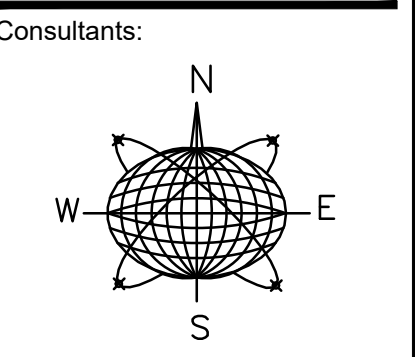
Sheet Number:

A4-3.1

Date: - SEPTEMBER 10, 2020

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1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

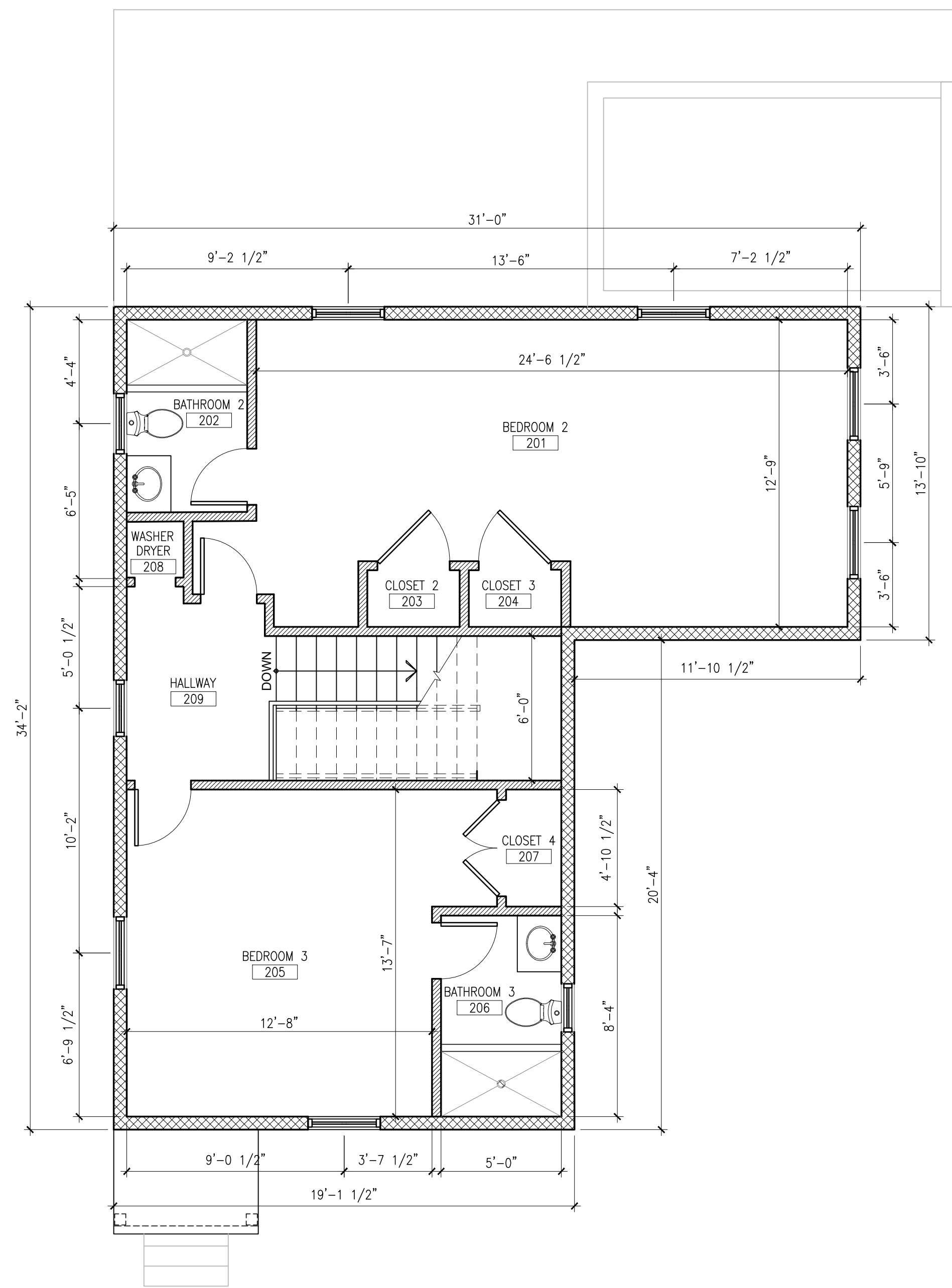
Title:
**UNIT 5
FLOOR PLANS**

Sheet Number:

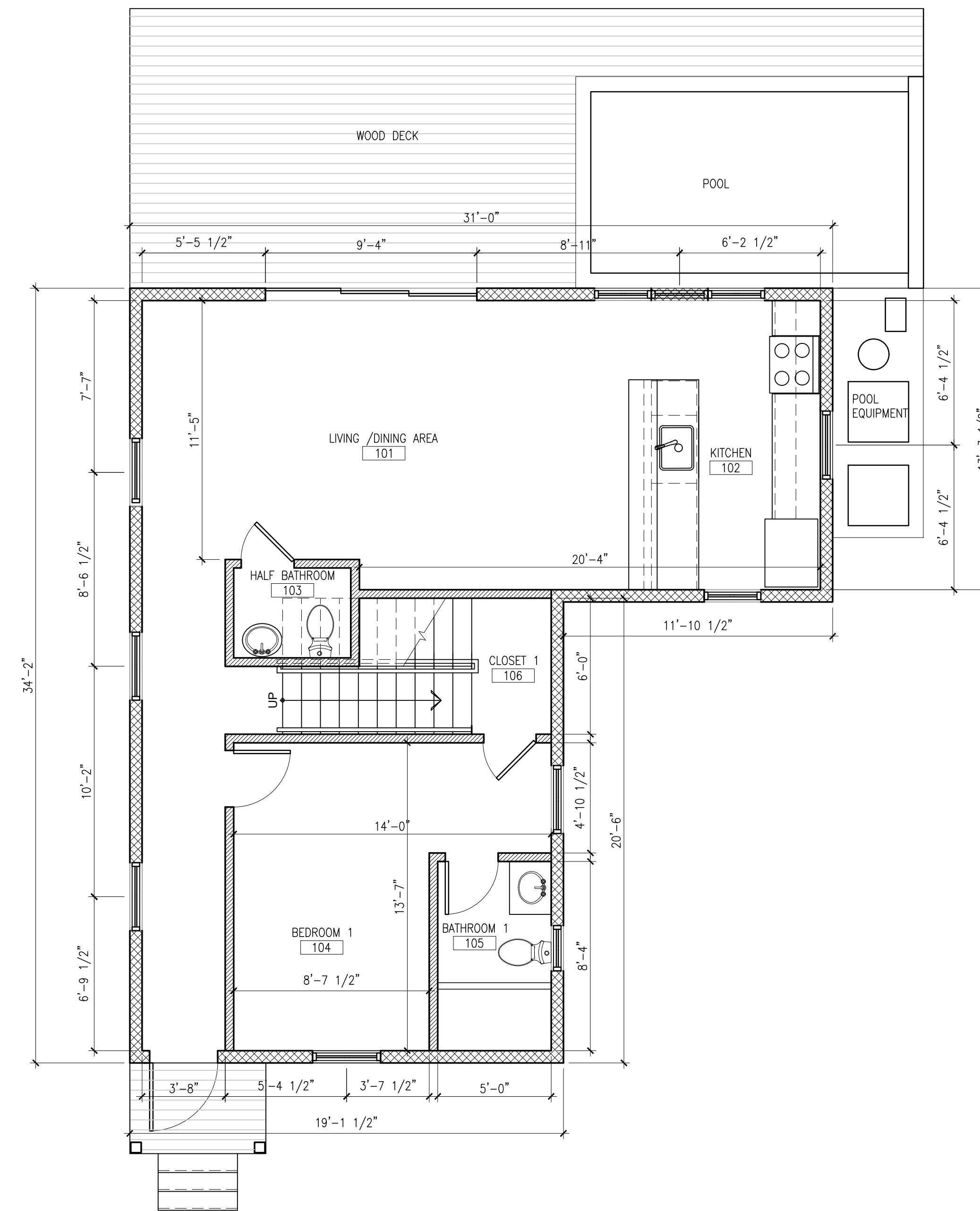
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Date: - SEPTEMBER 10, 2020

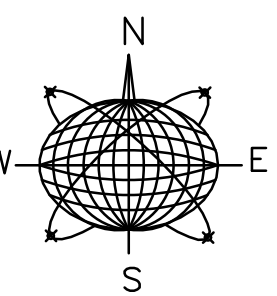
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2 SECOND FLOOR PLAN - UNIT 5
A5.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 5
A5.21 SCALE: 1/4"=1'-0"



PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20

1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size	Project #:
24x36	19929

Title:

UNIT 5 ELEVATIONS

Sheet Number:

A5-3.1

Date: - SEPTEMBER 10, 2020

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3 UNIT 5 SOUTH ELEVATION
A5.31 SCALE: 1/4"=1'-0"



2 UNIT 5 WEST ELEVATION
A5.31 SCALE: 1/4"=1'-0"



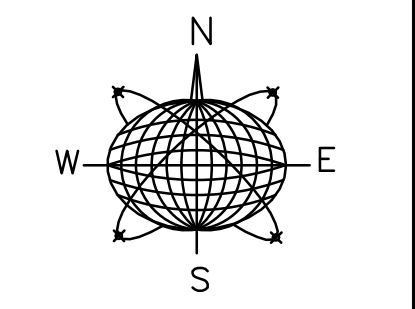
4 UNIT 5 EAST ELEVATION
A5.31 SCALE: 1/4"=1'-0"



1 UNIT 5 NORTH ELEVATION
A5.31 SCALE: 1/4"=1'-0"

Seal:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:

- PLANNING REVISION 9.11.20
- PLANNING REVISION 1: 8.13.20
- PLANNING REVISION 2: 10.15.20
- PLANNING REVISION 3: 11.11.20

1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

Title:

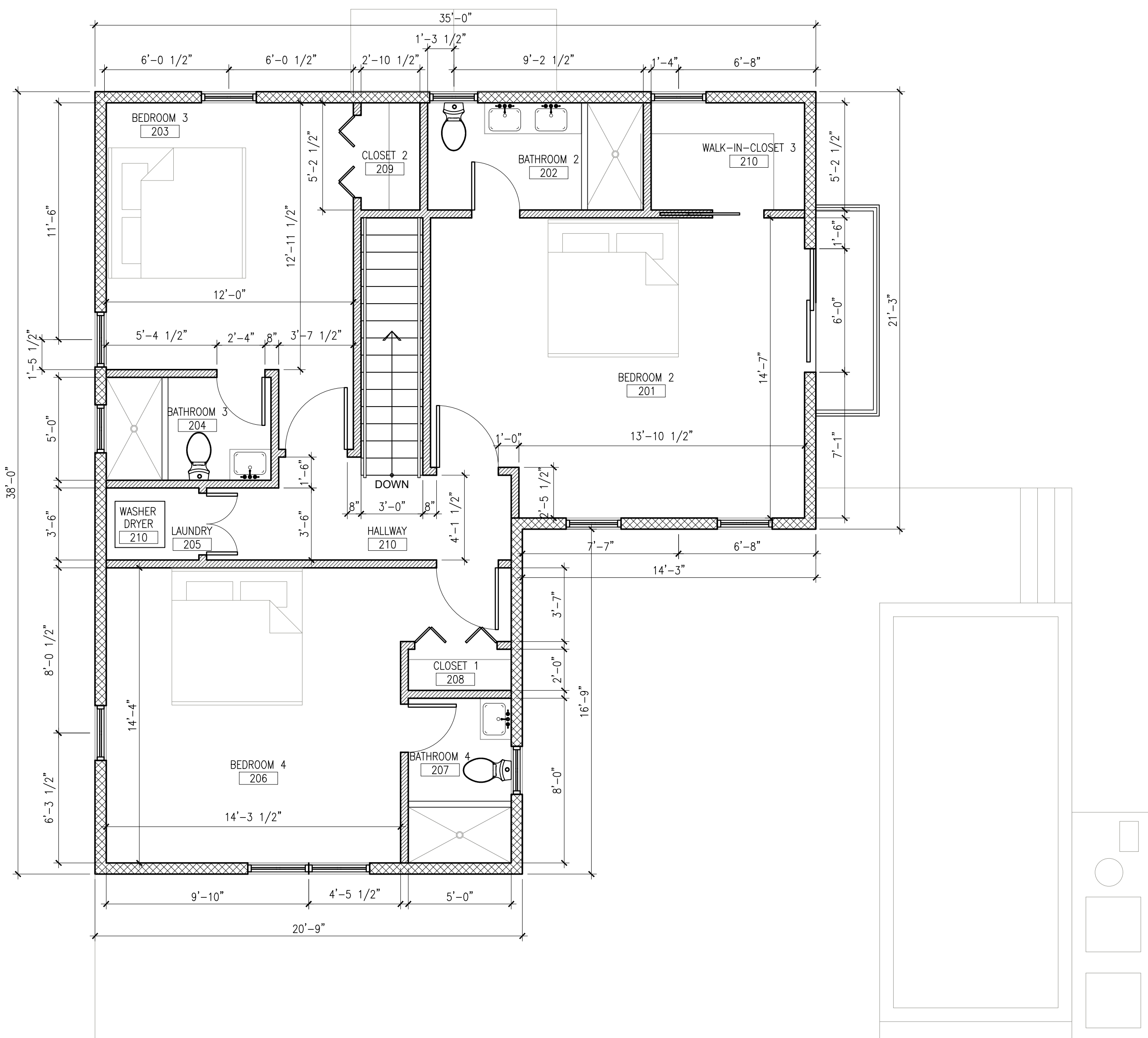
**UNIT 6
FLOOR PLANS**

Sheet Number:

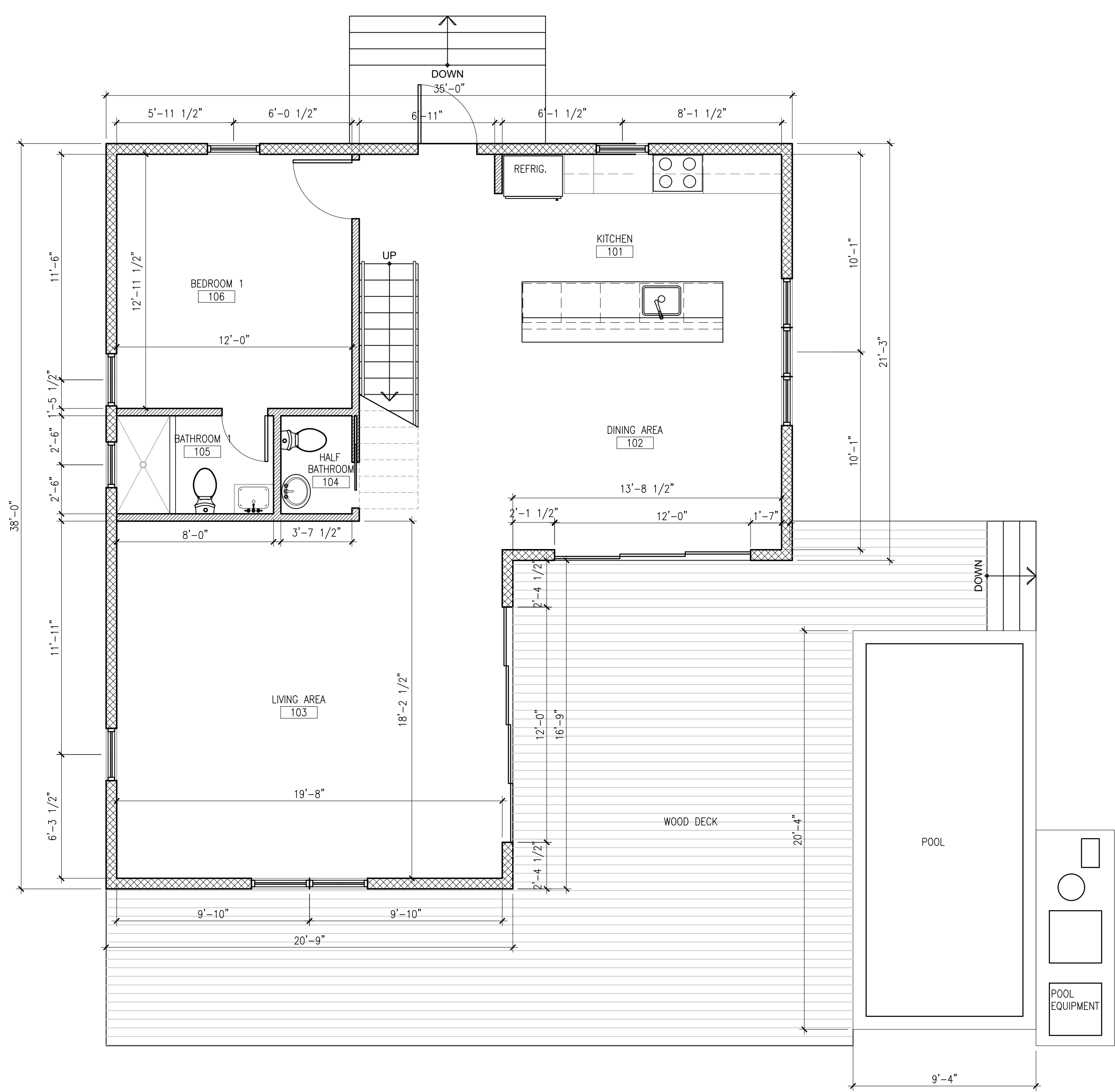
A6-2.1

Date: - SEPTEMBER 10, 2020

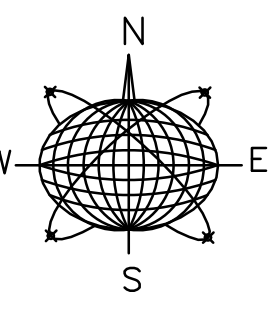
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2 SECOND FLOOR PLAN - UNIT 6
A6.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 6
A6.21 SCALE: 1/4"=1'-0"



PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20



3 UNIT 6 SOUTH ELEVATION
A6.31 SCALE: 1/4"=1'-0"



2 UNIT 6 WEST ELEVATION
A6.31 SCALE: 1/4"=1'-0"



4 UNIT 6 EAST ELEVATION
A6.31 SCALE: 1/4"=1'-0"



1 UNIT 6 NORTH ELEVATION
A6.31 SCALE: 1/4"=1'-0"

1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title:

UNIT 6
ELEVATIONS

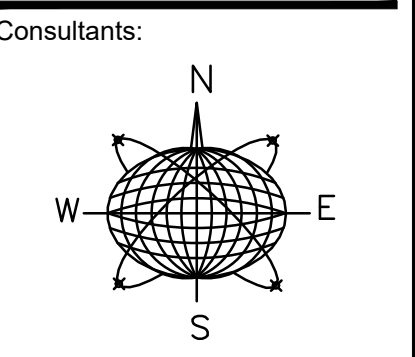
Sheet Number:

A6-3.1

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Seal:



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AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:
PLANNING REVISION 9.11.20
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.15.20
PLANNING REVISION 3: 11.11.20

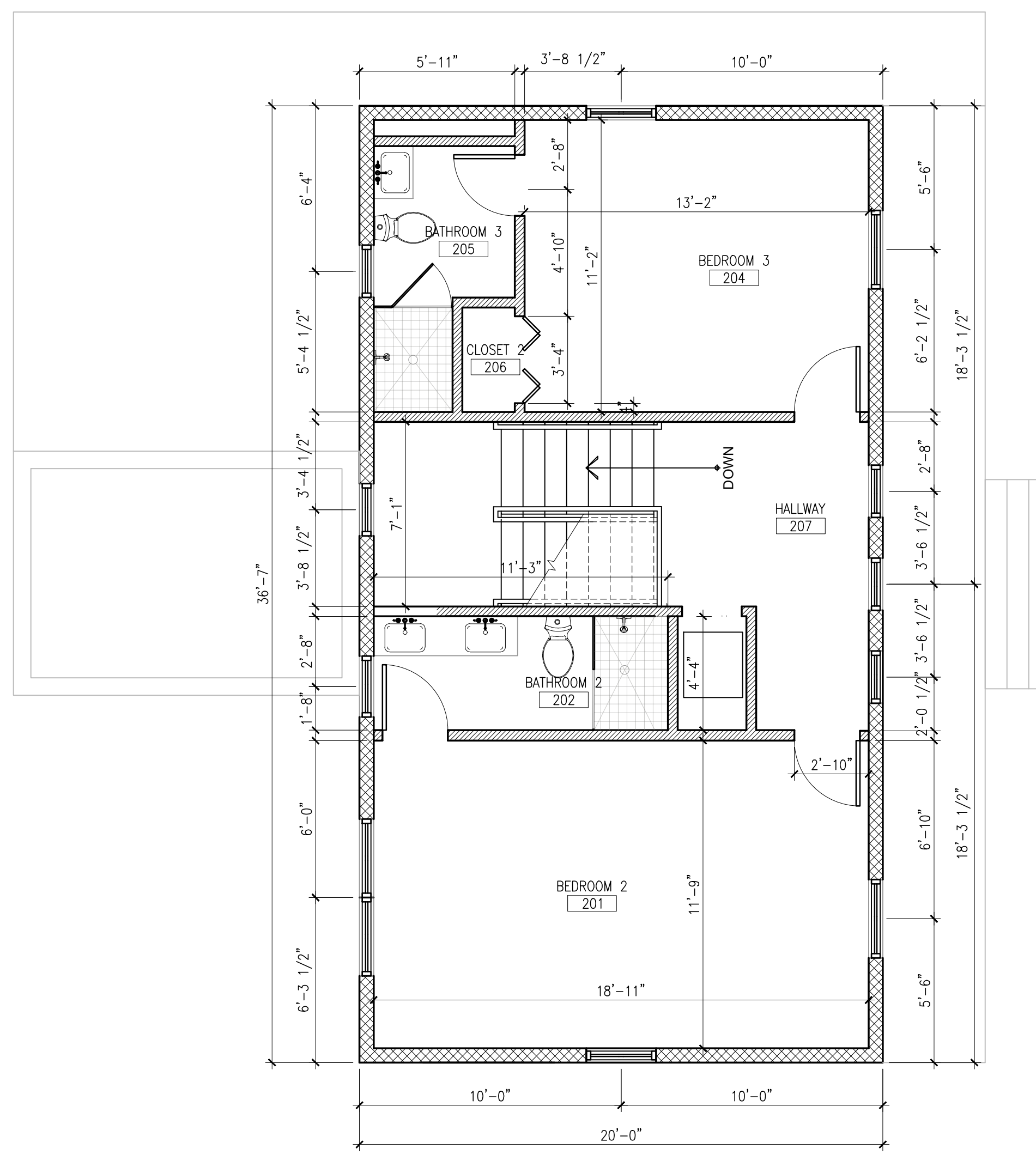
1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

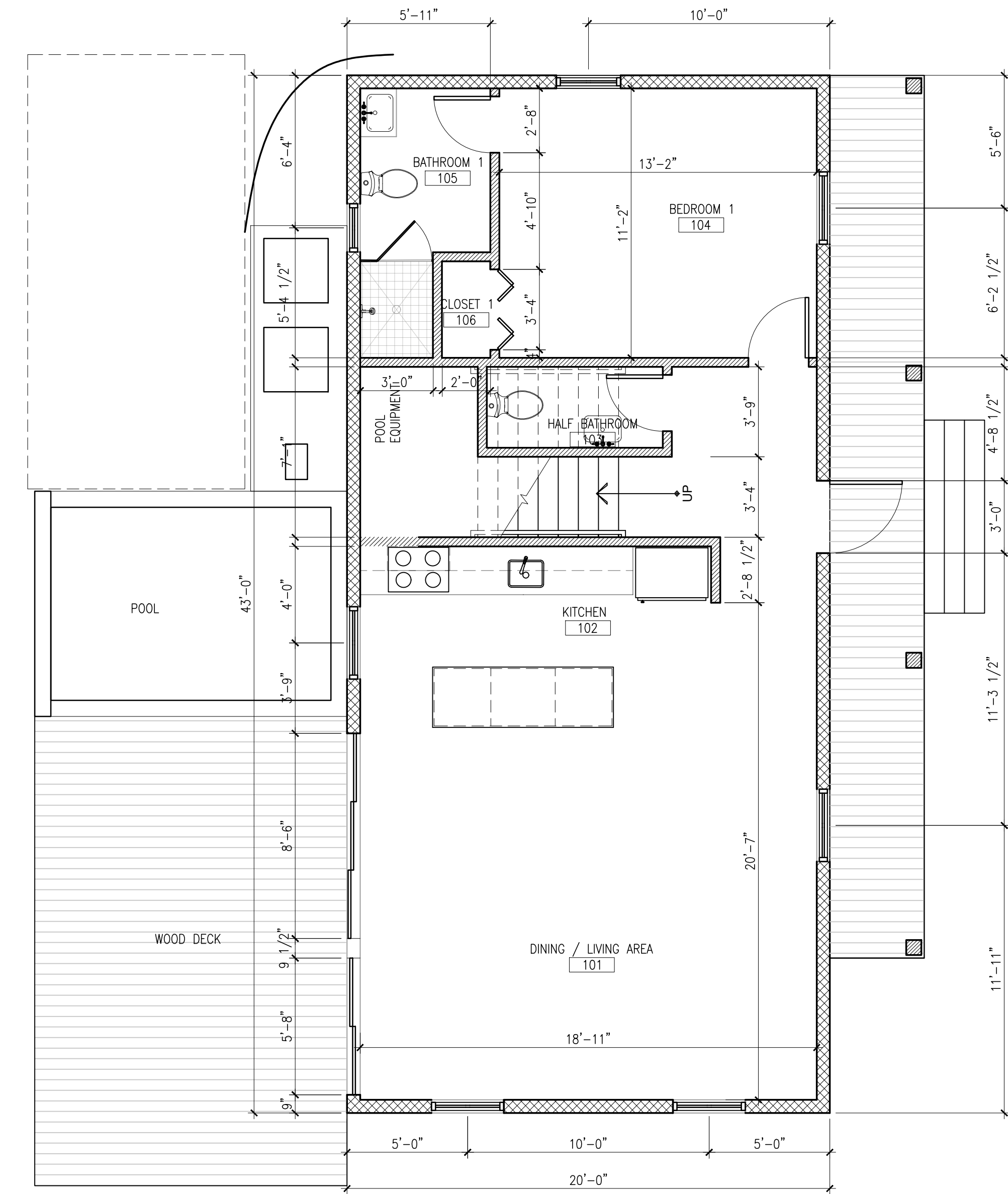
Title:
**UNIT 2
FLOOR PLANS**

Sheet Number:
A2-2.1

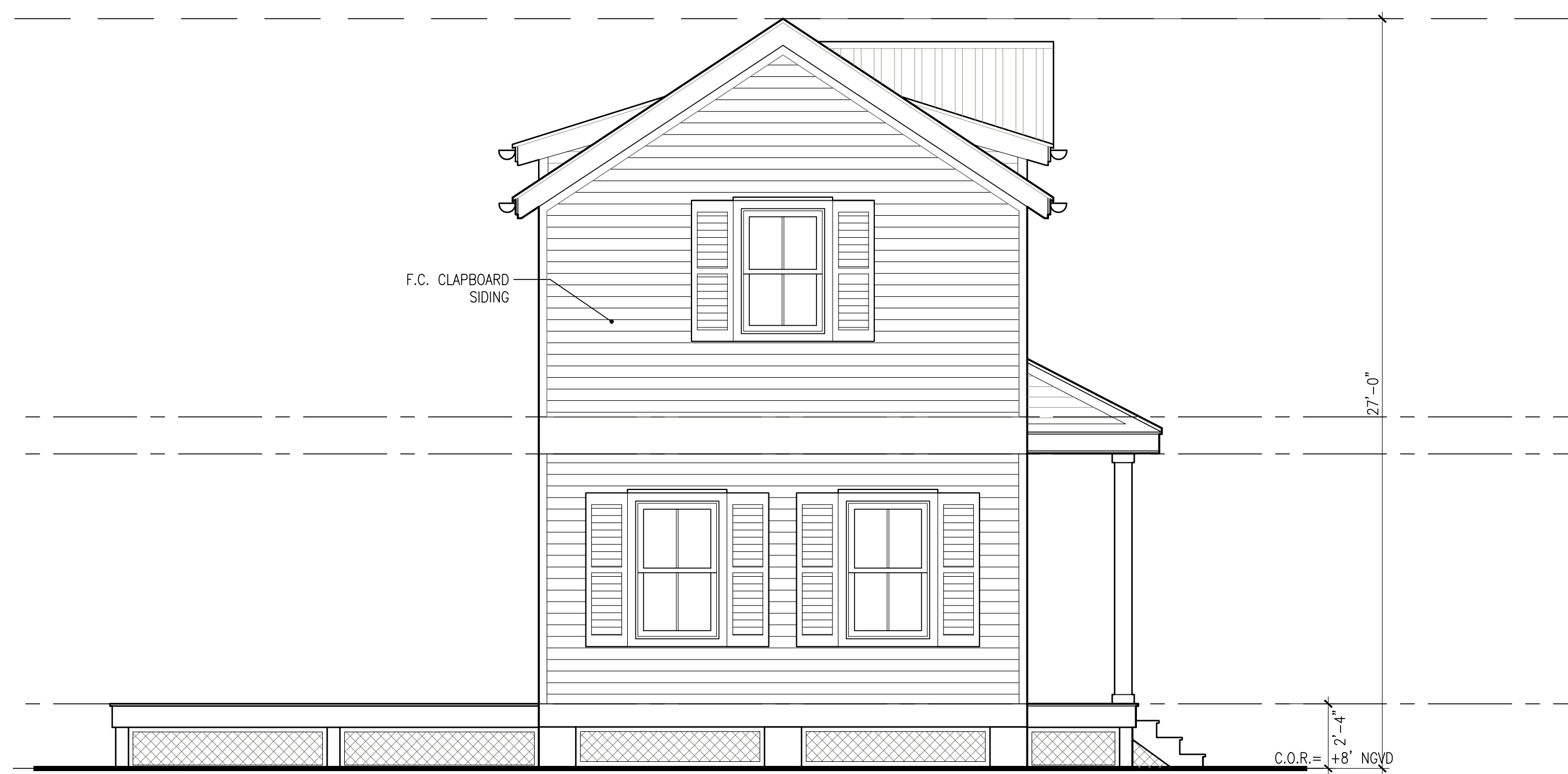
Date: - SEPTEMBER 10, 2020
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2 SECOND FLOOR PLAN - UNIT 2
A2.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 2
A2.21 SCALE: 1/4"=1'-0"



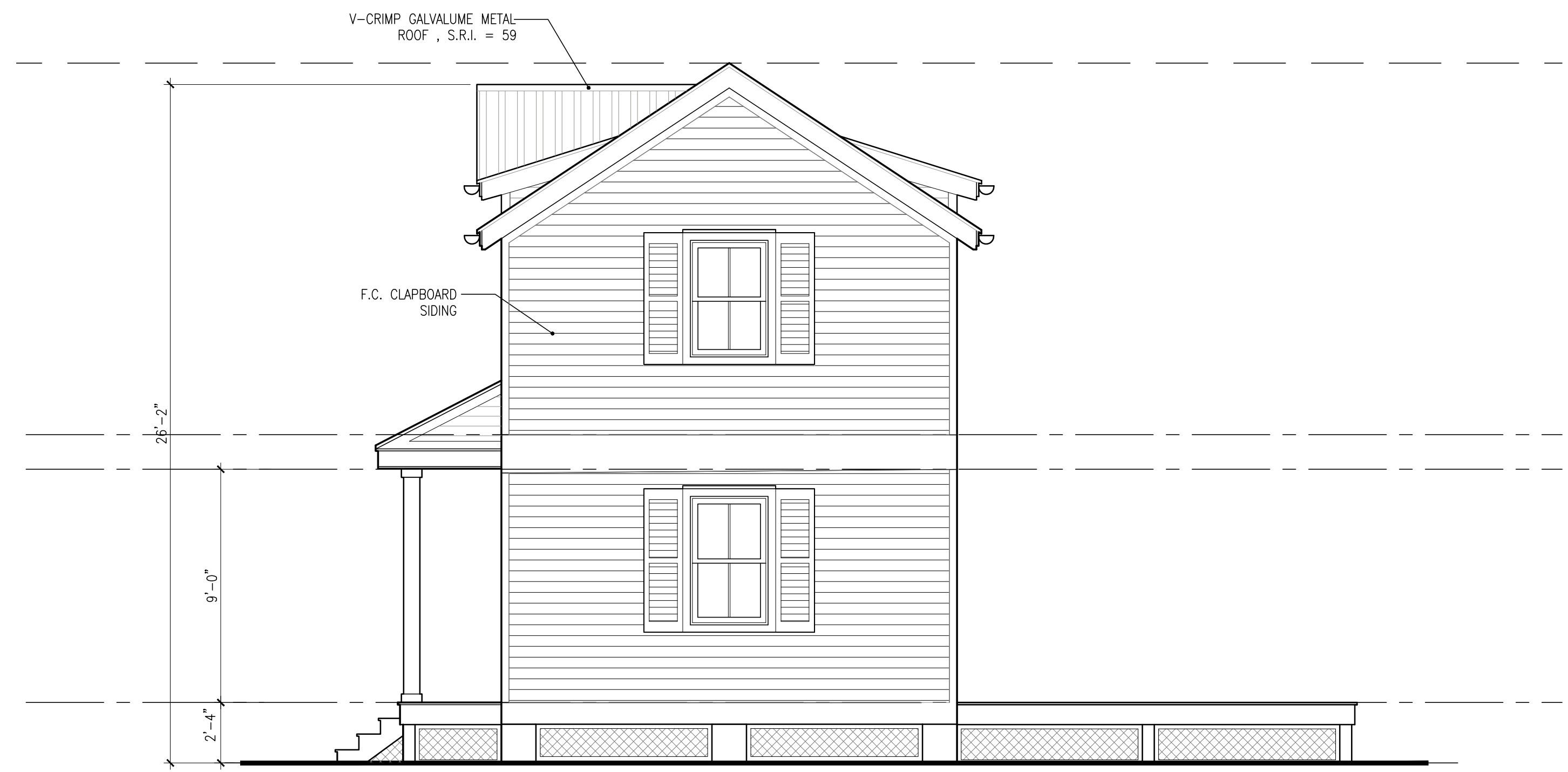
3 UNIT 2 SOUTH ELEVATION
A2.31 SCALE: 1/4"=1'-0"



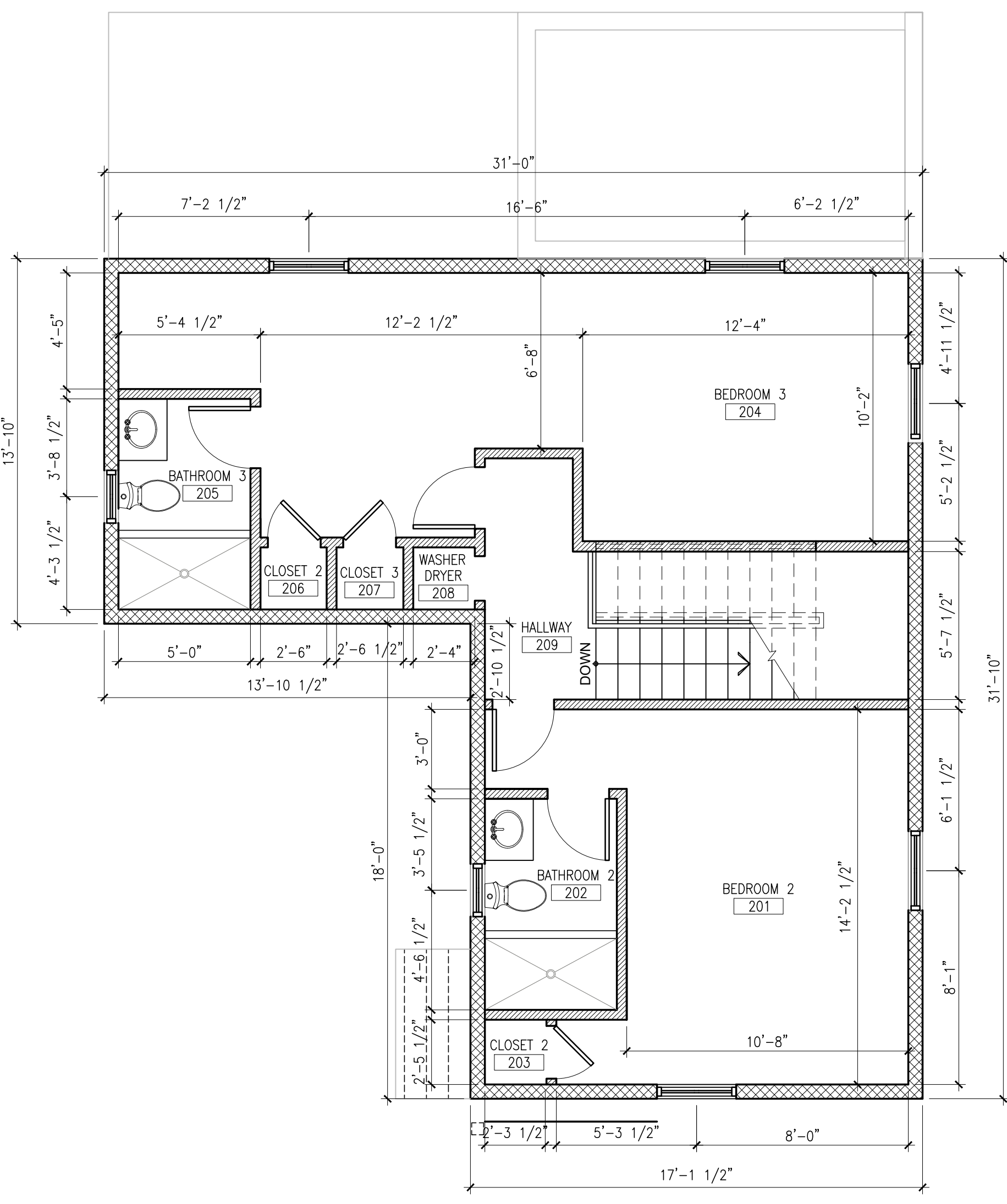
2 UNIT 2 WEST ELEVATION
A2.31 SCALE: 1/4"=1'-0"



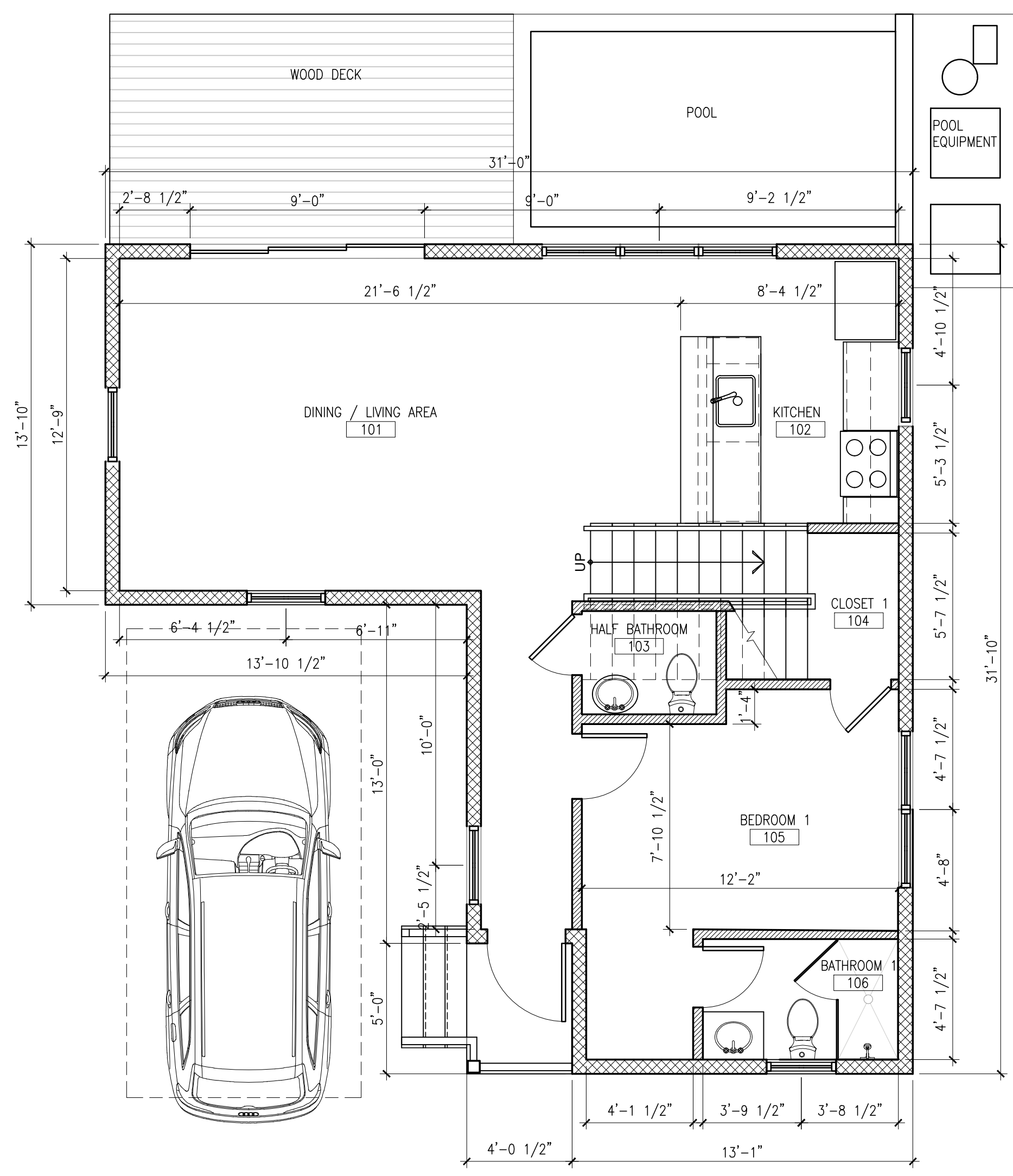
4 UNIT 2 EAST ELEVATION
A2.31 SCALE: 1/4"=1'-0"



1 UNIT 2 NORTH ELEVATION
A2.31 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN - UNIT 3
A3.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 3
A3.21 SCALE: 1/4"=1'-0"

1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

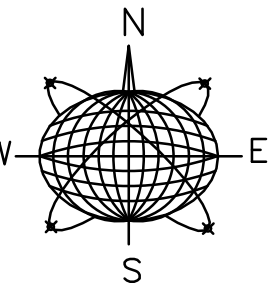
Drawing Size: 24x36 | Project #: 19029

Title:
**UNIT 3
FLOOR PLANS**

Sheet Number:
A3-2.1

Seal:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:

- PLANNING REVISION 9.11.20
- PLANNING REVISION 1: 8.13.20
- PLANNING REVISION 2: 10.15.20
- PLANNING REVISION 3: 11.11.20

1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

Title:

UNIT 3 ELEVATIONS

Sheet Number:

A3-3.1

Date: - SEPTEMBER 10, 2020

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3 UNIT 3 SOUTH ELEVATION
A3.31 SCALE: 1/4"=1'-0"



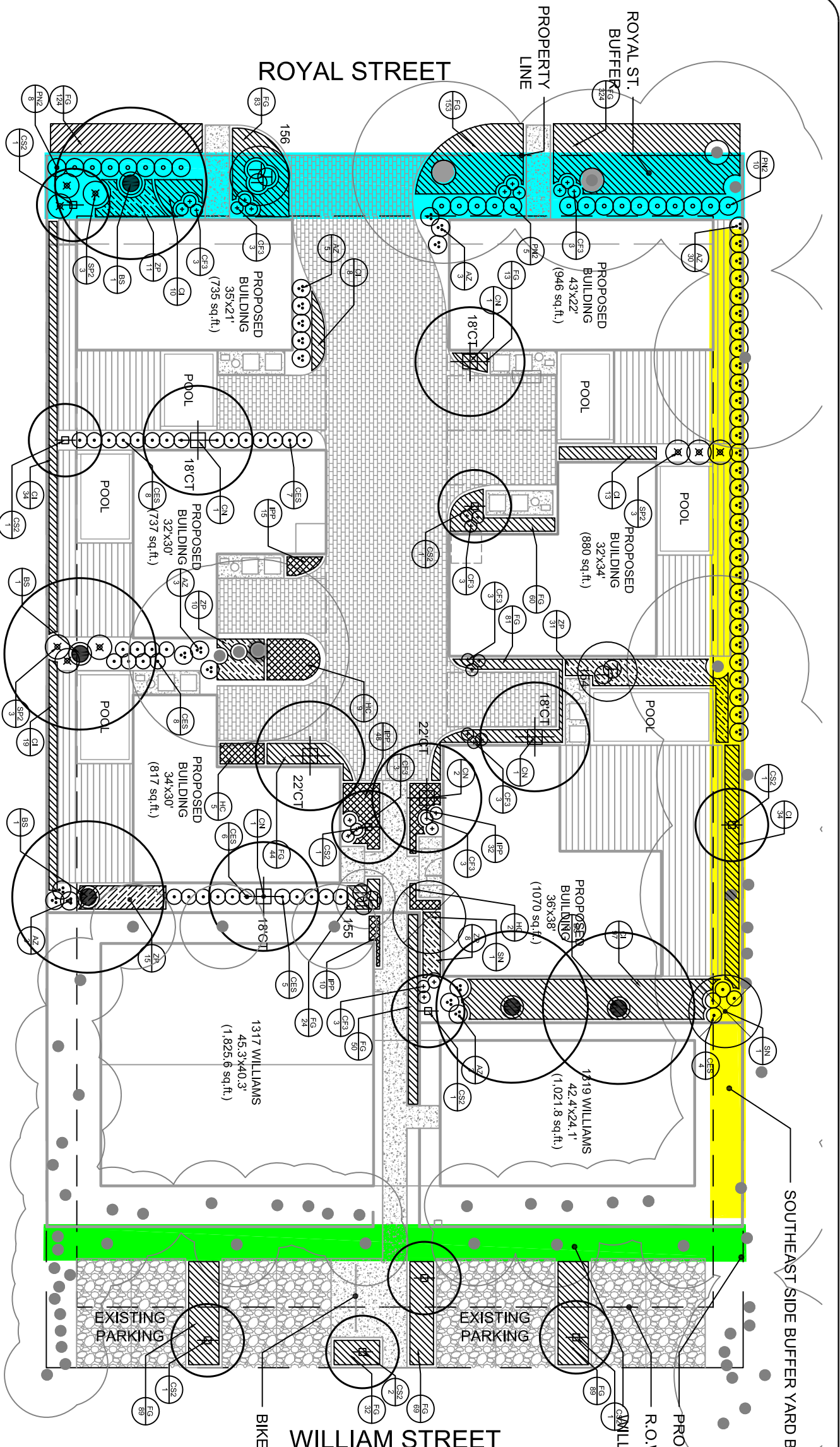
2 UNIT 3 WEST ELEVATION
A3.31 SCALE: 1/4"=1'-0"



4 UNIT 3 EAST ELEVATION
A3.31 SCALE: 1/4"=1'-0"



1 UNIT 3 NORTH ELEVATION
A3.31 SCALE: 1/4"=1'-0"



TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	CAL.
	BS	5	Bursera simarouba	Gumbo Limbo	48 GAL.	14'-16" HT.	4" CAL.
	CN	6	Cocos nucifera	Coconut Palm	F.G.	SEE PLAN FOR C.T. HT.	-
	CS2	10	Cordia sebestena	Orange Gallego Tree	28 GAL.	7'-9" HT. STD	2.5" CAL.
	###	3	Varies; Reference Number refers to Tree Inventory on Sheet L.002		Existing	Existing	Existing

ALL (100%) LANDSCAPE MATERIALS USE TO BE NATIVE PALM TREES USED IS 25% OF ALL TREES PROPOSED. TEMPORARY IRRIGATION TO BE PROVIDED DURING PLANT ESTABLISHMENT.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
	AZ	47	Adiantum aurantiacum 'Variegata Dwarf'	Dwarf Variegated Ginger	3 GAL.	24"-30" OA., FULL	
	CES	38	Conocarpus erectus 'Serotens'	Silver Buttonwood	3 GAL.	20"-24" OA	
	CF3	30	Cordia alliodora	TI Plant	3 GAL.	24"-30" OA	
	PNP	23	Psychotria nervosa	Wild Coffee	3 GAL.	18"-24" OA	
	SP2	9	Spartina patens	Salt Meadow Cord Grass	3 GAL.	24"-30" OA	
	SN	2	Smilax latifolia	Giant Bird of Paradise	25 GAL.	7'-8" HT., FULL	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	CI	152	Chrysobalanus icaco	Coco Plum	7 GAL.	20"-24" OA.	24" o.c.
	FG	980	Ficus microcarpa 'Green Island'	Green Island Ficus	3 GAL.	18"-24" OA.	12" o.c.
	HC	16	Hamelia patens 'Compacta'	Dwarf Firebush	3 GAL.	18"-24" OA.	30" o.c.
	PP	105	Ipora x 'Pelle Pink'	Dwarf Pink Ipora	3 GAL.	18"-24" OA.	12" o.c.
	ZP	75	Zamia purtillo	Cornicle	3 GAL.	18"-24" OA.	24" o.c.

Requirement	Proposed	Comment
20-ft Linear Landscape Buffer	92 units	Length = 115 ft
80 plant units per 100 ft	32 units	Width = 10 ft
1 canopy tree per 25 ft	5 trees	Waiver
10 shrubs per 25 ft	32 shrubs	3 shrubs per 25 ft
20-ft Linear Landscape Buffer	92 units	Length = 115 ft
80 plant units per 100 ft	32 units	Width = 8.5 ft
1 canopy tree per 25 ft	3 shrubs	Waiver
10 shrubs per 25 ft	32 shrubs	3 shrubs per 25 ft
20-ft Linear Landscape Buffer	90 units	Length = 115 ft
80 plant units per 100 ft	32 units	Width = 8.5 ft
1 canopy tree per 25 ft	3 shrubs	Waiver
10 shrubs per 25 ft	32 shrubs	3 shrubs per 25 ft

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	11.04.20	Issued for Review	IM	KO	KO
2					
3					
4					
5					
6					
7					
8					
9					
10					

1312 ROYAL STREET
KEY WEST, FLORIDA

DRAWING NUMBER
L.300
DRAWING NAME
LANDSCAPE PLAN

Common Name/Botanical Name	Size	Status	Cond	Remove/Transplant	Remarks
1 kora/kora coccoloba	Shrub 6-8' oa	np	good	Remove	
2 kora/kora coccoloba	Shrub 6-8' oa	np	good	Remove	
3 Gumbo Limbo/Bursera simaruba	16.7' dsh, 18'hx15'w	protected	fair	Remove	neighbors property, codominant @2, leaning south
4 kora/kora coccoloba	Shrub	np	good	Remove	
5 kora/kora coccoloba	Shrub	np	good	Remove	
6 kora/kora coccoloba	Shrub	np	good	Remove	
7 kora/kora coccoloba	Shrub	np	good	Remove	
8 Pink Tabebuia/Tabeubia heterophylla	17.5' dsh, 25'hx15'w	np	poor	Remove	shared tree, codominant branches with included bank, leaning south, in utility lines, topped, growing under concrete pad
9 Pink Tabebuia/Tabeubia heterophylla	13.25' dsh, 20'hx10'w	np	poor	Remove	shared tree, uprooted, leaning north and west, in utility lines, topped, growing under concrete pad Photo 3
10 Pink Tabebuia/Tabeubia heterophylla	20' dsh, 40'hx20'w	np	poor	Remove	shared tree, codominant branches with included bank, in utility lines, topped, growing under concrete pad
11 Jamaican Caper/Capparis cynophallophora	3.3' dsh, 10-12'hx8'w	protected	good	Remove	retain and protect Photo 4
12 Strangler Fig/Ficus aurea	6.33' dsh, 8'0'hx3'0'w	protected	good	Remove	large, shared on property line, growing over fence approximately 75% in neighbors property, retain protect Photo 5 in planter, 47x4
13 Green Island Ficus/Ficus microcarpa	Shrub 3' oa	np	fair	Remove	
14 Christmas Palm/Adonia merillii	Double 13' oa	np	good	Remove	
15 Christmas Palm/Adonia merillii	Double 13' oa	np	good	Remove	
16 Plumbeago/Certhoeterna plumbeagnoides	Shrub	np	good	Remove	
17 Arboticala/heterifera arboticola	Shrub	np	good	Remove	
18 Arboticala/heterifera arboticola	Triple 8' oa	np	good	Remove	transplant
19 Arboticala/heterifera arboticola	Shrub	np	good	Remove	
20 Plumbeago/Plumbeago articulata	Shrub	np	good	Remove	
21 Arboticala/heterifera arboticola	Shrub	np	good	Remove	
22 Bougainvillea species	Trail and	np	poor	Remove	remove
23 Arboticala/heterifera arboticola	Shrub 3' oa	np	good	Remove	
24 Arboticala/heterifera arboticola	Shrub 3' oa	np	good	Remove	
25 Arboticala/heterifera arboticola	Shrub 3' oa	np	good	Remove	
26 Bougainvillea species	Trail and	np	poor	Remove	remove
27 Golden Dewdrop/Duranta erecta	Shrub 4x3'	protected	fair	Remove	remove
28 Bougainvillea species	Shrub 4x3'	protected	fair	Remove	remove
29 Bougainvillea species	Trail and	np	poor	Remove	remove
30 Arboticala/heterifera arboticola	Shrub 3x3'	np	fair	Remove	
31 Arboticala/heterifera arboticola	Shrub 3x3'	np	fair	Remove	
32 Arboticala/heterifera arboticola	Shrub 3x3'	np	fair	Remove	
33 Bougainvillea species	Trail and	np	poor	Remove	remove
34 Arboticala/heterifera arboticola	Shrub 3x3'	np	fair	Remove	
35 Arboticala/heterifera arboticola	Shrub 3x3'	np	fair	Remove	
36 Arboticala/heterifera arboticola	Shrub 3x3'	np	fair	Remove	
37 Dacrydium specief	Shrub	np	fair	Remove	
38 Yucca/	Shrub 8' h	np	fair	Remove	
39 Fakahai Palm/Coryca milts	18' h	np	poor	Remove	remove
40 White Bird of Paradise/Stripteria nicalai	4x2.2' h	np	good	Remove	
41 Ponytail Palm/Beaucarnea recurvata	5x10'	np	fair	Remove	
42 Fakahai Palm/Coryca milts	6-7' h	np	poor	Remove	remove
43 Fakahai Palm/Coryca milts	18' h	np	poor	Remove	remove
44 Dacrydium species	Shrub 4' h	np	fair	Remove	leaning west, remove
45 Green Island Ficus/Ficus microcarpa	Shrub 3.5x1.1'	np	poor	Remove	leaning into parking area, remove
46 Pink Tabebuia/Tabeubia heterophylla	5.2' dsh, 12'hx5'w	np	poor	Remove	learning
47 Pink Tabebuia/Tabeubia heterophylla	15' dsh, 25'hx15'w	np	poor	Remove	learning into parking area, remove
48 Pink Tabebuia/Tabeubia heterophylla	6' dsh	np	poor	Remove	learning into parking area, remove
49 Pink Tabebuia/Tabeubia heterophylla	6.7' dsh	np	poor	Remove	learning into parking area, remove
50 Pink Tabebuia/Tabeubia heterophylla	5' dsh	np	poor	Remove	learning into parking area, remove
51 Pink Tabebuia/Tabeubia heterophylla	2' dsh	np	poor	Remove	learning into parking area, remove
52 Pink Tabebuia/Tabeubia heterophylla	3' dsh	np	poor	Remove	learning into parking area, remove
53 Pink Tabebuia/Tabeubia heterophylla	8.5' dsh	np	poor	Remove	learning into parking area, remove
54 Pink Tabebuia/Tabeubia heterophylla	5.5' dsh, 25'hx10'w	np	poor	Remove	learning into parking area, remove
55 Pink Tabebuia/Tabeubia heterophylla	14.75' dsh, 35'hx15'w	np	poor	Remove	learning into parking area, remove
56 Pink Tabebuia/Tabeubia heterophylla	1.75' dsh	np	poor	Remove	learning into parking area, remove
57 Neemi/Azadirachta indica	2.5' dsh, 12'hx4'w	np	poor	Remove	learning into parking area, remove
58 Pink Tabebuia/Tabeubia heterophylla	10.5' dsh, 23'hx12'w	np	poor	Remove	learning into parking area, remove
59 Pink Tabebuia/Tabeubia heterophylla	3' dsh, 20'hx4'w	np	poor	Remove	learning into parking area, remove
60 Pink Tabebuia/Tabeubia heterophylla	4.2' dsh, 22'hx8'w	np	poor	Remove	learning into parking area, remove
61 Christmas Palm/Adonia merillii	Triple 10'-16' oa	protected	fair	Remove	retain and protect
62 Pink Tabebuia/Tabeubia heterophylla	14' dsh, 30'hx20'w	np	poor	Remove	retain and protect
63 Christmas Palm/Adonia merillii	20' h	protected	fair	Remove	retain and protect
64 Bamboo Palm/Chamaedorea seifrizii	Cluster 7' canes	np	poor	Remove	retain and protect
65 Bamboo Palm/Chamaedorea seifrizii	Cluster 8' canes	np	poor	Remove	retain and protect
66 Bamboo Palm/Chamaedorea seifrizii	Cluster 8' canes	np	poor	Remove	retain and protect
67 Pink Tabebuia/Tabeubia heterophylla	14' dsh, 37'hx15'w	np	poor	Remove	retain and protect
68 Sweet Acacia/Acacia farnesiana	Multi 7' dsh, 12'hx15'w	protected	poor	Remove	retain and protect
69 Acaea Palm/Dyopsis lutescens	Cluster 11, 6-18' oa	protected	fair	Remove	retain and protect
70 Christmas Palm/Adonia merillii	Cluster of 8-20, 22' oa	protected	fair	Remove	retain and protect
71 Christmas Palm/Adonia merillii	Cluster of 5-8-18' oa	protected	fair	Remove	retain and protect
72 Christmas Palm/Adonia merillii	Cluster of 5-8-18' oa	protected	fair	Remove	retain and protect
73 Washingtonia Palm/Washingtonia robusta	40' ca	protected	poor	Remove	retain and protect
74 Pink Tabebuia/Tabeubia heterophylla	8' dsh, 25'x10'w	np	poor	Remove	retain and protect
75 Pink Tabebuia/Tabeubia heterophylla	12' dsh, 30'hx20'w	np	poor	Remove	retain and protect
76 Acaea Palm/Dyopsis lutescens	Cluster 10'hx6'w	np	poor	Remove	retain and protect
77 Christmas Palm/Adonia merillii	18-20' oa	np	poor	Remove	retain and protect
78 Fraxipani/Plumeria	8' dsh, 20'hx8'w	protected	good	Remove	retain and protect
79 Dacrydium species	Shrub 10'hx5'w	np	poor	Remove	retain and protect
80 Gumbo Limbo/Bursera simaruba	10.6' dsh, 20'hx20'w	np	poor	Remove	retain and protect
81 Gumbo Limbo/Bursera simaruba	3.3' dsh, 18'hx8'w	protected	poor	Remove	retain and protect
82 Satein Leaf/Chrysophyllum oldiflorum	6' dsh, 20'hx8'w	protected	poor	Remove	retain and protect
83 Pink Tabebuia/Tabeubia heterophylla	7.5', 7.5', 5.2', 22'hx15'w	np	poor	Remove	retain and protect
84 Coconut Palm/Cocos nucifera	35-40' oa	protected	poor	Remove	retain and protect
85 Satein Leaf/Chrysophyllum oldiflorum	9.5' dsh, 10'hx4'w	protected	poor	Remove	retain and protect
86 Gumbo Limbo/Bursera simaruba	Multi 12' dsh, 15'hx10'w	protected	poor	Remove	retain and protect
87 Jamaican Caper/Capparis cynophallophora	3.7' dsh, 13'h	protected	poor	Remove	retain and protect
88 Satein Leaf/Chrysophyllum oldiflorum	16.4' dsh, 18'h, 25'w	protected	poor	Remove	retain and protect
89 Royal Poinciana/Delonix regia	Multi 7.5' @base, 18'hx8'w	protected	poor	Remove	retain and protect
90 Jamaican Caper/Capparis cynophallophora	Multi 7.5' @base, 18'hx8'w	protected	poor	Remove	retain and protect
91 Florida Thatch Palm/Thrinax radata	8' oa no wood	protected	poor	Remove	retain and protect
92 Jamaican Caper/Capparis cynophallophora	Multi 2' dsh, 10' oa	protected	poor	Remove	retain and protect
93 Florida Thatch Palm/Thrinax radata	2' dsh, 10' no wood	protected	poor	Remove	retain and protect
94 Jamaican Caper/Capparis cynophallophora	Multi 10' @base, 16'hx8'w	protected	poor	Remove	retain and protect
95 Jamaican Caper/Capparis cynophallophora	Multi 1' dsh	protected	poor	Remove	retain and protect
96 Jamaican Caper/Capparis cynophallophora	Multi 1.5' @base, 18'hx15'w	protected	poor	Remove	retain and protect
97 Jamaican Caper/Capparis cynophallophora	Multi 12' @base, 14'0'h	protected	poor	Remove	retain and protect
98 Jamaican Caper/Capparis cynophallophora	Multi 12' @base, 14'0'h	protected	poor	Remove	retain and protect
99 Jamaican Caper/Capparis cynophallophora	3' h cane	np	poor	Remove	retain and protect
100 Bamboo Palm/Chamaedorea seifrizii		np	poor	Remove	retain and protect
101 Gumbo Limbo/Bursera simaruba	7.6' dsh, 25'hx8'w	protected	good	Remove	retain and protect
102 Royal Poinciana/Delonix regia	20.5' dsh, 18'hx20'w	protected	fair	Remove	retain and protect Photo 11
103 Jamaican Caper/Capparis cynophallophora	5' dsh	protected	poor	Remove	retain and protect Photo 11
104 Small Leaf Cusia/Cusia guttiera	10' @base, 20'hx20'w	np	poor	Remove	retain and protect Photo 11
105 Small Leaf Cusia/Cusia guttiera	7' @base, 20'hx20'w	np	poor	Remove	retain and protect Photo 11
106 Small Leaf Cusia/Cusia guttiera	10' @base, 20'hx15'w	np	poor	Remove	retain and protect Photo 11
107 Small Leaf Cusia/Cusia guttiera	8.4' dsh, 18'hx20'w	np	poor	Remove	retain and protect Photo 11
108 Royal Poinciana/Delonix regia	25' dsh, 25'hx25'w	protected	poor	Remove	retain and protect Photo 11
109 Small Leaf Cusia/Cusia guttiera	Multi 8' @base, 20'hx20'w	protected	poor	Remove	retain and protect Photo 11
110 Jamaican Caper/Capparis cynophallophora	5' dsh, 7'hx3'w	protected	poor	Remove	retain and protect Photo 11
111 Fiji Palm/Pritchardia pacifica	4.7' dsh, 14'hx6'w	protected	poor	Remove	retain and protect Photo 11
112 Gumbo Limbo/Bursera simaruba	16' oa	protected	poor	Remove	retain and protect Photo 11
113 Small Palm/Sisal palm	10' dsh, 20'hx10'w	np	poor	Remove	retain and protect Photo 11
114 Pink Tabebuia/Tabeubia heterophylla	5'	np	poor	Remove	retain and protect Photo 11
115 Jamaican Caper/Capparis cynophallophora	40'	protected	poor	Remove	retain and protect Photo 11
116 Coconut Palm/Cocos nucifera	Seedlings (5) 2', 4' oa	np	poor	Remove	retain and protect Photo 11
117 Coconut Palm/Cocos nucifera	4' dsh	np	poor	Remove	retain and protect Photo 11
118 Brazilian Pepper/Schinus molle/Inchidrus	12' dsh, 16'hx8'w	np	poor	Remove	retain and protect Photo 11
119 Pink Tabebuia/Tabeubia heterophylla	Shrub 3' dsh, 12' 4'w	np	poor	Remove	retain and protect Photo 11
120 Arelia/Polyzoides	Multi, 18' @base, 18'hx10'w	np	poor	Remove	retain and protect Photo 11
121 Jamaican Caper/Capparis cynophallophora	Shrub multi 7' dsh	np	poor	Remove	retain and protect Photo 11
122 Red Coco Plum/Chrysobalanus icaco v. red tip	Multi 6' dsh, 18'hx10'w	protected	poor	Remove	retain and protect Photo 11
123 Jamaican Caper/Capparis cynophallophora	1.3' dsh, 8'9'oa	protected	poor	Remove	retain and protect Photo 11
124 Gumbo Limbo/Bursera simaruba	Multi 15' dsh, 18'hx20'w	protected	poor	Remove	retain and protect Photo 11
125 Jamaican Caper/Capparis cynophallophora	8' dsh	protected	poor	Remove	retain and protect Photo 11
126 Jamaican Caper/Capparis cynophallophora	6' dsh, 18'hx8'w	np	poor	Remove	retain and protect Photo 11
127 Pink Tabebuia/Tabeubia heterophylla	Shrub 1' dsh, 4'-5'oa	np	poor	Remove	retain and protect Photo 11
128 Suriana Chloris/Eugenia uniflora	11' h	protected	good	Remove	retain and protect Photo 11
129 Velechna/Velechna spec.	23.5' dsh, 32'hx15'w	np	poor	Remove	retain and protect Photo 11
130 Pink Tabebuia/Tabeubia heterophylla	2' canes, 12' oa	np	poor	Remove	retain and protect Photo 11
131 Bamboo Palm/Chamaedorea seifrizii	Multi 10' dsh, 18'hx6'w	np	poor	Remove	retain and protect Photo 11
132 Jamaican Caper/Capparis cynophallophora	16.5' dsh	np	poor	Remove	retain and protect Photo 11
133 Pink Tabebuia/Tabeubia heterophylla	12' @base, 12'hx10'w	protected	poor	Remove	retain and protect Photo 11
134 Jamaican Caper/Capparis cynophallophora	3' dsh, 12' h, 15'hx5'w	np	poor	Remove	retain and protect Photo 11
135 Jamaican Caper/Capparis cynophallophora	6.7' @base, 10'hx10'w	np	poor	Remove	retain and protect Photo 11
136 Small Leaf Cusia/Cusia guttiera	3.4' dsh, 16'hx6'w	np	poor	Remove	retain and protect Photo 11
137 Pink Tabebuia/Tabeubia heterophylla	7.2' @base, 15'hx20'w	np	poor	Remove	retain and protect Photo 11
138 Small Leaf Cusia/Cusia guttiera	7.1' dsh, 30'hx15'w	protected	poor	Remove	retain and protect Photo 11
139 Royal Poinciana/Delonix regia	18' oa	protected	good	Remove	retain and protect Photo 11
140 Christmas Palm/Adonia merillii	18.1' dsh, 30'hx20'w	protected	poor	Remove	retain and protect Photo 11
141 Gumbo Limbo/Bursera simaruba	5.1' dsh	protected	poor	Remove	retain and protect Photo 11
142 Gumbo Limbo/Bursera simaruba	6.2' dsh, 10'hx8'w	np	poor	Remove	retain and protect Photo 11
143 Small Leaf Cusia/Cusia guttiera	Shrub 7'hx5'w	np	poor	Remove	retain and protect Photo 11
144 Dacrydium species	Shrub 6'-10' h	np	poor	Remove	retain and protect Photo 11
145 Mysine/Rapanea punctata	Shrub 6'-10' h	np	poor	Remove	retain and protect Photo 11
146 Mysine/Rapanea punctata	Shrub 6'-10' h	np	poor	Remove	retain and protect Photo 11
147 Mysine/Rapanea punctata	Shrub 6'-10' h	np	poor	Remove	retain and protect Photo 11
148 Acaea Palm/Dyopsis lutescens	3' canes, 7'-8'	np	poor	Remove	retain and protect Photo 11
149 Acaea Palm/Dyopsis lutescens	4' canes, 8'-10'	np	poor	Remove	retain and protect Photo 11
150 Acaea Palm/Dyopsis lutescens	10-14, 10' canes	np	poor	Remove	retain and protect Photo 11
151 Pink Tabebuia/Tabeubia heterophylla	5' dsh, 18'hx4'w	np	poor	Remove	retain and protect Photo 11
152 Bamboo Palm/Chamaedorea seifrizii	5' canes, 4' h	np	poor	Remove	retain and protect Photo 11
153 Christmas Palm/Adonia merillii	6' oa	np	poor	Remove	retain and protect Photo 11
154 Keys Thatch Palm/Thrinax radata	double 9-3' h	np	poor	Remove	retain and protect Photo 11
155 Keys Thatch Palm/Thrinax radata	triple 6'-11' h	protected	good	Remove	retain and protect Photo 11
156 Keys Thatch Palm/Thrinax radata	triple 5'-6' h	protected	good	Remove	retain and protect Photo 11
157 Pink Tabebuia/Tabeubia heterophylla	13.6' @base, 30'hx10'w	np	poor	Remove	retain and protect Photo 11
158 Pink Tabebuia/Tabeubia heterophylla	11.3' dsh, 30'hx20'w	np	poor	Remove	retain and protect Photo 11
159 Washingtonia Palm/Washingtonia robusta	40' oa	protected	poor	Remove	retain and protect Photo 11
160 Jamaican Caper/Capparis cynophallophora	2' dsh, 5'hx5'w	protected	poor	Remove	retain and protect Photo 11
161 Gumbo Limbo/Bursera simaruba	6.5' dsh, 15'hx12'w	protected	poor	Remove	retain and protect Photo 11

Water Quantity - Predevelopment

Project Area	0.53 ac
PerVIOUS Area	0.25 ac
ImperVIOUS Area	0.28 ac
% ImperVIOUS	52.12%

Rainfall for 25yr/ 72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Undeveloped Available Storage	1.88 in
Soil Storage (S)	0.90 in
Qpre = (P - 0.2S)² / (P + 0.8S) [25yr/ 72hr]	10.98 in

Water Quantity - Postdevelopment

Project Area	0.53 ac
PerVIOUS Area	0.21 ac
ImperVIOUS Area	0.32 ac
% ImperVIOUS	60.00%

Rainfall for 25yr/ 72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Developed Available Storage	1.88 in
Soil Storage (S)	0.75 in
Qpost = (P - 0.2S)² / (P + 0.8S) [25yr/ 72hr]	11.14 in

Postdevelopment - Predevelopment

Qpost - Qpre [25yr/ 72hr]	0.16 in	
Volume = QA [25yr/ 72hr]	0.08 ac-in	0.007 ac-ft

Water Quality

Project Area	0.53 ac
Total Roof Area	0.18 ac
Adjusted Project Area	0.35 ac
ImperVIOUS Area	0.14 ac
% ImperVIOUS	39.32%

A) One inch of runoff from drainage basin	0.044 ac-ft
B) 2.5 inches * % ImperVIOUS * Tot. Proj. Area	0.043 ac-ft

Water Quantity Vs. Water Quality

Quantity	Quality
0.007 ac-ft	0.04401 ac-ft

Swale Volume Required

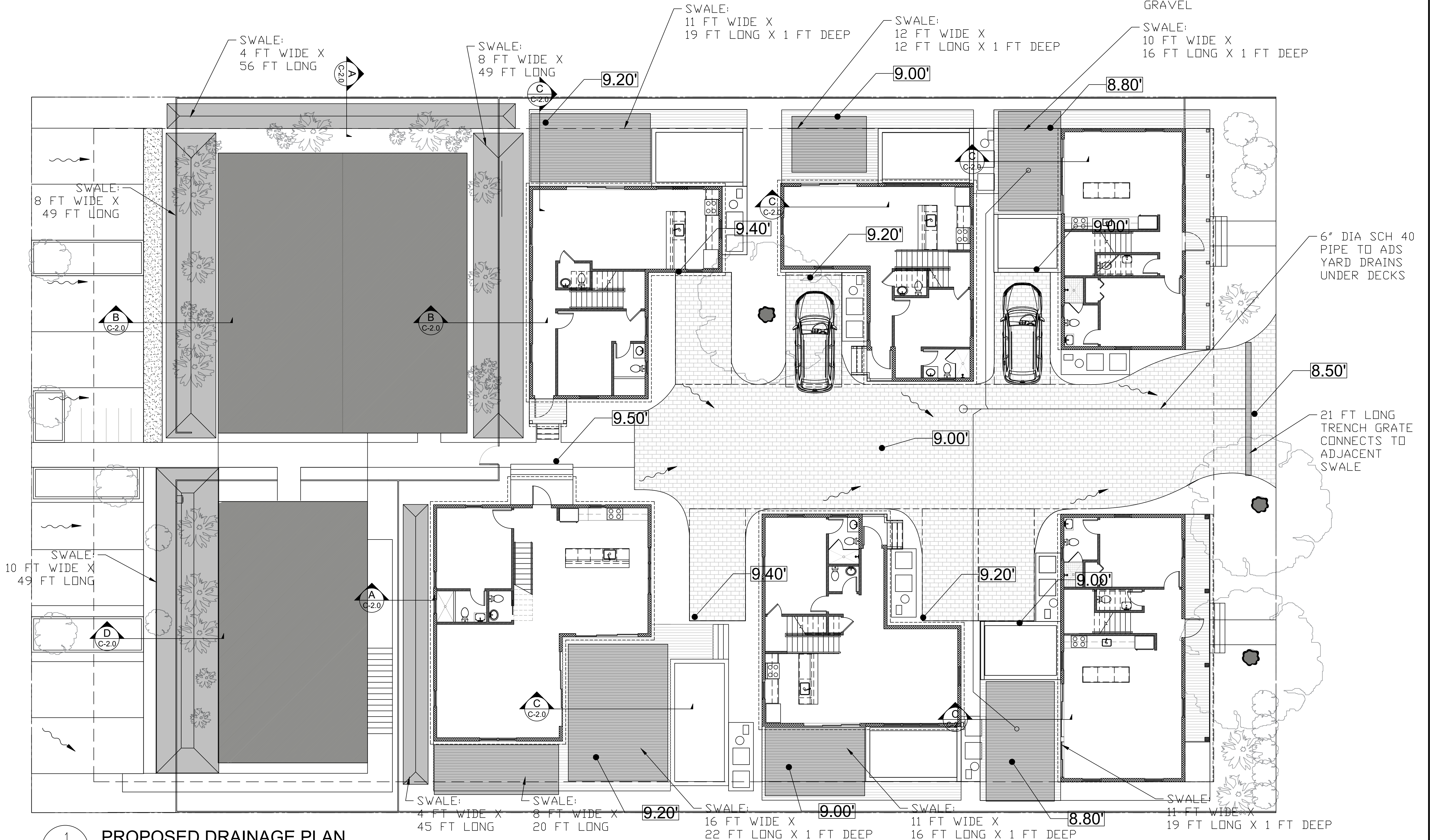
Water Quality/ Quantity * 50%	958.61 cu. ft	0.02201 ac-ft
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NOTE:
50% CREDIT FOR DRY RETENTION

SWALES	444 CF
SEEPAGE TRENCHS	634 CF
TOTAL =	1078.00

NOTE:

1. ALL SWALES TO BE SODDED EXCEPT SWALES UNDER DECKS WHICH WILL HAVE GRAVEL



1 PROPOSED DRAINAGE PLAN
C-1.0 SCALE: 1/8"=1'-0"

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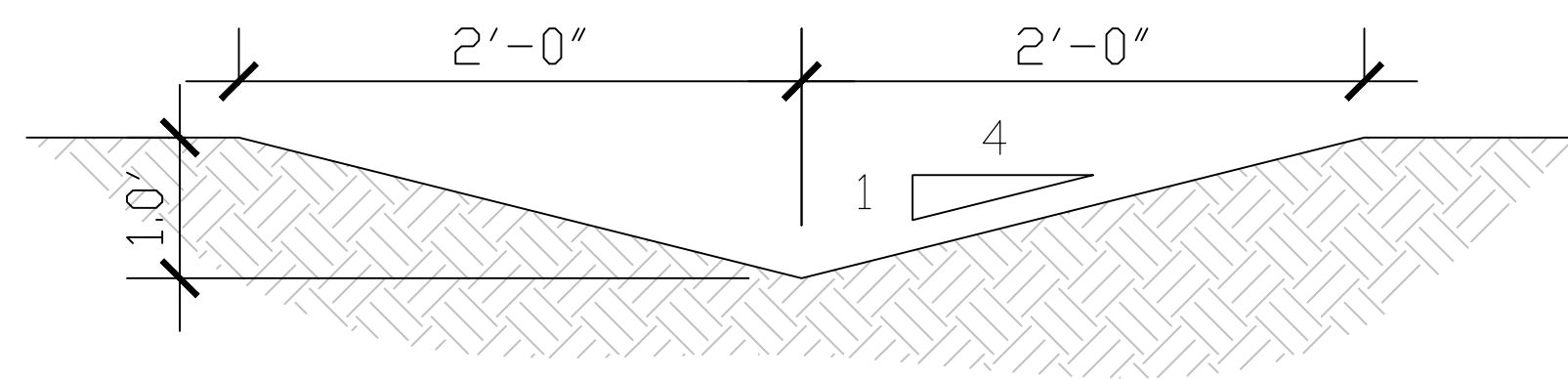
Consultants:
N
W E
S

Meridian Engineering LLC
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:
PLANNING REVISION 9.11.20
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.15.20
PLANNING REVISION 3: 11.11.20

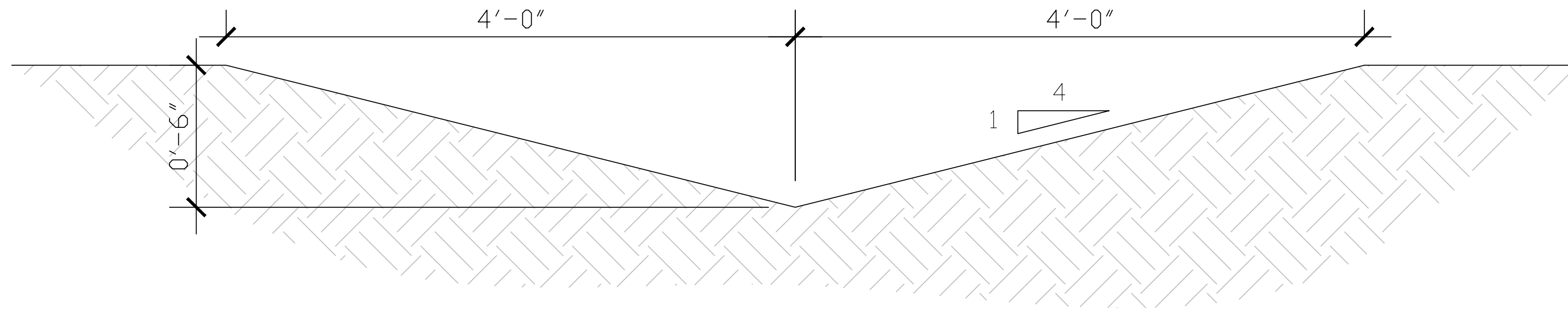
1312 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029
Title:
PROPOSED DRAINAGE PLAN
Sheet Number:
C-1.0
Date: - SEPTEMBER 10, 2020
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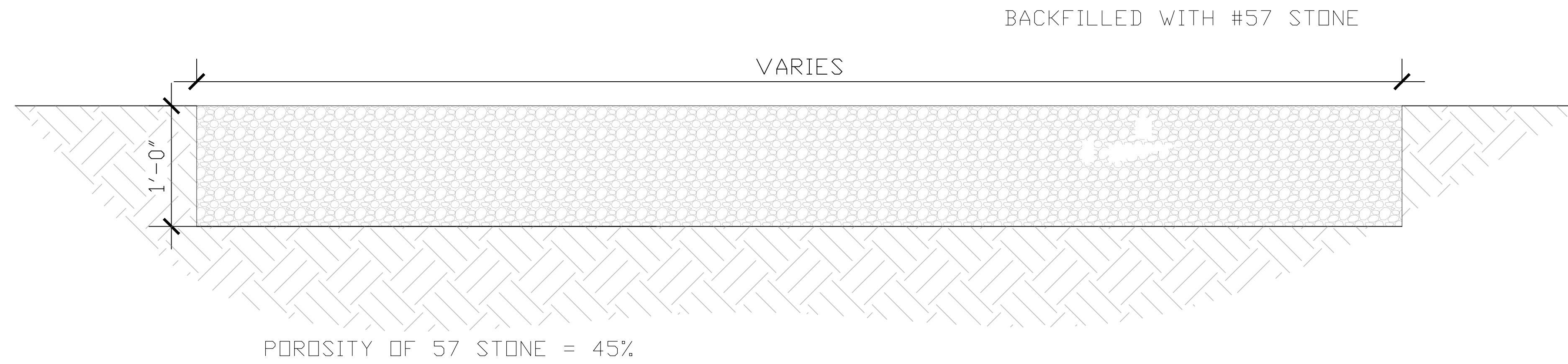
C.S. AREA = 1.00 SF

A
C-2.0 **SWALE SECTION**
SCALE: N.T.S.

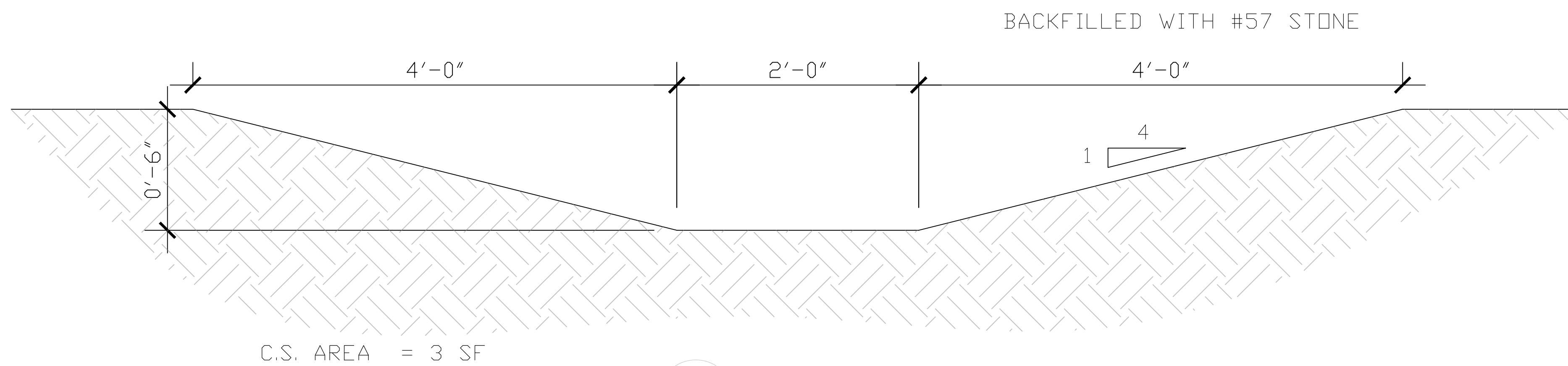


C.S. AREA = 2.00 SF

B
C-2.0 **SWALE SECTION**
SCALE: N.T.S.



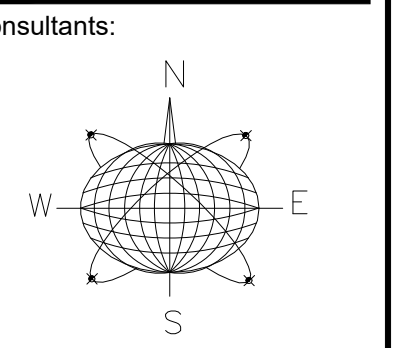
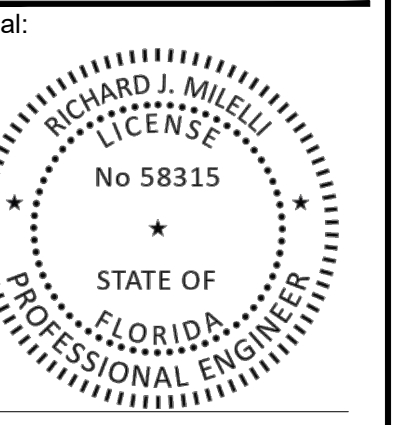
C
C-2.0 **SWALE SECTION**
SCALE: N.T.S.



C.S. AREA = 3 SF

D
C-2.0 **SWALE SECTION**
SCALE: N.T.S.

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KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title:
PROPOSED DRAINAGE PLAN

Sheet Number:
C-2.0

