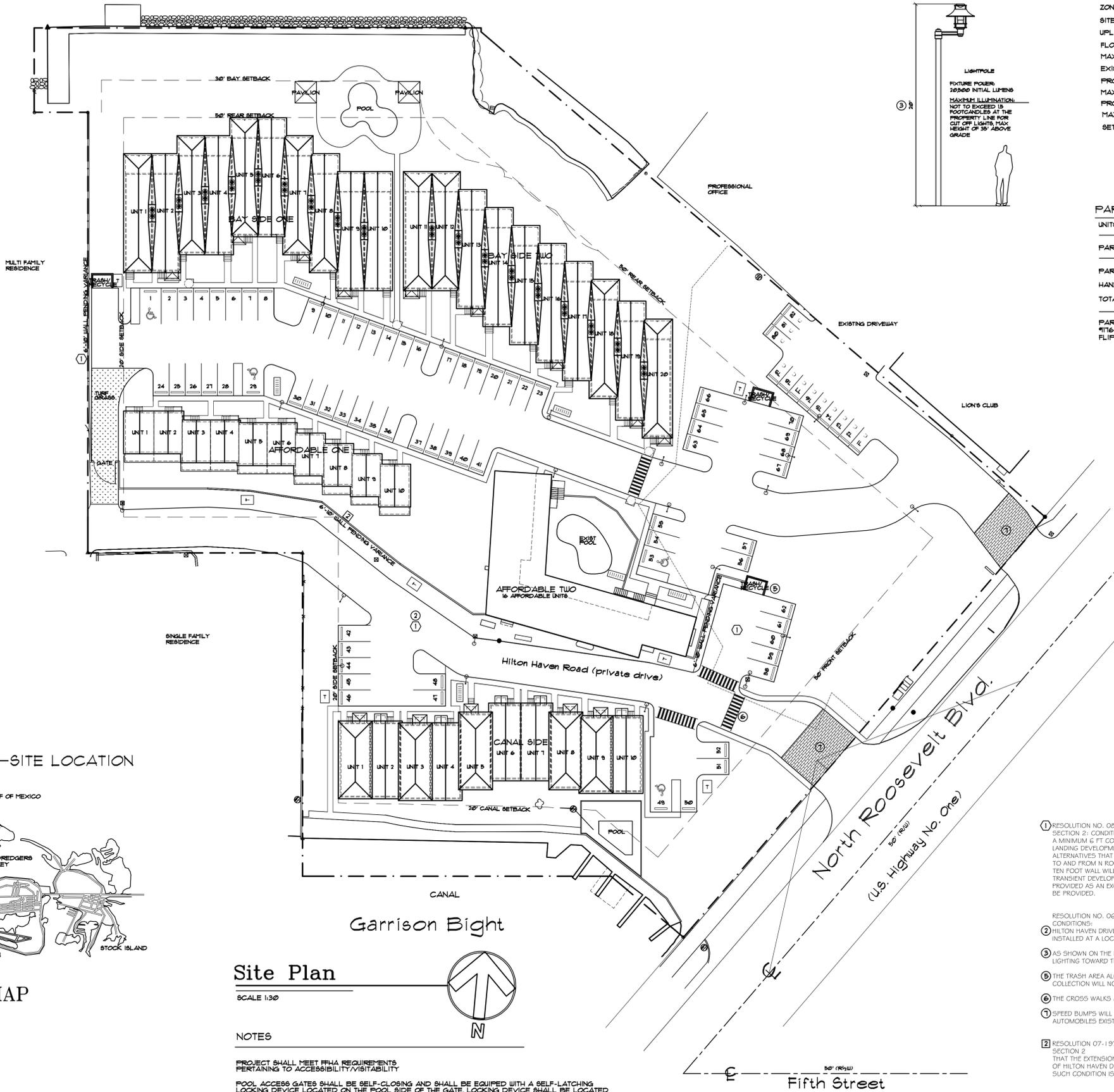


BANANA BAY

Bay of Florida



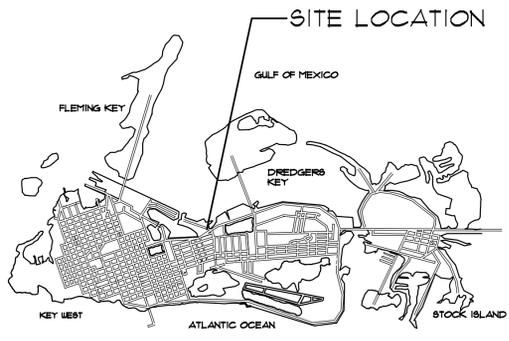
SITE ANALYSIS

ZONING	CG
SITE AREA	173,328 [±] (3.58 AC)
UPLAND AREA	165,594 [±] (3.80 AC)
FLOOD ZONE	AE 8 / AE 9
MAX LOT COVERAGE	40% (66,238 SF)
EXISTING LOT COVERAGE	18.1% (30,931 SF)
PROPOSED LOT COVERAGE	21.6% (37,386 SF)
MAX FAR	1.0 (165,594 SF)
PROPOSED FAR	0.35 (60,910 SF)
MAX HEIGHT	30'
SETBACKS	
FRONT	25'
REAR	50'
SIDE	20'

PARKING

UNITS	59
PARKING SPACES REQUIRED	59
PARKING SPACES ON SITE	11
HANDICAP SPACES ON SITE	4
TOTAL PARKING PROVIDED	82 CARS

PARKING EASEMENT AGREEMENT RECORDED AT OFFICIAL RECORD BOOK #116 PAGE 1310 FOR 80 NON EXCLUSIVE PARKING SPACES IN FAVOR OF FLIPPERS PROPERTY.



LOCATION MAP
NORTH

Site Plan
SCALE 1:30

NOTES

PROJECT SHALL MEET FHIA REQUIREMENTS PERTAINING TO ACCESSIBILITY/VISIBILITY

POOL ACCESS GATES SHALL BE SELF-CLOSING AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. LOCKING DEVICE SHALL BE LOCATED 54 INCHES FROM THE BOTTOM OF THE GATE.

REFER TO CIVIL DWGS FOR FIRE LANES

- 1 RESOLUTION NO. 08-229 SECTION 2: CONDITION 1 A MINIMUM 6 FT CONTINUOUS WALL WILL BE CONSTRUCTED ON THE WEST PROPERTY LINE (ADJACENT TO THE FLAGLER'S LANDING DEVELOPMENT) AND THE NORTH SIDE OF HILTON HAVEN DRIVE, CONTINGENT UPON INVESTIGATION OF SITE PLAN ALTERNATIVES THAT ENSURE THAT FIRE AND SAFETY ACCESS ISSUES (INCLUDING REQUIRED LINE-OF-SIGHT FOR TURNS TO AND FROM N ROOSEVELT DRIVE.) THE WALL WILL BE HEAVILY LANDSCAPED ALONG HILTON HAVEN DRIVE. UP TO A TEN FOOT WALL WILL BE CONSTRUCTED IF ALLOWED BY VARIANCE TO THE CODE. PEDESTRIAN ACCESS LINKING THE TRANSIENT DEVELOPMENT TO THE OVERFLOW PARKING AREA ON THE NORTH SIDE OF HILTON HAVEN DRIVE WILL BE PROVIDED AS AN EXCEPTION TO THE CONTINUOUS WALL. ADEQUATE PARKING FOR THE TRANSIENT DEVELOPMENT WILL BE PROVIDED.
- RESOLUTION NO. 06-272 / PLANNING BOARD RESOLUTION 2006-011 CONDITIONS:
 - 2 HILTON HAVEN DRIVE SHALL BE REBUILT TO THE STRUCTURAL STANDARDS OF THE CITY. SPEED LIMIT SIGNS SHALL BE INSTALLED AT A LOCATION SHOWN BY THE CITY ENGINEER.
 - 3 AS SHOWN ON THE PLANS, THE OUTDOOR LIGHTING FIXTURES ARE A MAXIMUM OF 20 FEET HIGH AND DIRECT THE LIGHTING TOWARD THE GROUND.
 - 4 THE TRASH AREA ALONG HILTON HAVEN DRIVE IS LOCATED TO ANOTHER, LESS VISIBLE LOCATION WHERE GARBAGE COLLECTION WILL NOT INTERFERE WITH TRAFFIC.
 - 5 THE CROSS WALKS ACROSS HILTON HAVEN DRIVE BE DESIGNED AS SPEED BUMPS.
 - 6 SPEED BUMPS WILL BE INSTALL IMMEDIATE FORWARD OF THE N ROOSEVELT SIDEWALKS IN ORDER TO REDUCE THE SPEED AUTOMOBILES EXISTING HILTON HAVEN DRIVE AND AUXILIARY DRIVE.
- 2 RESOLUTION 07-197 SECTION 2 THAT THE EXTENSION IS CONDITIONED UPON THE DEVELOPER INCLUDING A WALL OR BREAKAWAY FENCE ON THE BAYSIDE OF HILTON HAVEN DRIVE, IF THE CONDITION CAN BE MET IN ACCORDANCE WITH THE KEY WEST CODE OF ORDINANCES. SUCH CONDITION IS WAIVED IF IT CANNOT BE MET.

Banana Bay
N Roosevelt Blvd Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
7009 Shrimp Road #4, Key West FL
TEPopePA@aol.com
(305) 296 3611

date: 3/25/08
revision: 1/17/08
9/10/08
10/20/08
1/22/09
11/2/09

BLDG DEPT
sheet: A001