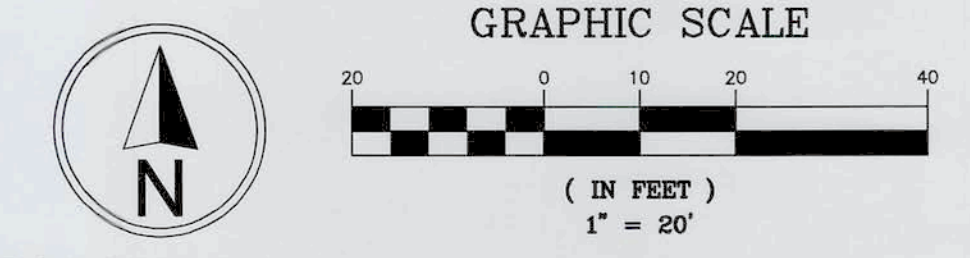
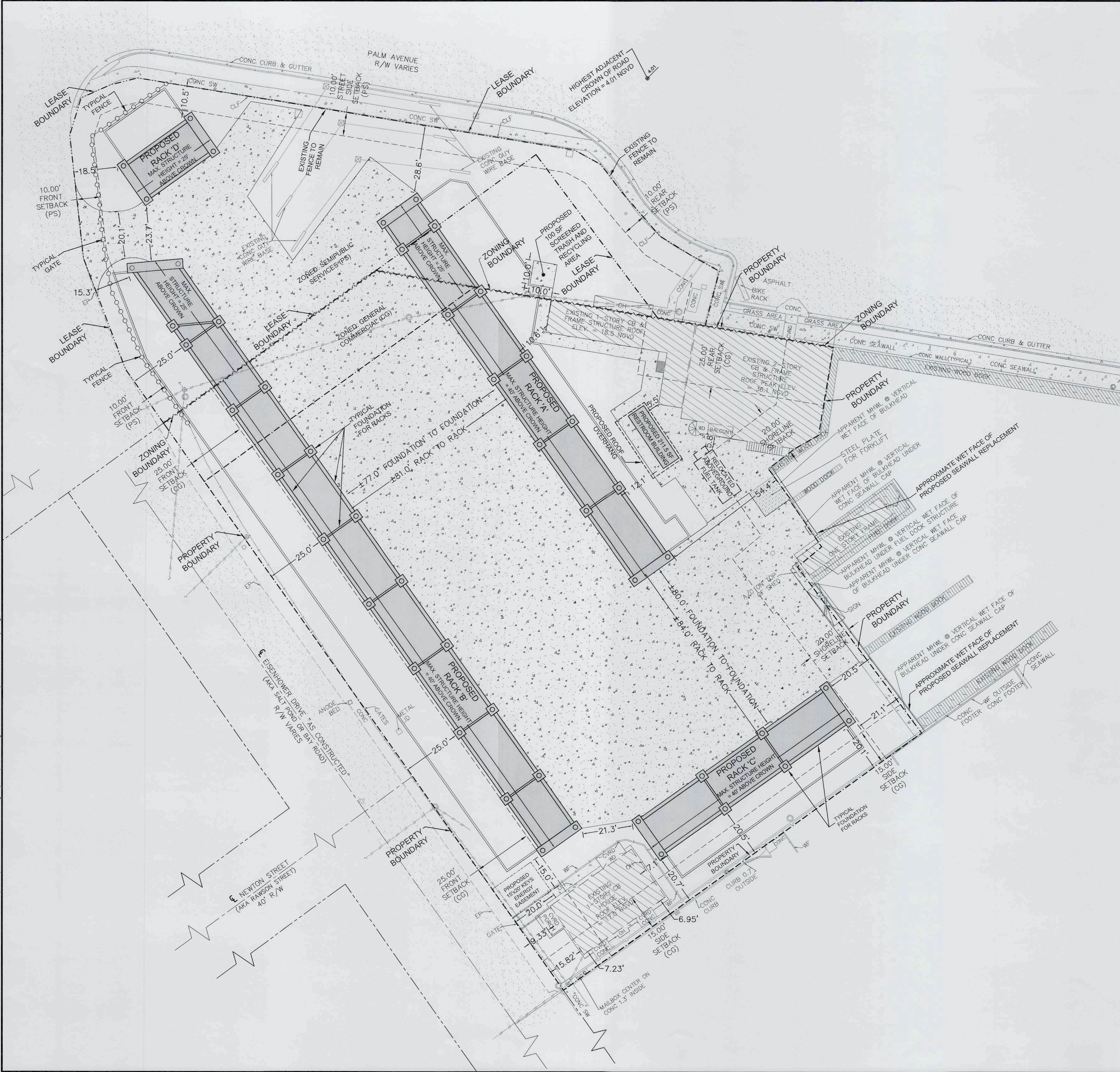


USER: nick PLOTTED THE 02-SITE-MOD LAYOUT OF W:\2022\22021.002 Garrison Bight\DWG\GarrisonBight_AdminMod.dwg, ON Jun 13, 2024 @ 11:07am



PROJECT DATA:

PROJECT: GARRISON BIGHT MARINA
 711 EISENHOWER DRIVE
 KEY WEST, FLORIDA 33040

OWNERSHIP: GARRISON BIGHT SMI LLC
 17330 PRESTON ROAD
 DALLAS, TEXAS 75252

ENGINEER: THE WEILER ENGINEERING CORPORATION (WEC)
 MICHAEL J. GIARDULLO P.E. NO. 70676
 201 W. MARION AVE, SUITE 1306
 PUNTA GORDA, FLORIDA 33950
 941.505.1700

SURVEYOR: FLORIDA KEYS LAND SURVEYING (FKLS)
 ERIC A. ISSACS, PSM 6783
 21460 OVERSEAS HIGHWAY, SUITE 4
 CUDJOE KEY, FL 33042
 (305) 394-3690

SEWER UTILITY: CITY OF KEY WEST
 WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
 WASTE COLLECTION: WASTE MANAGEMENT (WM)
 DATUM: N.G.V.D. 29 (PER SURVEY)

LOT COVERAGE SUMMARY:

| EXISTING DEVELOPMENT | EXISTING BUILDINGS | EXISTING BOAT RACKS | EXISTING ASPHALT AND CONCRETE | EXISTING FENCE | EXISTING POWER POLES | EXISTING LOT COVERAGE AREA | EXISTING OPEN SPACE AREA |
|--------------------------------------|--------------------|---------------------|-------------------------------|----------------|----------------------|----------------------------|--------------------------|
| TOTAL UPLAND AREA (OWNED AND LEASED) | 18,765.1 SF | 7,207.4 SF | 27,370.2 SF | 476.0 SF | 102.9 SF | 53,921.6 SF | 23,133.5 SF |
| | 0.43 AC | 0.17 AC | 0.63 AC | 0.01 AC | 0.00 AC | 1.24 AC | 0.53 AC |
| | 24.35 % | 9.35 % | 40.85 % | 0.14 % | 0.14 % | 69.98 % | 30.02 % |
| PROPOSED DEVELOPMENT | | | | | | | |
| EXISTING BUILDINGS TO REMAIN | 5,452.7 SF | | | | | 97.2 SF | |
| EXISTING POWER POLES TO REMAIN | 97.2 SF | | | | | | |
| EXISTING CONCRETE TO REMAIN | 595.8 SF | | | | | | |
| EXISTING FENCE TO REMAIN | 454.4 SF | | | | | | |
| PROPOSED RESTROOM BUILDING | 211.5 SF | | | | | 0.005 AC | 0.27 % |
| PROPOSED BOAT RACKS | 11,878.8 SF | | | | | 0.27 AC | 15.42 % |
| PROPOSED CONCRETE | 33,492.4 SF | | | | | | |
| PROPOSED FENCE | 116.4 SF | | | | | | |
| PROPOSED LOT COVERAGE AREA | 52,299.2 SF | | | | | 1.20 AC | 67.87 % |
| PROPOSED OPEN SPACE AREA | 24,755.9 SF | | | | | 0.57 AC | 32.13 % |

LEGEND:

| | |
|---|---------|
| PROPERTY BOUNDARY | --- |
| LEASE BOUNDARY | - - - - |
| ZONING BOUNDARY | ~ ~ ~ ~ |
| SETBACK | ---- |
| EXISTING POWER LINES | ---- |
| EXISTING ASPHALT | ---- |
| EXISTING CONCRETE | ---- |
| EXISTING BUILDING | ---- |
| EXISTING WOOD DOCK | ---- |
| EXISTING FENCE | ---- |
| PROPOSED CONCRETE | ---- |
| PROPOSED BUILDING & BOAT RACKS FOR LOT COVERAGE SUMMARY | ---- |
| PROPOSED FENCE | ---- |

OVERALL SITE DATA TABLE:

| | CODE REQUIREMENT | EXISTING | PROPOSED | VARIANCE REQUESTED |
|-----------------------------|---|-------------------------|----------------------|--------------------|
| ZONING | PS & CG | | | |
| FLOOD ZONES | AE6, AE7, AEB | | | |
| SIZE OF SITE | 77,055.1 SF OR 1.77 AC | | | |
| HEIGHT | 40' (CG) 25' (PS) | 44.19' (CG) 25' (PS) | 40' (CG) 25' (PS) | NO |
| FRONT SETBACK | 20' (PS) | 1.47' | 9.33' | NO |
| SIDE SETBACK | 10' (CG) 10' (PS) | 6.95' | 6.95' | NO |
| STREET SIDE SETBACK | 20' (CG) 10' (PS) | 3.8' | 10.0' | NO |
| REAR SETBACK | 25' (CG) 10' (PS) | 0.0' | 0.0' | NO |
| COMMERCIAL FLOOR AREA | MAX. 61,644 SF | 17,031.2 SF | 6,511.9 SF | NO |
| F.A.R. (COMMERCIAL) | 0.8 | 0.22 | 0.08 | NO |
| BUILDING COVERAGE | 40% (CG) 40% (PS) | 33.71 % | 22.77 % | NO |
| IMPERVIOUS SURFACE | 60% (CG) 60% (PS) | 69.98 % | 56.32 % | NO |
| PARKING | MARINA: 1 PER 4 BOAT SLIPS 218 SLIPS / 4 = 54.5 SPACES RESTAURANT: 1 PER 45 SF OF CONSUMPTION AREA 4,167 SF / 45 = 92.6 54.5 + 92.6 = 147.1 = 148 SPACES REQUIRED | 0 | 0 | NO |
| ACCESSIBLE PARKING | 5 | 0 | 0 | NO |
| BICYCLE PARKING | 38 | 0 | 0 | NO |
| OPEN SPACE / LANDSCAPING | MIN. 20.0% | 30.02 % | 32.13 % | NO |
| RESIDENTIAL UNITS | MAX. 16 PER AC | 3 | 2 | NO |
| RESTAURANT CONSUMPTION AREA | MAX. 61,644 SF | 4,167 SF | 4,167 SF | NO |

NOTE: EXISTING PROPERTY HAS A TOTAL OF 248 BOAT SLIPS WHILE THE PROPOSED PROPERTY WILL HAVE A TOTAL OF 218 BOAT SLIPS, FOR A REDUCTION OF 30 BOAT SLIPS TOTAL.

Design: AM
 Drawn: JNB
 Checked: AM/MJC

Scale: 1" = 20'
 Job No: 22021.002
 Date Issued: 06-13-2024

Approved By: [Signature]

WEC excellence in engineering
 30 Years of Service
 201 W. MARION AVE, SUITE 1306
 PUNTA GORDA, FLORIDA 33950
 941.505.1700

SITE PLAN for GARRISON BIGHT MARINA

Revisions: [Table with 2 columns: Description, Revisions]

Professional Engineer Seal: MICHAEL J. GIARDULLO, No. 70676, State of Florida, License No. 70676, Registered Professional Engineer, State of Florida, Registration No. 70676.

Sheet No. C-2.00

EXHIBIT ONLY - NOT FOR CONSTRUCTION

USER: nick_PLOTTED THE 02.1--SITE--DATA--EXHIBIT_LAYOUT OF WA_2022_22021.002_Garrison_Bight\DWG\GarrisonBight_AdminMod_(gs_2024-08-13).dwg, ON Jun 13, 2024 @ 11:07am

LEASED PROPERTY SITE DATA TABLE:

| | CODE REQUIREMENT | EXISTING | PROPOSED | VARIANCE REQUESTED |
|-----------------------------|-----------------------------|-------------|------------|--------------------|
| ZONING | PS | | | |
| FLOOD ZONES | AE7 & AEB | | | |
| SIZE OF SITE | 21,413.5 SF OR 0.49 AC | | | |
| HEIGHT | 25' (PS) | 0' (PS) | 25' (PS) | NO |
| FRONT SETBACK | 20' (PS) | 19.88' | 15.3' | NO |
| SIDE SETBACK | 10' (PS) | N/A | N/A | NO |
| STREET SIDE SETBACK | 10' (PS) | 3.8' | 10.5' | NO |
| REAR SETBACK | 10' (PS) | 10.0' | 10.0' | NO |
| COMMERCIAL FLOOR AREA | MAX. 61,644 SF | 17,031.2 SF | 6,511.9 SF | NO |
| F.A.R. (COMMERCIAL) | 0.8 | 0.22 | 0.08 | NO |
| BUILDING COVERAGE | 40% (PS) | 10.76 % | 13.54 % | NO |
| IMPERVIOUS SURFACE | 60% (PS) | 52.48 % | 40.15 % | NO |
| PARKING | SEE OVERALL SITE DATA TABLE | - | - | NO |
| ACCESSIBLE PARKING | SEE OVERALL SITE DATA TABLE | - | - | NO |
| BICYCLE PARKING | SEE OVERALL SITE DATA TABLE | - | - | NO |
| OPEN SPACE / LANDSCAPING | MIN. 20.0% | 47.52 % | 75.95 % | NO |
| RESIDENTIAL UNITS | MAX. 16 PER AC | 3 | 2 | NO |
| RESTAURANT CONSUMPTION AREA | MAX. 61,644 SF | 4,167 SF | 4,167 SF | NO |

OWNED PROPERTY DATA TABLE:

| | CODE REQUIREMENT | EXISTING | PROPOSED | VARIANCE REQUESTED |
|-----------------------------|-----------------------------|------------------------|----------------------|--------------------|
| ZONING | PS & CG | | | |
| FLOOD ZONES | AE6, AE7 & AEB | | | |
| SIZE OF SITE | 55,641.6 SF OR 1.28 AC | | | |
| HEIGHT | 40' (CG) 25' (PS) | 44.19' (CG) 0' (PS) | 40' (CG) 25' (PS) | NO |
| FRONT SETBACK | 25' (CG) 20' (PS) | 1.47' | 9.33' | NO |
| SIDE SETBACK | 10' (CG) 10' (PS) | 6.95' | 6.95' | NO |
| STREET SIDE SETBACK | 20' (CG) 10' (PS) | N/A | N/A | NO |
| REAR SETBACK | 25' (CG) 10' (PS) | 0.0' | 0.0' | NO |
| COMMERCIAL FLOOR AREA | MAX. 61,644 SF | 17,031.2 SF | 6,511.9 SF | NO |
| F.A.R. (COMMERCIAL) | 0.8 | 0.22 | 0.08 | NO |
| BUILDING COVERAGE | 40% (CG) 40% (PS) | 44.86 % | 27.25 % | NO |
| IMPERVIOUS SURFACE | 60% (CG) 60% (PS) | 78.48 % | 64.17 % | NO |
| PARKING | SEE OVERALL SITE DATA TABLE | - | - | NO |
| ACCESSIBLE PARKING | SEE OVERALL SITE DATA TABLE | - | - | NO |
| BICYCLE PARKING | SEE OVERALL SITE DATA TABLE | - | - | NO |
| OPEN SPACE / LANDSCAPING | MIN. 20.0% | 21.52 % | 23.20 % | NO |
| RESIDENTIAL UNITS | MAX. 16 PER AC | 3 | 2 | NO |
| RESTAURANT CONSUMPTION AREA | MAX. 61,644 SF | 4,167 SF | 4,167 SF | NO |

OVERALL SITE DATA TABLE:

| | CODE REQUIREMENT | EXISTING | PROPOSED | VARIANCE REQUESTED |
|-----------------------------|---|------------------------|----------------------|--------------------|
| ZONING | PS & CG | | | |
| FLOOD ZONES | AE6, AE7, AEB | | | |
| SIZE OF SITE | 77,055.1 SF OR 1.77 AC | | | |
| HEIGHT | 40' (CG) 25' (PS) | 44.19' (CG) 0' (PS) | 40' (CG) 25' (PS) | NO |
| FRONT SETBACK | 25' (CG) 20' (PS) | 1.47' | 9.33' | NO |
| SIDE SETBACK | 10' (CG) 10' (PS) | 6.95' | 6.95' | NO |
| STREET SIDE SETBACK | 20' (CG) 10' (PS) | 3.8' | 10.0' | NO |
| REAR SETBACK | 25' (CG) 10' (PS) | 0.0' | 0.0' | NO |
| COMMERCIAL FLOOR AREA | MAX. 61,644 SF | 17,031.2 SF | 6,511.9 SF | NO |
| F.A.R. (COMMERCIAL) | 0.8 | 0.22 | 0.08 | NO |
| BUILDING COVERAGE | 40% (CG) 40% (PS) | 33.71 % | 22.77 % | NO |
| IMPERVIOUS SURFACE | 60% (CG) 60% (PS) | 69.98 % | 56.32 % | NO |
| PARKING | MARINA: 1 PER 4 BOAT SLIPS 218 SLIPS / 4 = 54.5 SPACES RESTAURANT: 1 PER 45 SF OF CONSUMPTION AREA 4,167 SF / 45 = 92.6 54.5 + 92.6 = 147.1 = 148 SPACES REQUIRED | 0 | 0 | NO |
| ACCESSIBLE PARKING | 5 | 0 | 0 | NO |
| BICYCLE PARKING | 38 | 0 | 0 | NO |
| OPEN SPACE / LANDSCAPING | MIN. 20.0% | 30.02 % | 32.13 % | NO |
| RESIDENTIAL UNITS | MAX. 16 PER AC | 3 | 2 | NO |
| RESTAURANT CONSUMPTION AREA | MAX. 61,644 SF | 4,167 SF | 4,167 SF | NO |

NOTE: EXISTING PROPERTY HAS A TOTAL OF 248 BOAT SLIPS WHILE THE PROPOSED PROPERTY WILL HAVE A TOTAL OF 218 BOAT SLIPS, FOR A REDUCTION OF 30 BOAT SLIPS TOTAL.

Approved By: AM
Scale: 1" = 20'
Job No: 22021.002
Date Issued: 06-13-2024

DESIGN: JNB
DRAWN: AM/MJG
CHECKED: AM/MJG

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WELER excellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.506.1700 PB #6656

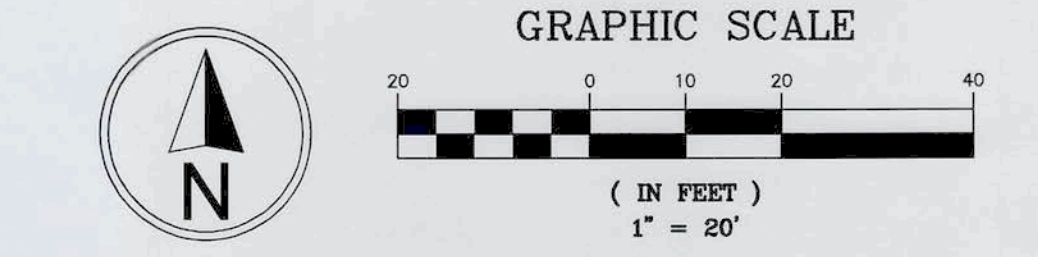
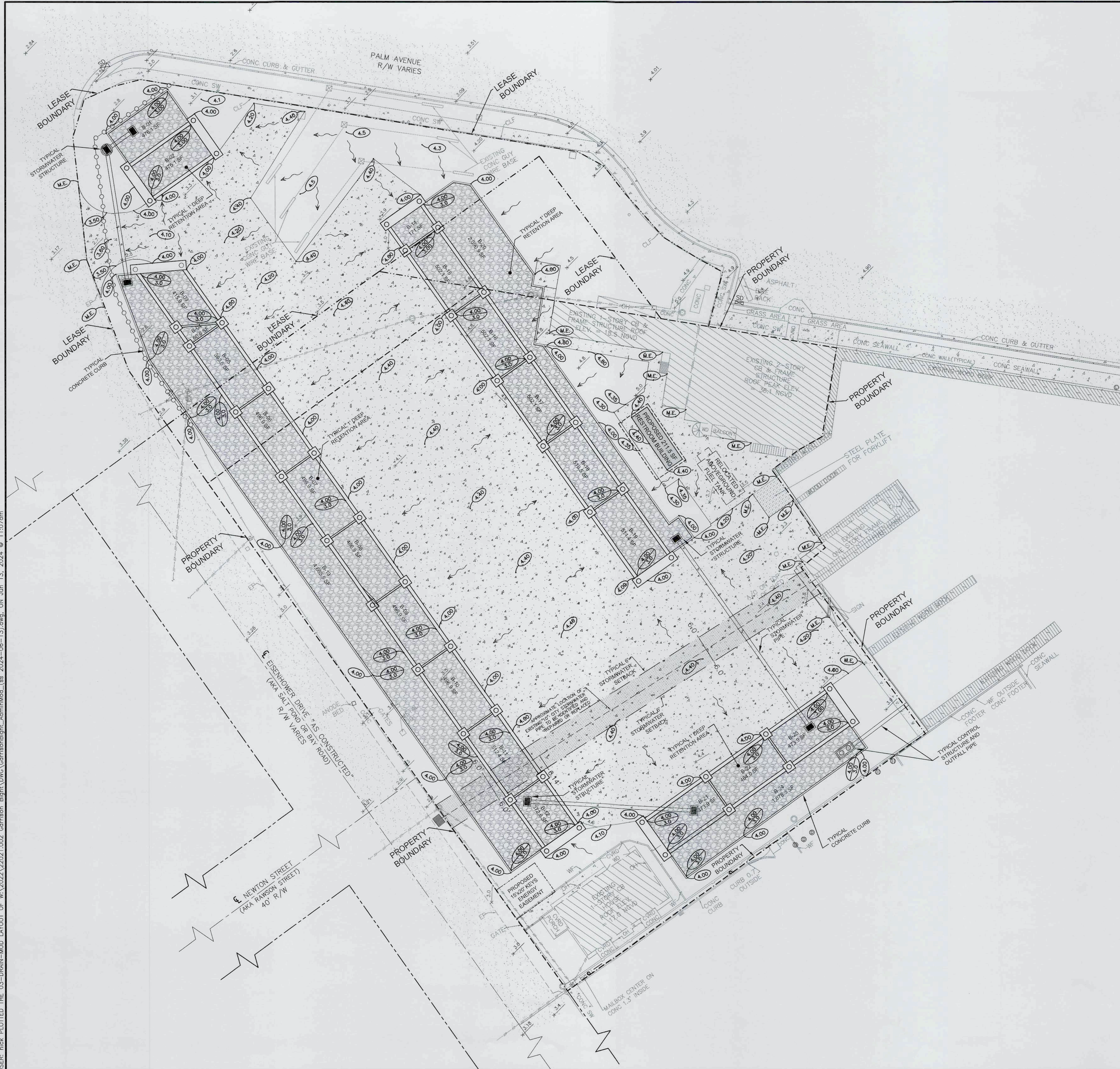
Revisions:
Description:



Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

EXHIBIT ONLY - NOT FOR CONSTRUCTION

USER: nick PLOTTED THE 03--DRAIN--MOD LAYOUT OF WA.2022.22021.002 Garrison Bight.DWG\GarrisonBight_AdminMod.dwg ON Jun 13, 2024 @ 11:07am



PROJECT DATA:

PROJECT: GARRISON BIGHT MARINA
711 EISENHOWER DRIVE
KEY WEST, FLORIDA 33040

OWNERSHIP: GARRISON BIGHT SMI LLC
17330 PRESTON ROAD
DALLAS, TEXAS 75252

ENGINEER: THE WEILER ENGINEERING CORPORATION (WEC)
MICHAEL J. GIARDULLO P.E. NO. 70676
201 W. MARION AVE., SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

SURVEYOR: FLORIDA KEYS LAND SURVEYING (FKLS)
ERIC A. ISSACS, PSM 6783
21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
(305) 394-3690

SEWER UTILITY: CITY OF KEY WEST
WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
WASTE COLLECTION: WASTE MANAGEMENT (WM)
DATUM: N.G.V.D. 29 (PER SURVEY)

IMPERVIOUS / PERVIOUS SUMMARY:

TOTAL UPLAND AREA (OWNED AND LEASED) 77,055.1 SF 1.77 AC 100.00 %

| EXISTING DEVELOPMENT | |
|--------------------------------|-----------------------------|
| EXISTING BUILDINGS | 18,765.1 SF |
| EXISTING BOAT RACKS | 7,207.4 SF |
| EXISTING ASPHALT AND CONCRETE | 27,370.2 SF |
| EXISTING FENCE | 476.0 SF |
| EXISTING POWER POLES | 102.9 SF |
| EXISTING IMPERVIOUS AREA | 53,921.6 SF 1.24 AC 69.98 % |
| EXISTING PERVIOUS AREA | 23,133.5 SF 0.53 AC 30.02 % |
| PROPOSED DEVELOPMENT | |
| EXISTING BUILDINGS TO REMAIN | 5,452.7 SF |
| EXISTING POWER POLES TO REMAIN | 97.2 SF |
| EXISTING CONCRETE TO REMAIN | 595.8 SF |
| EXISTING FENCE TO REMAIN | 454.4 SF |
| PROPOSED RESTROOM BUILDING | 211.5 SF |
| PROPOSED BOAT RACKS | 2,976.1 SF |
| PROPOSED CONCRETE | 33,492.4 SF |
| PROPOSED FENCE | 116.4 SF |
| PROPOSED IMPERVIOUS AREA | 43,396.5 SF 1.00 AC 56.32 % |
| PROPOSED PERVIOUS AREA | 33,658.6 SF 0.77 AC 43.68 % |

LEGEND:

| | |
|-------------------------------|-------------------|
| PROPERTY BOUNDARY | --- |
| LEASE BOUNDARY | - - - - - |
| EXISTING POWER LINES | — — — — — |
| EXISTING ASPHALT | ▨ ▨ ▨ ▨ ▨ |
| EXISTING CONCRETE | ▩ ▩ ▩ ▩ ▩ |
| EXISTING BUILDING | ▧ ▧ ▧ ▧ ▧ |
| EXISTING WOOD DOCK | ▩ ▩ ▩ ▩ ▩ |
| EXISTING FENCE | — ○ — ○ — ○ — ○ — |
| PROPOSED CONCRETE | ▨ ▨ ▨ ▨ ▨ |
| PROPOSED BUILDING | ▧ ▧ ▧ ▧ ▧ |
| PROPOSED FENCE | — ○ — ○ — ○ — ○ — |
| EXISTING SPOT ELEVATION | ## |
| PROPOSED SPOT ELEVATION | 4.40 |
| PROPOSED SHEET FLOW DIRECTION | → |

STORMWATER TREATMENT CALCULATIONS:

TREATMENT STORAGE CALCULATIONS
Garrison Bight
WEC Job No. 22021.002
REQUIRED TREATMENT VOLUME - PROPOSED DEVELOPMENT AREA

| Storage Building Site Area (Above Ground Dry Retention) | | | | |
|---|---------------|-----------------|---------------|-----------------|
| Zone | Pervious Area | Impervious Area | Building Area | Total Zone Area |
| Total Site (SF) | 33,658.60 | 43,396.50 | 5,664.20 | 77,055.10 |
| Total Site (ac) | 0.77 | 1.00 | 0.13 | 1.77 |
| Percentage of Total Area | 43.68% | 56.32% | 7.35% | 100.00% |

| Treatment Volume for Storage Building Site | | | | | | |
|--|-----------------|----------|----------------------|----------------------|------------------|-----------------|
| Phase I Development | 2.5" Over % | | 1" Over Entire | | Discharge to OFW | Volume Required |
| | Impervious Area | Basin | Greatest Requirement | Credit for Retention | | |
| Phase I (CF) | 8,484.58 | 6,421.26 | 8,484.58 | 50% | 150% | 6,363.44 |
| Phase I (ac-ft) | 0.195 | 0.147 | 0.195 | | | 0.146 |

STAGE STORAGE POND

| TOP ELEVATION | AREA | VOLUME | CONTROL ELEVATION | |
|-----------------|----------|----------|-------------------|------|
| 4.00 | 17250.50 | 17250.50 | | 0.40 |
| 3.00 | 17250.50 | 17250.50 | | |
| REQUIRED VOLUME | 6363.44 | CU.FT. | | |

| EL.EV. NGVD | AREA SQ.FT. | VOLUME CU.FT. |
|-------------|-------------|---------------|
| 3.42 | 17250.50 | 7245.21 |
| 3.40 | 17250.50 | 6900.20 |
| 3.38 | 17250.50 | 6555.19 |
| 3.36 | 17250.50 | 6210.18 |
| 3.34 | 17250.50 | 5865.17 |

| | |
|--------------|------------|
| Design: | AM |
| Drawn: | JNB |
| Checked: | AM/M/G |
| Approved By: | |
| Scale: | 1" = 20' |
| Job No.: | 22021.002 |
| Date Issued: | 06-13-2024 |

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201 W. MARION AVE., SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

DRAINAGE PLAN
for
GARRISON BIGHT MARINA

| Revisions | Description |
|-----------|-------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

THE USER IS NOT TO BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY INFORMATION PROVIDED HEREIN.

MICHAEL J. GIARDULLO
No 70676
06-13-2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

EXHIBIT ONLY - NOT FOR CONSTRUCTION

Sheet No. C-3.00