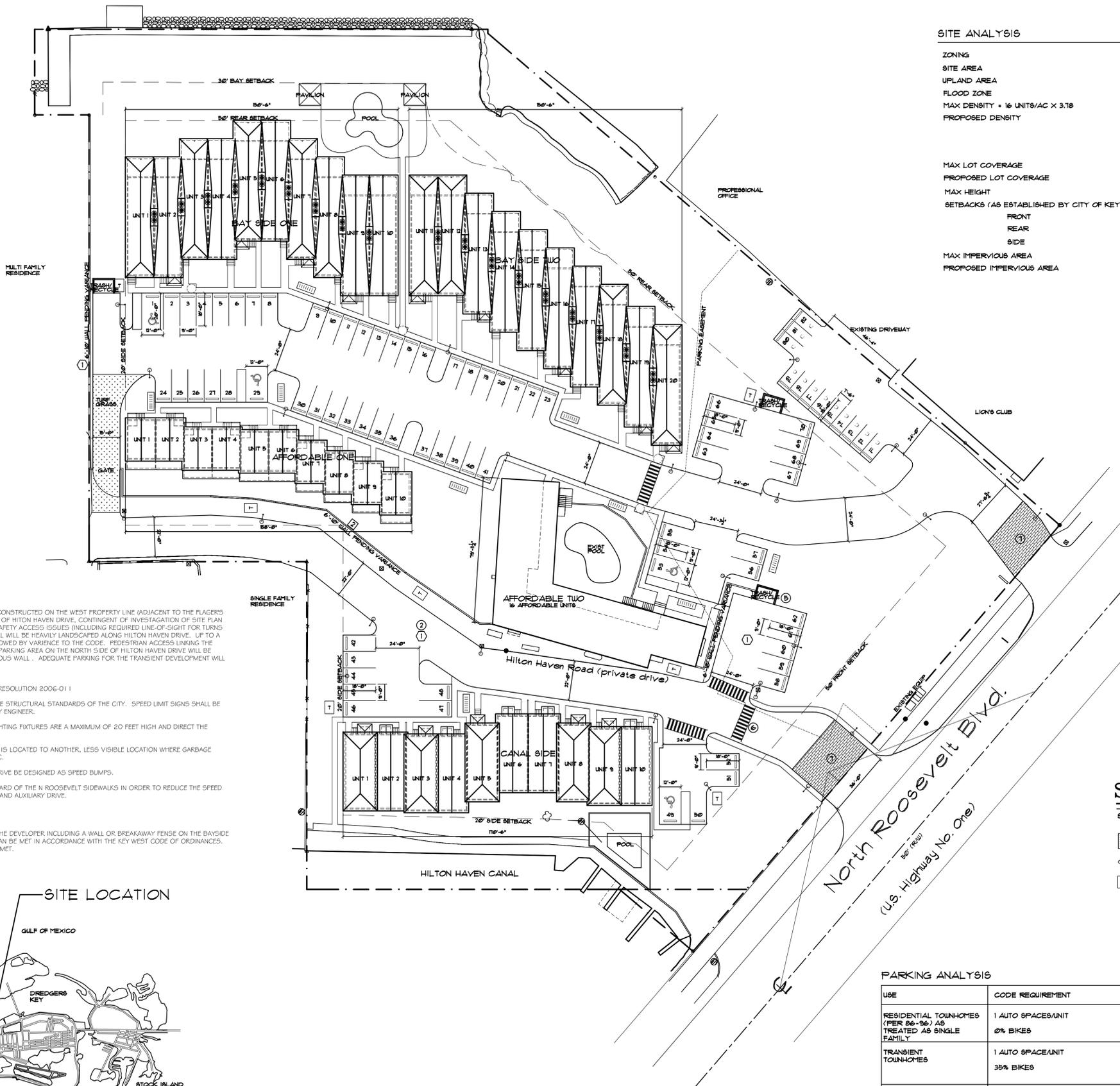


BANANA BAY

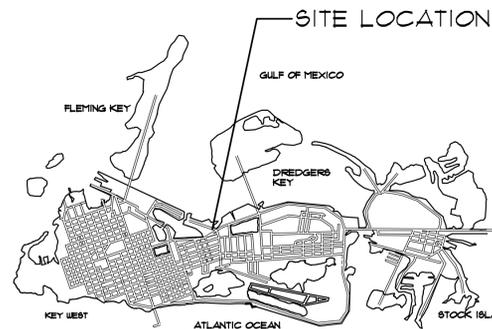
Bay of Florida



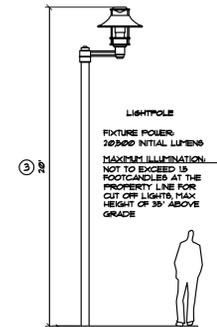
SITE ANALYSIS

ZONING	CG
SITE AREA	172,271* (3.95 AC)
UPLAND AREA	164,781* (3.78 AC)
FLOOD ZONE	AE 9 / AE 9
MAX DENSITY = 16 UNITS/AC X 3.78	61 UNITS
PROPOSED DENSITY	56 UNITS
	20 UNITS RESIDENTIAL TOWNHOMES 10 BPAS
	10 UNITS TRANSIENT TOWNHOMES 10 BPAS
	26 UNITS WORKFORCE HOUSING (UNDER 600SF NET) 055 BPAS
MAX LOT COVERAGE	40% (69,915 SF)
PROPOSED LOT COVERAGE	22.1% (37,986 SF)
MAX HEIGHT	30'
SETBACKS (AS ESTABLISHED BY CITY OF KEY WEST PLANNING STAFF FEB. 6TH, 2006)	
FRONT	25'
REAR	50'
SIDE	20'
MAX IMPERVIOUS AREA	60% (98,872 SF)
PROPOSED IMPERVIOUS AREA	59.68% (98,346 SF)

- 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 OF 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:
- 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.
 - AS SHOWN ON THE PLANS, THE OUTDOOR LIGHTING FIXTURES ARE A MAXIMUM OF 20 FEET HIGH AND DIRECT THE LIGHTING TOWARD THE GROUND.
 - THE TRASH AREA ALONG HILTON HAVEN DRIVE IS LOCATED TO ANOTHER, LESS VISIBLE LOCATION WHERE GARBAGE COLLECTION WILL NOT INTERFERE WITH TRAFFIC.
 - THE CROSS WALKS ACROSS HILTON HAVEN DRIVE BE DESIGNED AS SPEED BUMPS.
 - SPEED BUMPS WILL BE INSTALLED IMMEDIATE FORWARD OF THE N ROOSEVELT SIDEWALKS IN ORDER TO REDUCE THE SPEED OF 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.



LOCATION MAP
NORTH



Site Plan

SCALE 1:30

- BIKE RACK (10 SPACES)
- LIGHT POLE
- TRANSFORMER

PARKING ANALYSIS

USE	CODE REQUIREMENT	REQUIRED SPACES	SPACES PROVIDED
RESIDENTIAL TOWNHOMES (PER 86-96) AS TREATED AS SINGLE FAMILY	1 AUTO SPACES/UNIT 0% BIKES	1 SPACES/UNIT X 20 UNITS = 20 AUTO SPACES 0 BIKES	23 AUTO SPACES PROVIDED 20 BIKES SPACES PROVIDED
TRANSIENT TOWNHOMES	1 AUTO SPACES/UNIT 35% BIKES	1 SPACES/UNIT X 10 UNITS = 10 AUTO SPACES 10 SPACES X 0.35 = 4 BIKE SPACES	16 AUTO SPACES PROVIDED 10 BIKE SPACES PROVIDED
WORKFORCE HOUSING LESS THAN 600SF NET (PER 122-1410)	2 BIKE OR SCOOTER/UNIT	2 BIKE OR SCOOTER/UNIT X 26 UNITS = 52 BIKE/SCOOTER SPACES	60 BIKE/SCOOTER SPACES PROVIDED
TOTAL		31 AUTO SPACES 56 BIKE/SCOOTER SPACES	78 STANDARD SPACES 44 ACCESSIBLE SPACES 82 AUTO SPACES 90 BIKE/SCOOTER SPACES

PARKING EASEMENT AGREEMENT RECORDED AT OFFICIAL RECORD BOOK #116 PAGE 1320 FOR 80 NON EXCLUSIVE PARKING SPACES IN FAVOR OF FLIPPERS PROPERTY.

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

Banana Bay
N Roosevelt Blvd
Key West, FL

date: 5/2/06
revision: 3/25/08
1/17/08
9/10/08
10/20/08
1/22/09
11/12/09
1/21/10
2/11/10
2/24/10
3/2/10

sheet:
A001

Bay of Florida

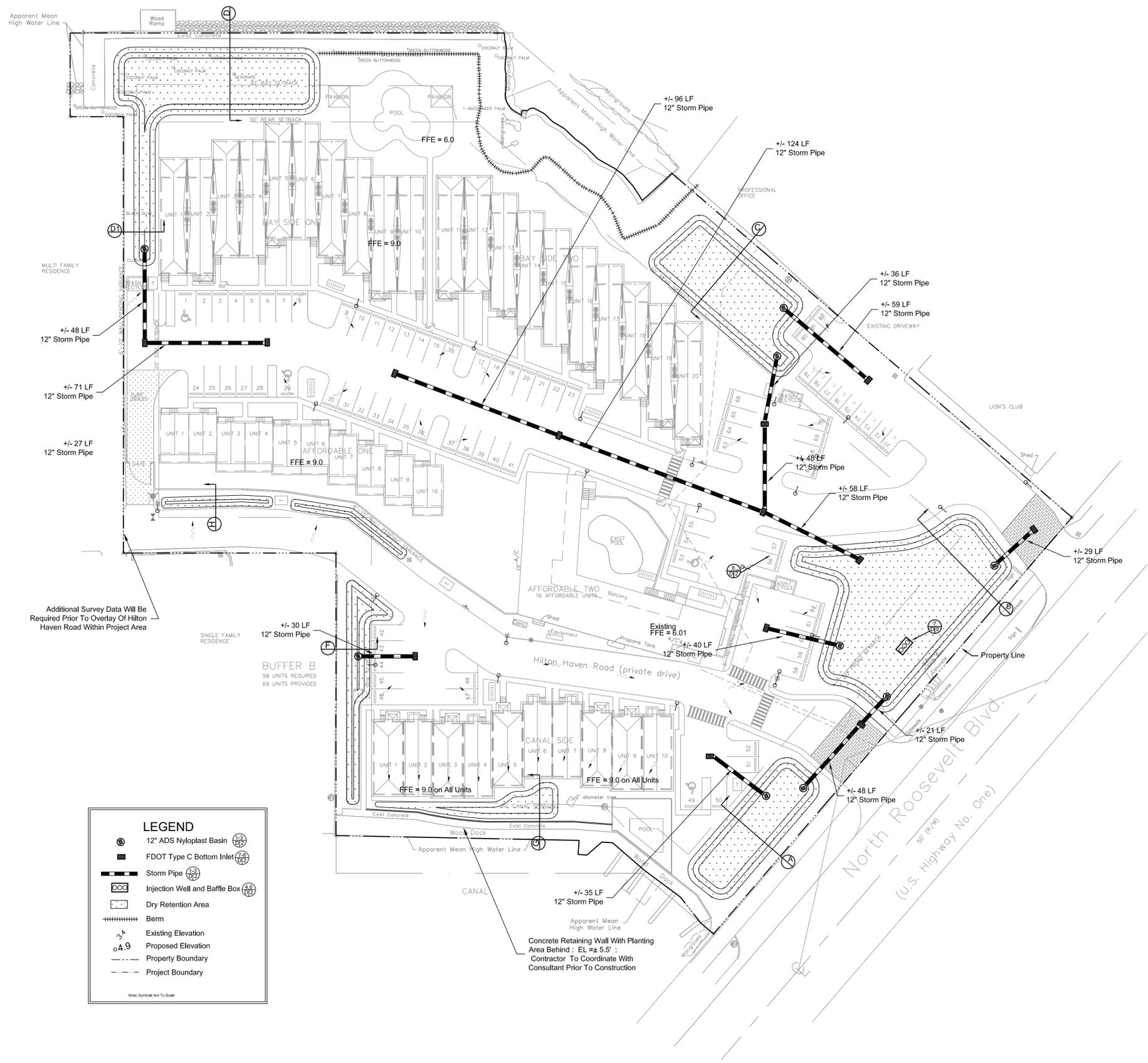


NOTE:

Landscape & Planting For Retention Areas Shall Comply With City Of Key West LDRs.

Contractor Must Field Verify Force Main Location and Coordinate With The City Of Key West Before Beginning Construction.

FDOT Connection, Drainage, and Sidewalk Plans Submitted Separately



Additional Survey Data Will Be Required Prior To Overlay Of Hilton Haven Road Within Project Area

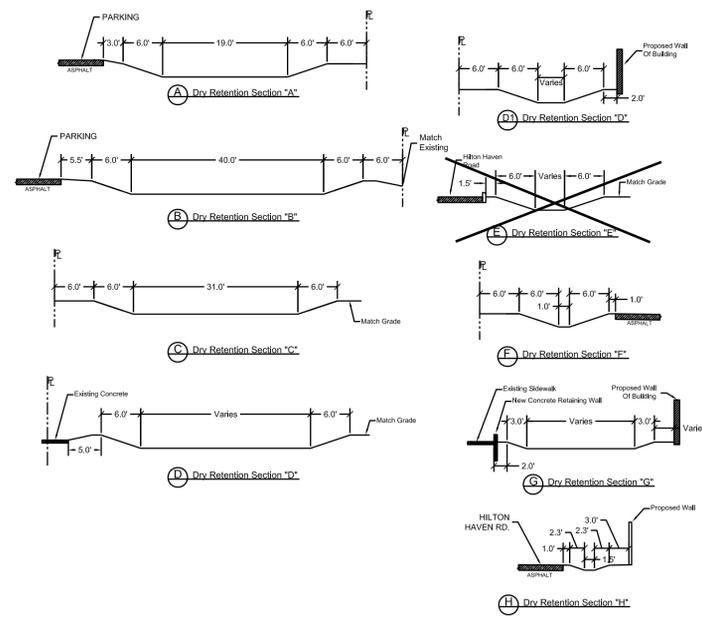
BUFFER B
58 UNITS REQUIRED
69 UNITS PROVIDED

Concrete Retaining Wall With Planting Area Behind : EL \pm 5.5' : Contractor To Coordinate With Consultant Prior To Construction

LEGEND

- 12" ADS Nyloplast Basin
- FDOT Type C Bottom Inlet
- Storm Pipe
- Injection Well and Baffle Box
- Dry Retention Area
- Berm
- Existing Elevation
- Proposed Elevation
- Property Boundary
- Project Boundary

Note: Symbols Not To Scale



CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.

KEY WEST OFFICE
1010 EASTERN AVENUE, SUITE 400
KEY WEST, FLORIDA 33563
TEL: (305) 293-9440 FAX: (305) 296-0243

TAMPA OFFICE
CONDUCCIONE CENTER
3507 EAST FRONTAGE ROAD, SUITE 140
TAMPA, FLORIDA 33607
TEL: (813) 372-1010 FAX: (813) 288-0710

ALLEN E. PEREZ, P.E.
Florida P.E. NO. 51488
January 20, 2010

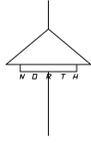
REVISIONS:

007	ORIGINAL
01/20	1. Civil Permit Set
07/20	2. Updated Site Plan / Proposed SW
11/10	3. Updated Site Plan / Revised SW
	4.
	5.
	6.

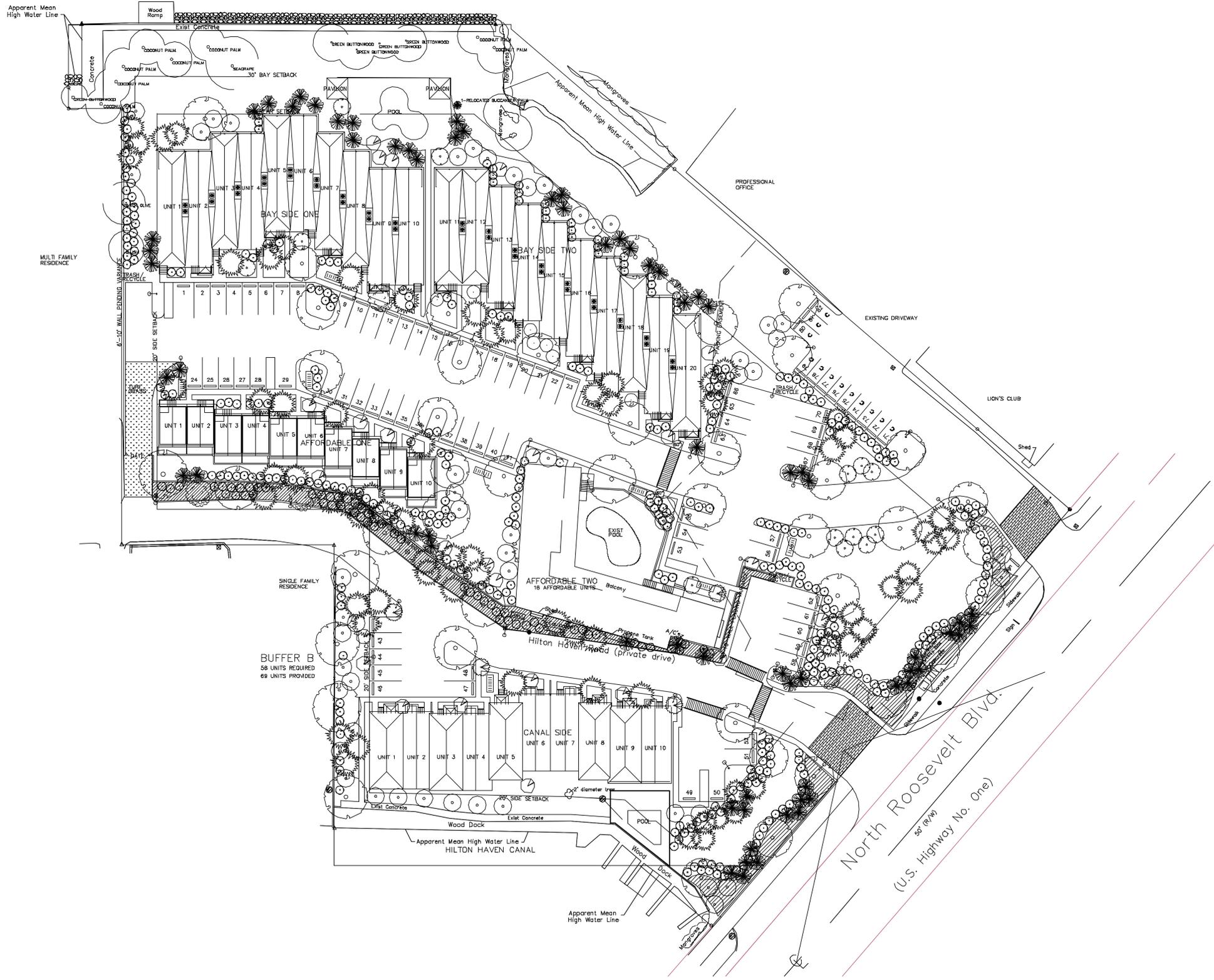
Banana Bay
2319 N. Roosevelt Blvd., Key West
FOR REVIEW PURPOSES ONLY
CONCEPTUAL DRAINAGE PLAN

KW26, LLC
1000 Market ST, Bldg 1, Ste 300
Portsmouth, NH 03801

JOB NO. 061007
DRAWN KFD
DESIGNED GB
CHECKED AEP
QC AEP



Bay of Florida



LANDSCAPING REQUIREMENTS

BUILDING SITE AREA:
 173,445 SF X 20% = 34,689 SF REQUIRED
 70,275 SF PROVIDED (40.5%)

RIGHT OF WAY PLANTING: 160 UNITS/100' OF ROW
 229 LF/100 = 2.29 X 160 UNITS = 367 UNITS REQUIRED
 513 UNITS PROVIDED (NEW PLANTING)

NON VEHICULAR USE:
 70,275 SF / 3,000 = 23.43 X 4 TREES = 94 TREES REQUIRED
 106 NEW TREES PROVIDED

INTERIOR AREAS:
 28,587 SF PARKING AREA X 20% = 5,717.4 / 100 = 58 TREES REQUIRED
 62 NEW TREES PROVIDED

QUANTITY SPECIFICATION

- 4 Lignum vitae - Guaiacum sanctum - B&B 8' ht.
- 4 Buinesia - Buinesia arborea - 25 gal. 7-8'
- 13 Crabwood - Gymnothes lucida - 7 gal. 4'
- 362 Green Tip Cocoplum - Chrysobalanus icaco 'green tip' - 3 gal. 2' (2.5' F)
- 7 Jamaica Caper - Capparis cynaphallophora - 3 gal. 2-3'
- 18 Green Buttonwood - Conocarpus erectus - 7 gal. 4'
- 37 Silver Buttonwood - Conocarpus erectus 'sericeus' - 25 gal. 6-8'
- 28 Pigeon Plum - Coccotheca diversifolia - 25 gal. 6-8'
- 44 Gumbo Limbo - Bursera simaruba - B&B 12' minimum PH, 6' CT
- 74 Sabal Palm - Sabal Palmetto - 12-22' staggered heights
- 71 Thrinax Palms - Thrinax radiata - 10 gal. 4'
- 440 Dwarf Fakahatchee Grass - Tripsacum floridanum - 3 gal.
- 152 Saw Palmetto - Sabal minor - 3 gal.
- 282 White Indigo Berry - Randia aculeata - 3 gal.

All species Florida #1

NOTES

- ALL TREE TRIMMING TO BE CONTRACTED W/ISA CERTIFIED ARBORIST.
- RETAINED TREES TO BE PROTECTED TO DRIP LINE WITH SEMI-PERMANENT BARRIER DURING CONSTRUCTION
- CLEAN-OUT AREAS / HAZARDOUS MATERIALS TO BE LOCATED MINIMUM 25 FEET FROM RETAINED TREE PROTECTION AREAS
- OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED FREE OF DEBRIS AND FREE OF TREE ABUSE. NEWLY INSTALLED PLANTS WHICH DO NOT SURVIVE WILL BE REPLACED NO LATER THAN 30 DAYS FROM TIME THE PRIOR TREE EXPIRED
- IRRIGATION SHALL BE PROVIDED FOR 100 PERCENT COVERAGE OF ALL PLANTED AREAS
- ALL EXOTIC/INVASIVE SPECIES WILL BE PERMANENTLY REMOVED FROM THE DEVELOPEMENT AREA.

- Lignum vitae
- Existing to Remain
- Buinesia
- Crabwood
- Cocoplum
- Thrinax
- Jamaica Caper/Firebush
- Sabal Palm
- Silver Buttonwood/Green Buttonwood
- Pigeon Plum
- Gumbo Limbo
- Dwarf Fakahatchee (5 plants)
- White Indigo Berry (3 plants)
- Saw Palmetto (2 plants)

GENERAL LANDSCAPING

LANDSCAPE ARCHITECTURE
 LANDSCAPE CONSTRUCTION

845 N.E. 71st Street
 BOCA RATON, FLORIDA 33487
 (561) 994-3755

BANANA BAY

2319-2401 N. Roosevelt Blvd.
 KEY WEST, FL

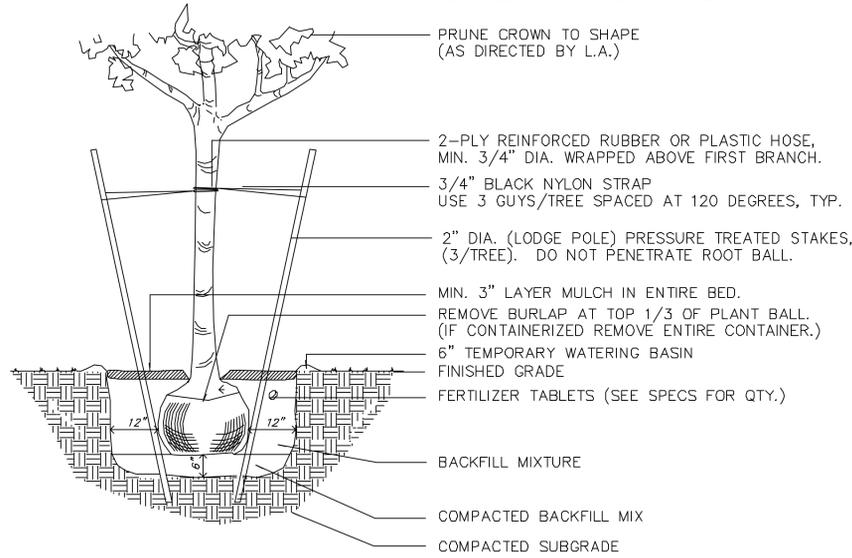
REVISIONS
 10/20/08
 1/21/10

DRAWN: DT
 CHECKED: CO
 SCALE: NTS
 DATE: 3/25/08
 TITLE: LANDSCAPE PLAN

FILE NO.: CLINT/LB
 JOB NO.: 104
 SHEET NO.:

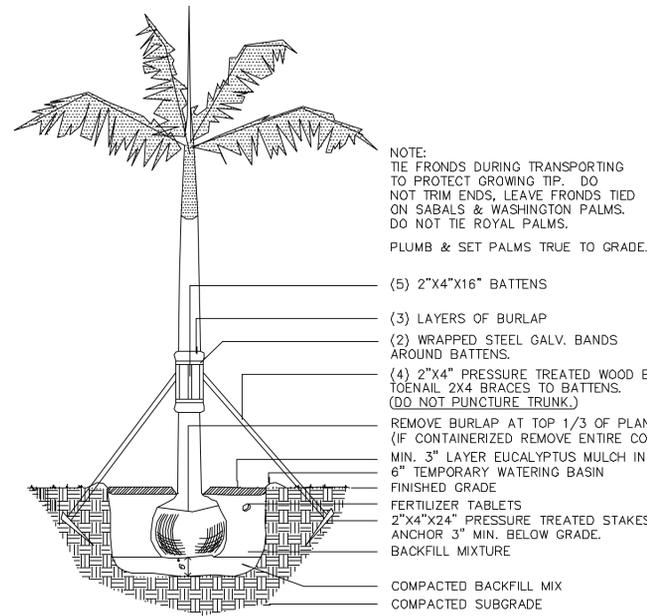
© JERRY TURNER & ASSOCIATES, INC. THIS DOCUMENT IS THE PROPERTY OF JERRY TURNER & ASSOCIATES, ALL RIGHTS ARE RESERVED AND ANY REPRODUCTION, REPRODUCTION, OR OTHER USE OF THIS DOCUMENT WITHOUT THE PRIOR PERMISSION OF JERRY TURNER & ASSOCIATES IS EXPRESSLY PROHIBITED.

NOTE: MULCH RING AROUND
BASE OF TREE TO BE MIN. 2'0"
IN DIA. SOD TO BE TRIMMED
IN A CIRCULAR CONFIGURATION.
SET TREE PLUMB, TRUE TO GRADE.



TREE PLANTING DETAIL

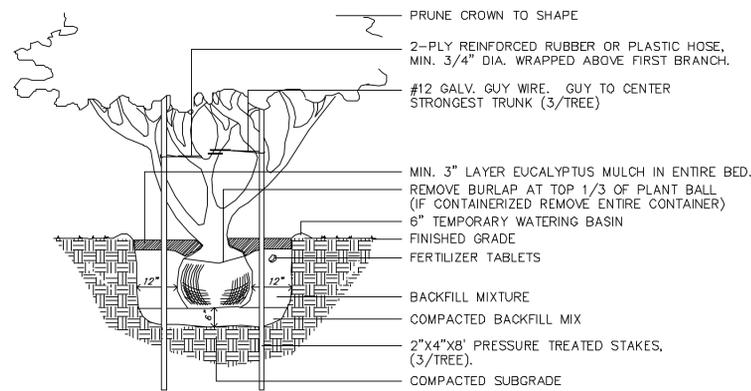
No Scale



PALM PLANTING DETAIL

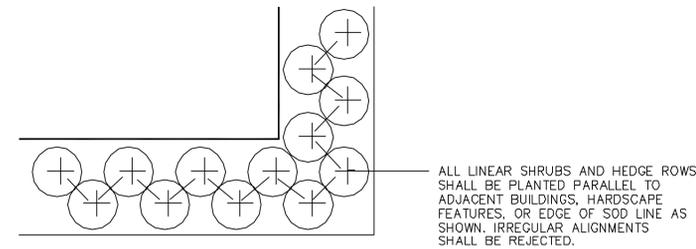
No Scale

NOTE: MULCH RING AROUND
BASE OF TREE TO BE 2'0"
IN DIA. SOD TO BE TRIMMED
IN A CIRCULAR CONFIGURATION.
SET TREE PLUMB, TRUE TO GRADE.



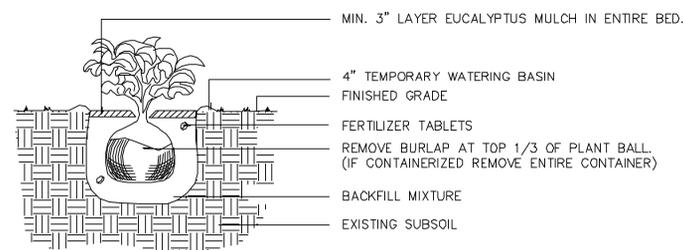
MULTITRUNK PLANTING DETAIL

No Scale



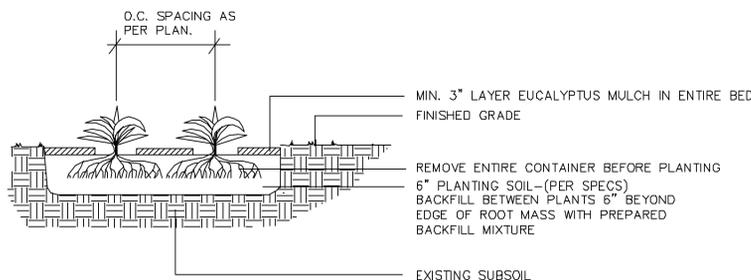
PLANTING SPACE DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



GROUNDCOVER / ANNUALS PLANTING DETAIL

No Scale

PLANTING NOTES:

All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants Part 1, February 1998, State of Florida, Department of Agriculture, Tallahassee.

All sod shall be clean and reasonably free of weeds and pests or diseases.

All landscape areas not covered with trees, shrubs or ground covers shall be sodded with St. Augustine "Floratum" unless otherwise noted.

All landscape areas shall be mulched to provide a minimum of 3" Florimulch.

Contractor is responsible for locating all underground utilities prior to installation of planting materials to avoid damage.

Contractor is to furnish all materials, equipment, labor and plants as required to install the proposed planting as indicated on the landscape plans.

All trees are to be staked and/or guyed as indicated on the planting details.

All plant materials to be backfilled with 50% soil existing naturally on site mixed with amended soil that contains 1/3 approved Florida peat, 1/3 approved topsoil and 1/3 clean sand. To this mixture add 15 pounds

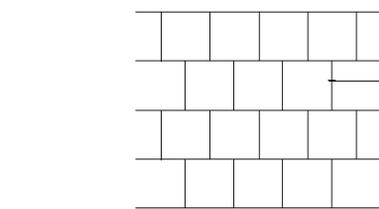
The Contractor shall lay out the locations of the plant beds and contact the Landscape Architect for approval before the installation of the plant material. The Landscape Architect may adjust the location of the plants before planting.

All quantities on the plans are intended as a guide and shall be verified by the Contractor with a comprehensive plant take-off. Should any discrepancies occur, the Landscape Architect is to be notified for clarification prior to bidding.

Any existing plant material to remain shall be protected during construction with a physical barrier to be approved by the City of Key West.

The unpaved portion of the R.O.W. adjacent to the property line and to the edge of roadway shall be landscaped with sod and irrigated.

All landscape areas are to be irrigated to provide a minimum of 150% coverage, using Xeriscape principles.



SOD PLANTING DETAIL

No Scale

GENERAL
LANDSCAPING

LANDSCAPE ARCHITECTURE
LANDSCAPE CONSTRUCTION

845 N.E. 71st Street
BOCA RATON, FLORIDA 33487
(561) 994-3755

PROJECT

BANANA
BAY

2319-2401 N. Roosevelt Blvd.
KEY WEST, FL

REVISIONS

10/20/08
1/21/10

DRAWN	CHECKED
DT	CO
SCALE	DATE
NTS	3/25/08
TITLE	

PLANTING
DETAILS

FILE NO.	JOB NO.
CLINT/LB	104
SEAL	SHEET NO.

L-2

OF 2