

Attachment 4
Site Plans

MAJOR DEVELOPMENT AMENDMENT PLANS

for Sunset Marina Key West

Located within Section 27, Township 67 South, Range 25 East
Monroe County, Florida

OWNER and APPLICANT:

Sunset Ventures of Key West, Inc.
5555 College Road
Key West, FL 33040
(305) 296-7101 Phone
(305) 296-0798 Fax

ENGINEER:

Hole Montes, Inc.
950 Encore Way
Naples, Florida 34110
(239) 254-2000 Phone
(239) 254-2099 Fax

ADJACENT ZONING:

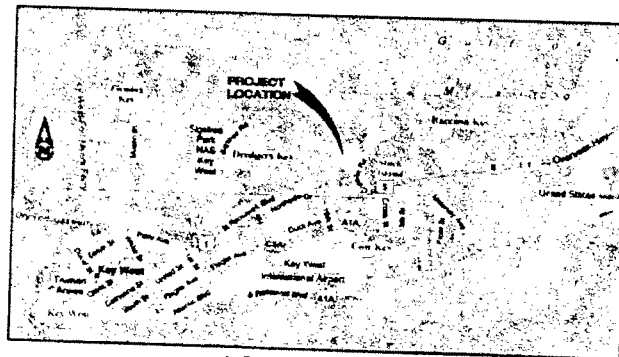
NORTH C-OW
SOUTH Right-of-Way
EAST C-OW & CG
WEST PS

SITE ZONING:

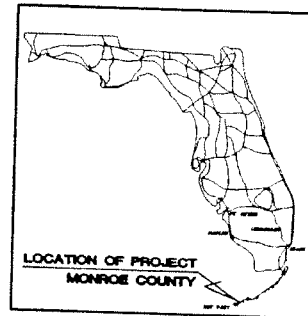
PRESENT ZONING CG

DE NUMBERS:

00072080-001400



LOCATION MAP



VICINITY MAP

NOTES:

- COORDINATES AND BOUNDARY CORNER HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EIGHT ZONE (801), NORTH AMERICAN DATUM 1983.
- ALL ELEVATIONS SHOWN HEREON ARE IN FEET AND REFERENCED TO NATIONAL GEODESIC SURFACE MEAN SEA LEVEL. ELEVATIONS ARE BASED ON NATIONAL GEODESIC SURFACE MEAN SEA LEVEL, HEIGHT 1985, ELEVATION 12.07 FEET M.S.L.
- ACCORDING TO THE ZONING ORDINANCE AS IT NOW EXISTETH, ZONING NUMBERS SHOWN, THERE ARE REQUIRED PROPERTY LINES TO BE SHOWN WITH "L" AND "R" NOTATION.
- MEAN HIGH WATER LINE ELEVATION (SUBJECT TO H.W.D.) BASED ON LINE OF INTERPOLATION BETWEEN TIDE STATION 872 4517 KEY, HAVING A MEAN HIGH WATER ELEVATION OF 0.00 FEET M.S.L. AND 872 4527 KEY, HAVING A MEAN HIGH WATER ELEVATION OF 0.01 FEET M.S.L.

PROPOSED LAND USE SUMMARY

GROSS PROJECT AREA = 447 AC.

TOTAL UPLAND PROJECT AREA = 3,398 AC
(ABOVE MHWL - LAGOON NOT INCLUDED)

ITEM	SQ. FT.	ACRES	PERCENT
ROOF	8,046	0.18	5.44
ASPHALT	51,449	1.18	34.81
CONCRETE	9,021	0.22	6.65
MISC. IMPERVIOUS AREAS	126	0.00	0.08
STORMWATER DETENTION:			
DETENTION BOTTOM	8,850	0.21	6.06
RIPRAP SLOPES	7,267	0.17	4.92
PERVIOUS GRAVEL/SHELL SURFACES	9,287	0.21	6.28
IMPERVIOUS GRAVEL/SHELL SURFACE FOR FORK LIFT ACCESS TO RACKS	13,074	0.30	8.85
LANDSCAPE:			
OPEN NATIVE LANDSCAPE	24,283	0.56	16.43
LAGOON EMBANKMENT	15,492	0.36	10.48
TOTAL UPLAND AREA	147,795	3.39	100.00

PERVIOUS = 65,279 SF = 44.17%
IMPERVIOUS = 82,516 SF = 55.83%

THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.

PREPARED BY :



Professional Registration No 1772
Naples, Fort Myers, Venice, Englewood

*AC 1/10
5/13/10*

REVISED : NOVEMBER, 2009
DATE : APRIL, 2009

LAND USE SUMMARY REVIEWED	11/09	DATE	11/09	DATE	REVISIONS	THESE OR OTHER ARE NOT APPROVED FOR CONSTRUCTION UNLESS SHOWN ELSEWHERE	REFERENCE NO. 8025CS01	DRAWING NO. 4609-1
LETTER							PROJECT NO. 2008.025	SHEET NO. 1 OF 17

*RMK
5/13/10*

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE CARRIED OUT IN CONFORMANCE WITH HOLE MONTES, INC. SPECIFICATIONS, WHICH BY REFERENCE ARE MADE PART OF THESE CONSTRUCTION DOCUMENTS. HOLE MONTES, INC. SPECIFICATIONS ARE APPROVED BY THE CITY OF KEY WEST AND ARE ON FILE AT THE CITY OF KEY WEST DEVELOPMENT SERVICES DIVISION. ADDITIONAL COPIES ARE AVAILABLE FROM HOLE MONTES, INC. UPON REQUEST.
- ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (I.E. SOO, BUSHES, TREES, ETC.) AND/OR SPRINKLER PIPE, SPRINKLER HEADS, ALSO TREES THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
- EXTREME CAUTION TO BE USED WHEN EXCAVATING, AS NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
- DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- IRRIGATION LINE SIZES, LOCATION, & CASING LOCATIONS TO BE PROVIDED BY LANDSCAPE ARCHITECT.
- ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, URNANAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND BEFORE CONSTRUCTION.
- INVASIVE EXOTIC VEGETATION, AS DEFINED BY THE CITY OF KEY WEST LAND DEVELOPMENT CODE, SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL INVASIVE EXOTIC REMOVAL (IN POTENTIALITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL CASINOITY INVASIVE EXOTIC PLANTS AS DEFINED BY ANNUAL REMOVAL OF THESE PLANTS, SHALL BE REMOVED FROM WITHIN PROPOSED AREAS AND SUBSTANTIAL OWNER. ALL EXOTIC VEGETATION WITHIN THE FIRST 75 FEET OF THE OUTER EDGE OF EVERY PRESERVE SHALL BE PHYSICALLY REMOVED OR CUT DOWN TO GRADE AND STUMP TREATED WITH A U.S. ENVIRONMENTAL PROTECTION AGENCY APPROVED HERBICIDE WITH VISUAL SHADER DYE INCLUDED.
- CONTRACTOR TO PLACE CONSTRUCTION FENCING AT LIMIT OF CLEARING TO PROTECT VEGETATION. FENCE IS TO REMAIN IN PLACE THROUGH DURATION OF CONSTRUCTION.
- A LANDSCAPING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY LANDSCAPER.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
- THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONGRUENT WITH EXISTING EASEMENTS OF RECORD.
- ALL COMMON AREAS, OPEN SPACES, STORMWATER MANAGEMENT FACILITIES (STORM DRAINS, SWALES AND PERMEABLE BERMS), DRIVEWAYS, PARKING AREAS, WATER MAINS, IRRIGATION LINES AND SANITARY SEWER LINES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER/OWNER. ALL WATER FACILITIES WITHIN U.L.E.'S SHALL BE OWNED AND MAINTAINED BY THE CITY OF KEY WEST UTILITIES. ALL SANITARY SEWER FACILITIES WITHIN U.L.E.'S SHALL BE OWNED AND MAINTAINED BY THE CITY OF KEY WEST UTILITIES.
- ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO FURNISHMENT CONSTRUCTION AND SHALL EXTEND 5 FEET CURB AND/OR SIDEWALK.
- PIPING ESPECIALLY BUILDING SERVICES AND FIRE HYDRANT LEADS, ARE SOMETIMES DRAWN SCHEMATICALLY FOR THE SAKE OF LEGIBILITY. CONTRACTOR SHALL OBTAIN CLEARANCES FROM OTHER PIPING, CURBS, SIDEWALKS, CONTRACTOR SHALL COMPLY WITH LOCAL REQUIREMENTS AND AS NOTED ON THE PLANS AND DETAILS.
- THE SIZE OF SYMBOLS REPRESENTING FITTINGS, VALVES, FIRE HYDRANTS, MANHOLES, CLEAN-OUTS, ETC. ARE INDICATED ENLARGED IN ORDER TO BE SEEN AT THE DRAWING SCALE. THE EXACT LOCATIONS OF THESE ITEMS SHALL BE FOR THE DETAILS OR AS IN THE CASE OF VALVES AND REDUCERS, ADJUSTED TO THE PIPE FITTINGS.
- ALL PAVEMENT GRADES SHOWN, WHERE ADJACENT TO CURBS ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- ADJUST FINAL FIN ELEVATIONS OF METER BOXES, AIR RELEASE VALVE COVERS, MANHOLES, ETC. AS REQUIRED TO MEET FINISHED GRADE.
- ALL PROPERTY LINE MARKERS (IRON PINS, CONCRETE MONUMENTS, ETC.) DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO RESET PROPERTY MARKERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AS REQUIRED FOR CONSTRUCTION NOT ALREADY OBTAINED BY THE OWNER. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PERMITS AND CONTRACT SPECIFICATIONS.
- THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT CROSS SECTIONS, LINES, AND FINISHED GRADES AS INDICATED ON THE PLANS. DO NOT ALLOW WATER TO FLOW IN DIRECTION AREAS OR NEXT TO BUILDING FOUNDATION WALLS. GRADE SHALL GRADUALLY TAPER OVER SPOT ELEVATIONS IN GENTLE, SMOOTH CURVES. NO SHARP BREAK IN PLANE OF PAVING ALLOWED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES. THE LOCATIONS OF ALL ABOVE AND UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE FLAGGED BY THE UTILITY COMPANIES AT THE REQUEST OF THE CONTRACTOR. IF EXISTING CONDITIONS ARE INCONGRUENT WITH PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER SHALL BE 5'.
- THE CONTRACTOR SHALL PROVIDE A FORTY-EIGHT (48) HOUR NOTICE PRIOR TO THE REQUESTED INSPECTION TO THE CITY OF KEY WEST OR APPLICABLE UTILITY COMPANY FOR THE FOLLOWING INSPECTIONS AS REQUIRED:
 - HOT TAPS TO WATER AND SEWER FACILITIES
 - MASTER METER AND BRASS PIPING
 - JACK AND BORE CASING
 - PRESSURE TESTS
 - INFLTRATION/EXFILTRATION TESTS
 - LIFT STATION INSTALLATION, PRIOR TO CONE-UP AND START-UP
 - LIFT STATION START-UP
 - LAUNCHING OF SEWER LINES
 - FLUSHING OF SEWER LINES, FORCE MAINS, WATER MAINS AND EFFLUENT LINES
 - RELEASEMENT NEEDED TAPPING OF SEWER LINES AT END OF CONSTRUCTION AND THE WARRANTY PERIOD (IN OFFICE REVIEW)
 - FIRE HYDRANT THROAT BLOCS
 - CONFLICT BOX CONSTRUCTION
 - CONNECTIONS TO EXISTING WATER AND SEWER FACILITIES
 - CASING INSTALLATIONS
 - OTHER SPECIAL REQUIREMENTS AS SPECIFIED BY THE COUNTY OR APPLICABLE UTILITY COMPANY AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL.
- NO CONSTRUCTION EQUIPMENT OR CONSTRUCTION MATERIALS SHALL BE PARKED OR STORED WITHIN THE COLLEGE ROAD RIGHT-OF-WAY.

LEGEND

- FIRE HYDRANT w/ G/VALVE, V/BOX, PAD & I.D. FIRE HYDRANT REFLECTOR (BLUE)
- WATER METER
- DOUBLE WATER METER
- VALVE WITH V/BOX, PAD & I.D.
- REDUCER
- PLUG
- TEE
- DIRECTION OF FLOW
- PROPOSED ELEVATION
- EXIST. ELEVATION
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- STOP SIGN w/ STOP BAR (81-1) w/ (24" WIDE THERMOPLASTIC)
- PROP. CATCHBASIN (TYPE 'B') CURB INLET
- EXIST. CATCHBASIN (TYPE 'B') TOP INLET
- STREET LIGHT

SHEET INDEX

- COVER SHEET
- SHEET INDEX, ABBREVIATIONS, LEGEND and GENERAL NOTES
- AERIAL PHOTOGRAPH
- OVERALL EXISTING SITE PLAN
- EXISTING SITE & REMOVAL PLAN
- PROPOSED SITE PLAN
- DIMENSIONING and SIGNAGE PLAN
- PAVING, GRADING & DRAINAGE PLAN (1 of 2)
- PAVING, GRADING & DRAINAGE PLAN (2 of 2)
- PAVING, GRADING and DRAINAGE DETAILS
- CROSS SECTIONS 1 of 5
- CROSS SECTIONS 2 of 5
- CROSS SECTIONS 3 of 5
- CROSS SECTIONS 4 of 5
- CROSS SECTIONS 5 of 5
- EROSION CONTROL DETAILS
- CONSTRUCTION POLLUTION PREVENTION PLAN

Gravel Paved Area = 194,141 sf = 4.47 ac
Total Upland Area Owned = 147,795 sf = 3.39 ac (above MSHW line)

Buildings & Above ground structures (not including best track)	Existing		Proposed	
	Sq. Ft.	% of Upland Area	Sq. Ft.	% of Upland Area
- Two story dock master & building, not decked	(1645)	Not incl.	(1645)	Not incl.
- Two story C.B.S. commercial building, deck overhang	1645	7668		
- Electric transformer	173	122		
- Utility building	216	254		
Total	3040	8046		

Gravel Surface Materials (paved area above MSHW - Not including Deckmaster Buildings)

Impervious	Buildings (from above)		Other	
- Asphalt	5819	17.87	5148	34.81
- Concrete	9173	27.31	9821	6.65
- Impervious Surface for Park Use (not included)	11750	7.94	13074	8.82
- Impervious Lagoons (below MSHW line, not included)	(45269)	Not incl.	(42829)	Not incl.
- Impervious Other	174	0.08	126	0.08
Impervious - Sub-Total	87944	59.54	82516	55.81

Permeable Other

- Permeable - Right slope of detention area			7167	4.92
- Permeable - Other gravel/rock surface (not subject to impervious)	26546	17.96	9287	6.38
- Permeable - Leachways (below MSHW line, not included)	(15492)	Not incl.	(15492)	Not incl.
Permeable - Sub-Total	47038	28.44	23040	15.68

Permeable Landscapes

- Permeable - Open areas	17763	12.02	24283	16.43
- Permeable - Infiltration basins area (exposed)			850	0.56
Landscapes - Sub-Total	17763	12.02	23233	15.49

Upland Area Total	147795	100	147795	100
Standard Site Parking Spaces	162		120	
Compact Site Parking Spaces	5		18	
Handicapped Parking Spaces	5		5	
Scenic Spaces	-		2	
Total Number of Parking Spaces	167		145	

ABBREVIATIONS:

- CB CATCH BASIN
- C.V. CHECK VALVE
- C.O. SANITARY SEWER CLEAN OUT
- EXIST. EXISTING
- F.H. FIRE HYDRANT
- G.V. GATE VALVE
- I.E. INVERT ELEVATION
- JB JUNCTION BOX
- L.F. LINEAL FEET
- MAX. MAXIMUM
- ME MITERED END SECTION
- MH MAN HOLE
- MM MAXIMUM
- P.V. PLUG VALVE
- P.V.C. POLYVINYL CHLORIDE PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- R.O.W. RIGHT-OF-WAY
- SM. SANITARY
- TEMP. TEMPORARY
- TYP. TYPICAL
- WM WATER MAIN
- YD. YARD DRAIN

Pink 5/3/10

K. J. ... 5/9/10

Sunset Marina Key West

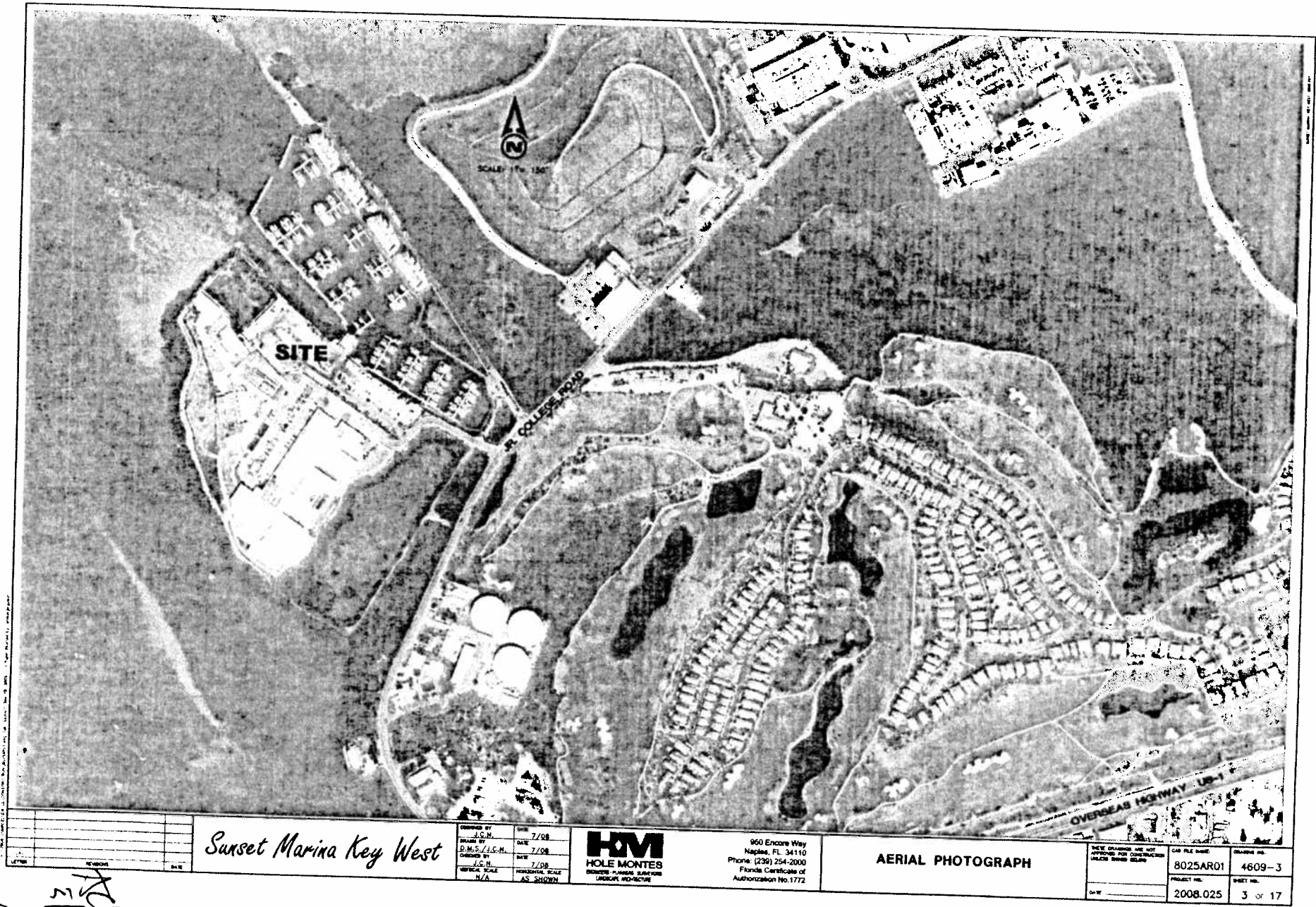
DESIGNED BY	DATE
J.S.M.	1/09
DRAWN BY	DATE
D.M.S.	1/09
CHECKED BY	DATE
J.S.M.	1/09
VERTICAL SCALE	HORIZONTAL SCALE
N/A	N/A



950 Encora Way
Naples, FL 34110
Phone: (239) 254-2000
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SHEET INDEX, ABBREVIATIONS, LEGEND, and GENERAL NOTES

THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS THESE BOXES	CAD FILE NAME	DRAWING NO.
	8025X01	4609-2
	PROJECT NO.	SHEET NO.
	2008.025	2 of 17



Sunset Marina Key West

DESIGNED BY	J.C.H.	DATE	7/08
DRAWN BY	D.M.S./J.C.H.	DATE	7/08
CHECKED BY	J.C.H.	DATE	7/08
VERTICAL SCALE	N/A	HORIZONTAL SCALE	AS SHOWN



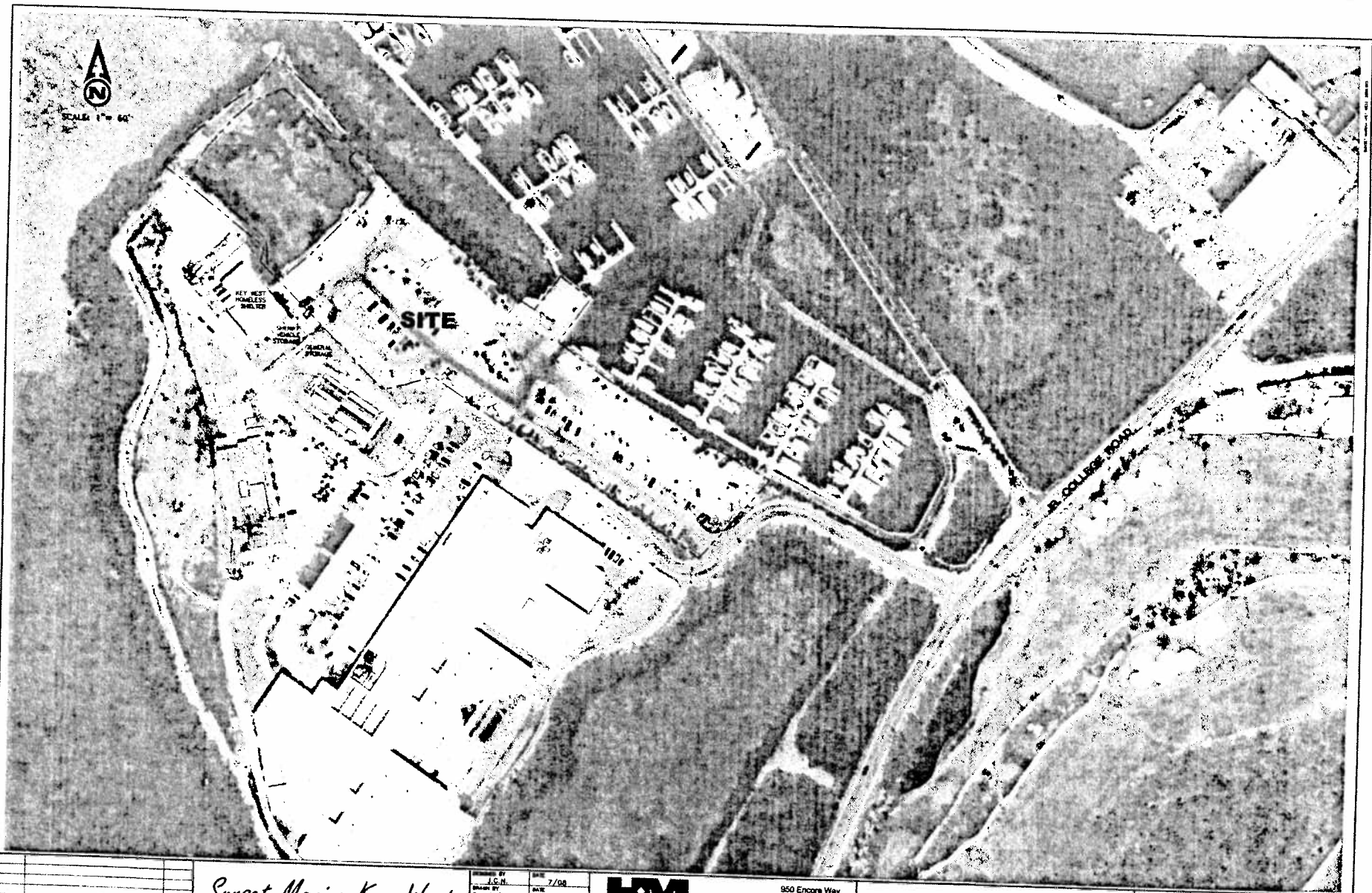
960 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
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AERIAL PHOTOGRAPH

NET CHANGES ARE NOT
INDICATED FOR CONSTRUCTION
FIELD MARKS ONLY

CAD FILE NAME	8025AR01	DRAWING NO.	4609-3
PROJECT NO.	2008.025	SHEET NO.	3 of 17

Handwritten:
Pmk
5/3/10
AC
2/3/10



PWK
5/3/10

AKM
5/3/10

Sunset Marina Key West

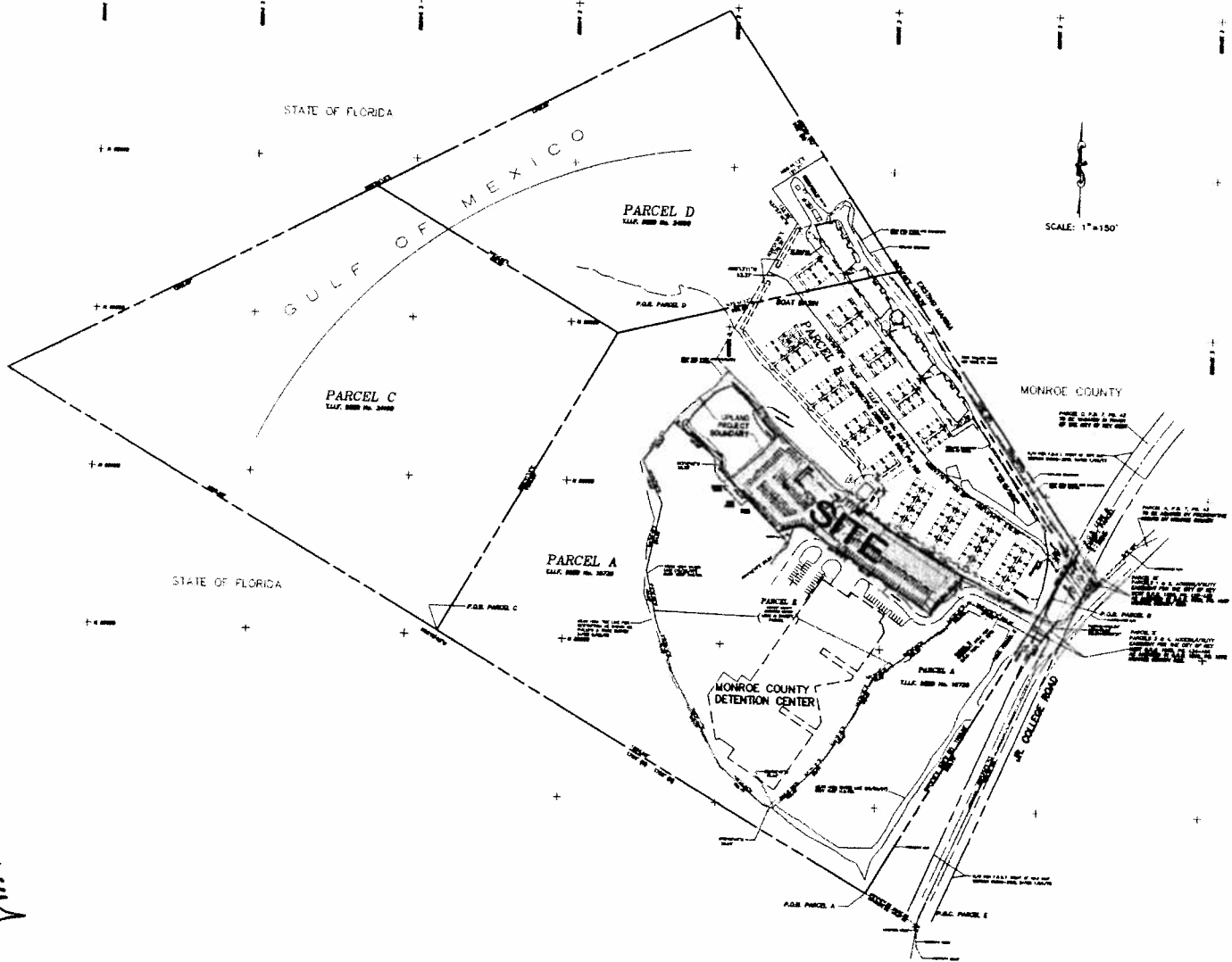
DESIGNED BY	J.C.M.	DATE	7/08
DRAWN BY	D.M.S./J.C.M.	DATE	7/08
CHECKED BY	J.C.M.	DATE	7/08
VERTICAL SCALE	N/A	HORIZONTAL SCALE	AS SHOWN



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AERIAL PHOTOGRAPH

DATE CHANGES ARE NOT APPLICABLE FOR CONSTRUCTION CALLS BEING HELD	CAD FILE NAME	DRAWING NO.
	8025AR02	4609-3A
	PROJECT NO.	SHEET NO.
	2008.025	3A of 17



Approved
5/3/10

PAWK
5/3/10

DATE	REVISIONS	BY

Sunset Marina Key West

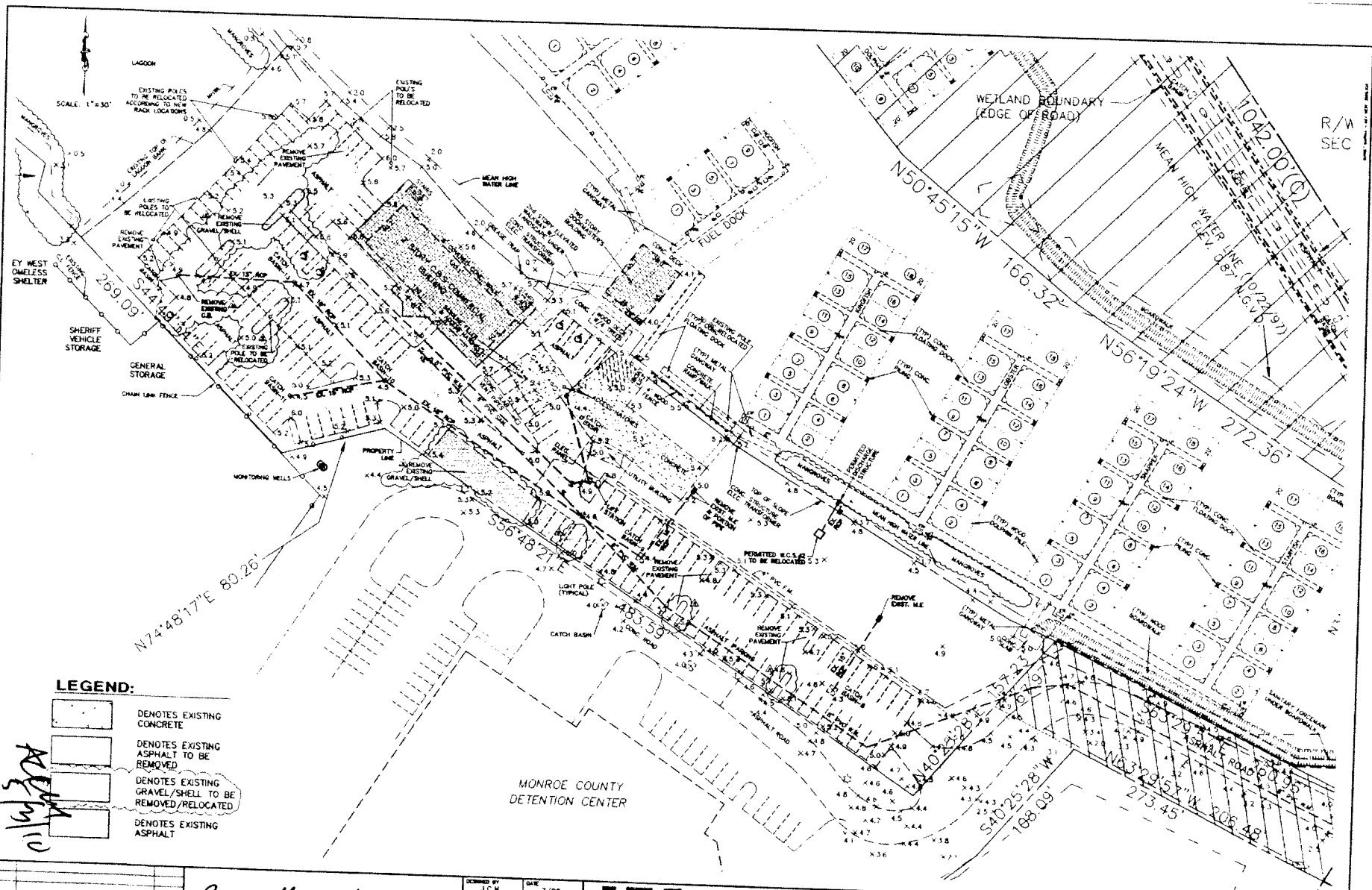
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J.C.M.	7/08
CHECKED BY	DATE
R.M.S./J.S.H.	7/08
APPROVED BY	DATE
J.C.M.	7/08
HORIZONTAL SCALE	HORIZONTAL SCALE
N/A.	1" = 150'



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OVERALL EXISTING
SITE PLAN

THIS DRAWING IS NOT OFFICIAL FOR CONSTRUCTION UNLESS SOBBE SEAL	CAD FILE NAME	DRAWING NO.
	8025SP01	4609-4
	PROJECT NO.	SHEET NO.
	2008.025	4 of 17



- LEGEND:**
- DENOTES EXISTING CONCRETE
 - DENOTES EXISTING ASPHALT TO BE REMOVED
 - DENOTES EXISTING GRAVEL/SHELL TO BE REMOVED/RELOCATED
 - DENOTES EXISTING ASPHALT

ADP/M/10

RANK
5/3/10

Sunset Marina Key West

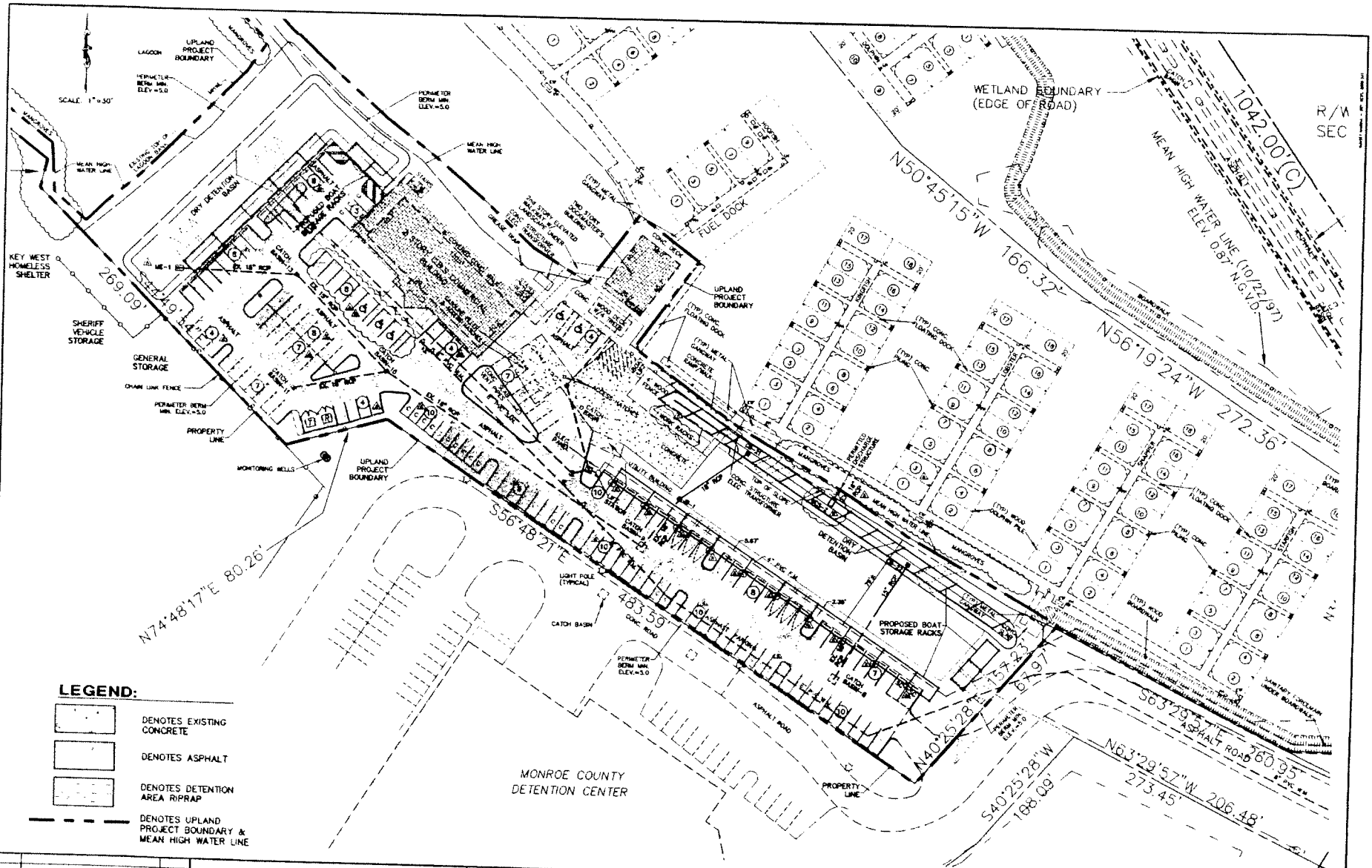
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DRAWN BY D.M.S./J.C.M.	DATE 7/08
CHECKED BY J.C.M.	DATE 7/08
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 30'







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EXISTING SITE & REMOVAL PLAN

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW	CHG FILE NAME 8025EX01	ISSUING NO. 4609-5
DATE	PROJECT NO. 2008.025	SHEET NO. 5 of 17



- LEGEND:**
-  DENOTES EXISTING CONCRETE
 -  DENOTES ASPHALT
 -  DENOTES DETENTION AREA RIPRAP
 -  DENOTES UPLAND PROJECT BOUNDARY & MEAN HIGH WATER LINE

Handwritten notes:
 R/WK
 5/3/10
 AWW

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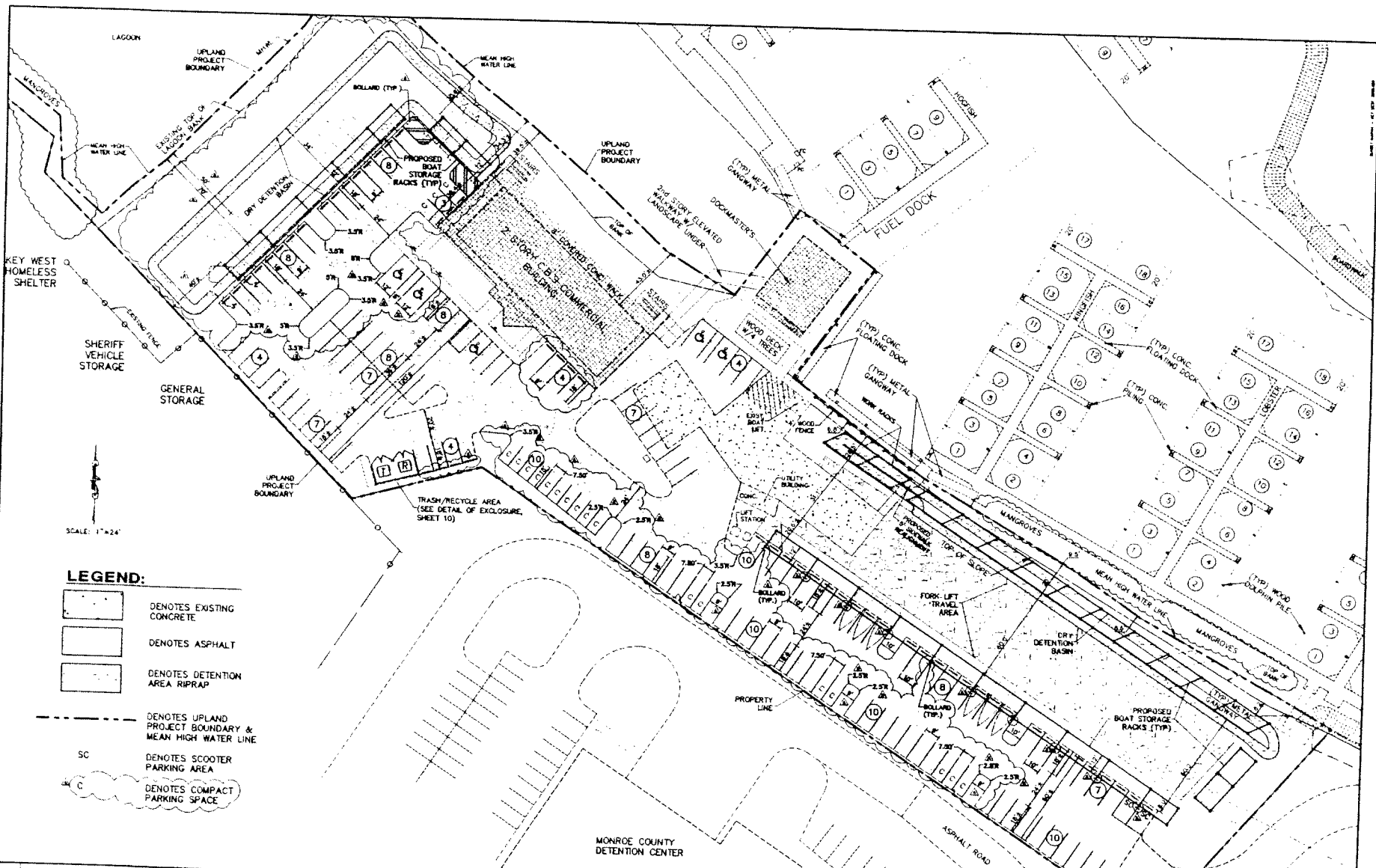
DESIGNED BY	J.S.N.	DATE	7/08
DRAWN BY	D.M.S./J.C.N.	DATE	7/08
CHECKED BY	J.S.N.	DATE	7/08
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 30'



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**PROPOSED 3.48 AC.
 UPLAND SITE PLAN**

DATE	PROJECT NO.	SHEET NO.
2008.025	8025SP02	4609-6
	2008.025	6 OF 17



SCALE: 1"=24'

- LEGEND:**
- DENOTES EXISTING CONCRETE
 - DENOTES ASPHALT
 - DENOTES DETENTION AREA RIPRAP
 - DENOTES UPLAND PROJECT BOUNDARY & MEAN HIGH WATER LINE
 - SC DENOTES SCOOTER PARKING AREA
 - ⊙ DENOTES COMPACT PARKING SPACE

RPK
 5/3/10
 ARW
 5/19/10

Sunset Marina Key West

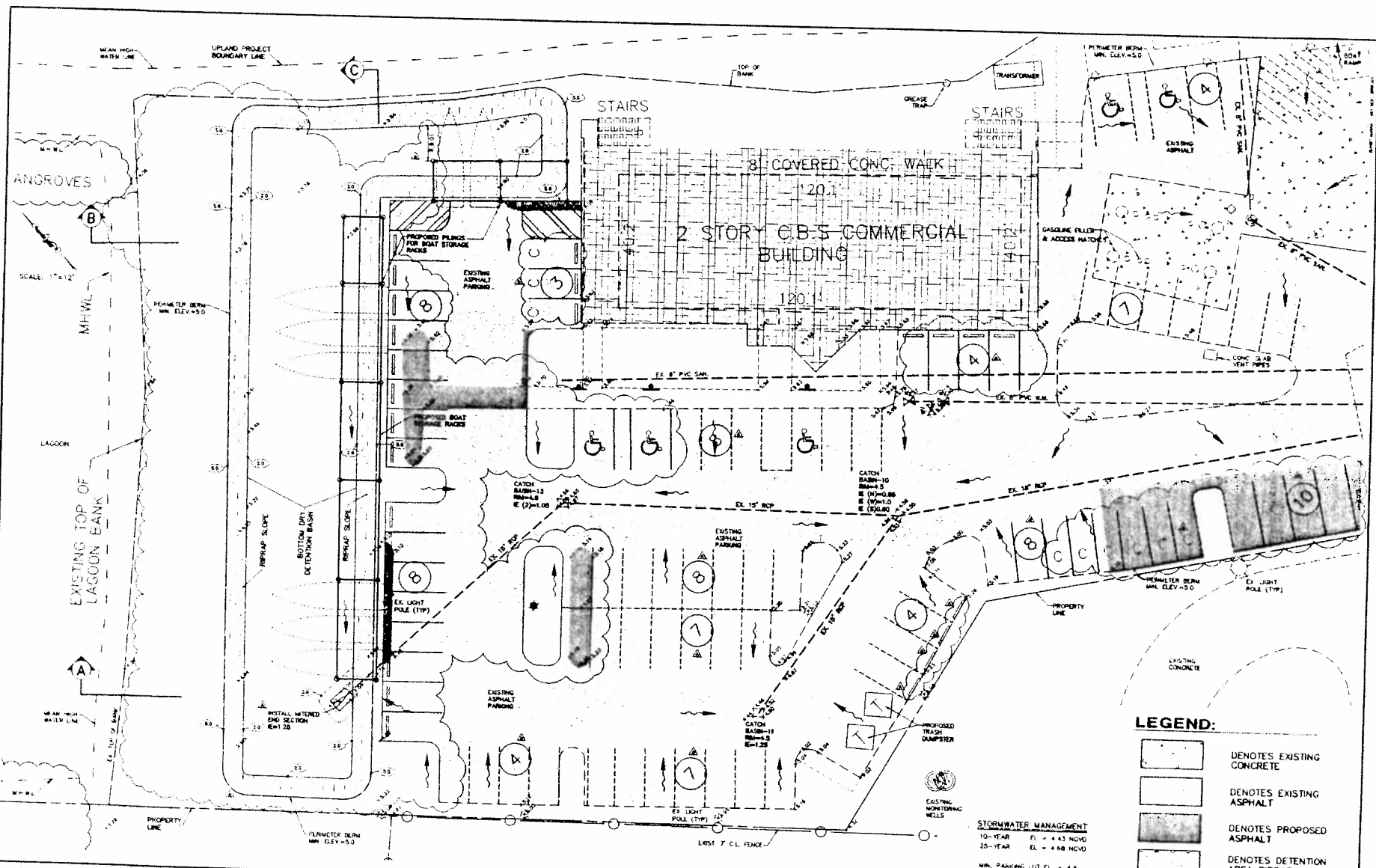
DESIGNED BY	J.C.N.	DATE	7/08
DRAWN BY	J.C.N.	DATE	7/08
CHECKED BY	J.C.N.	DATE	7/08
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 24'



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**PROPOSED UPLAND SITE
 DIMENSIONING & SIGNAGE PLAN**

DATE	2008.025	CAD FILE NAME	80250M01	DRAWING NO.	4609-7
		PROJECT NO.		SHEET NO.	7 of 17



LEGEND:

- DENOTES EXISTING CONCRETE
- DENOTES EXISTING ASPHALT
- DENOTES PROPOSED ASPHALT
- DENOTES DETENTION AREA RIPRAP

STORMWATER MANAGEMENT
 10-YEAR F₁ = 4.43 NGVD
 25-YEAR F₂ = 4.68 NGVD
 MIN. PARKING LOT EL. = 4.5
 MIN. ROADWAY LL. = 4.7

RANK
 5/3/10
5/19/10

Sunset Marina Key West

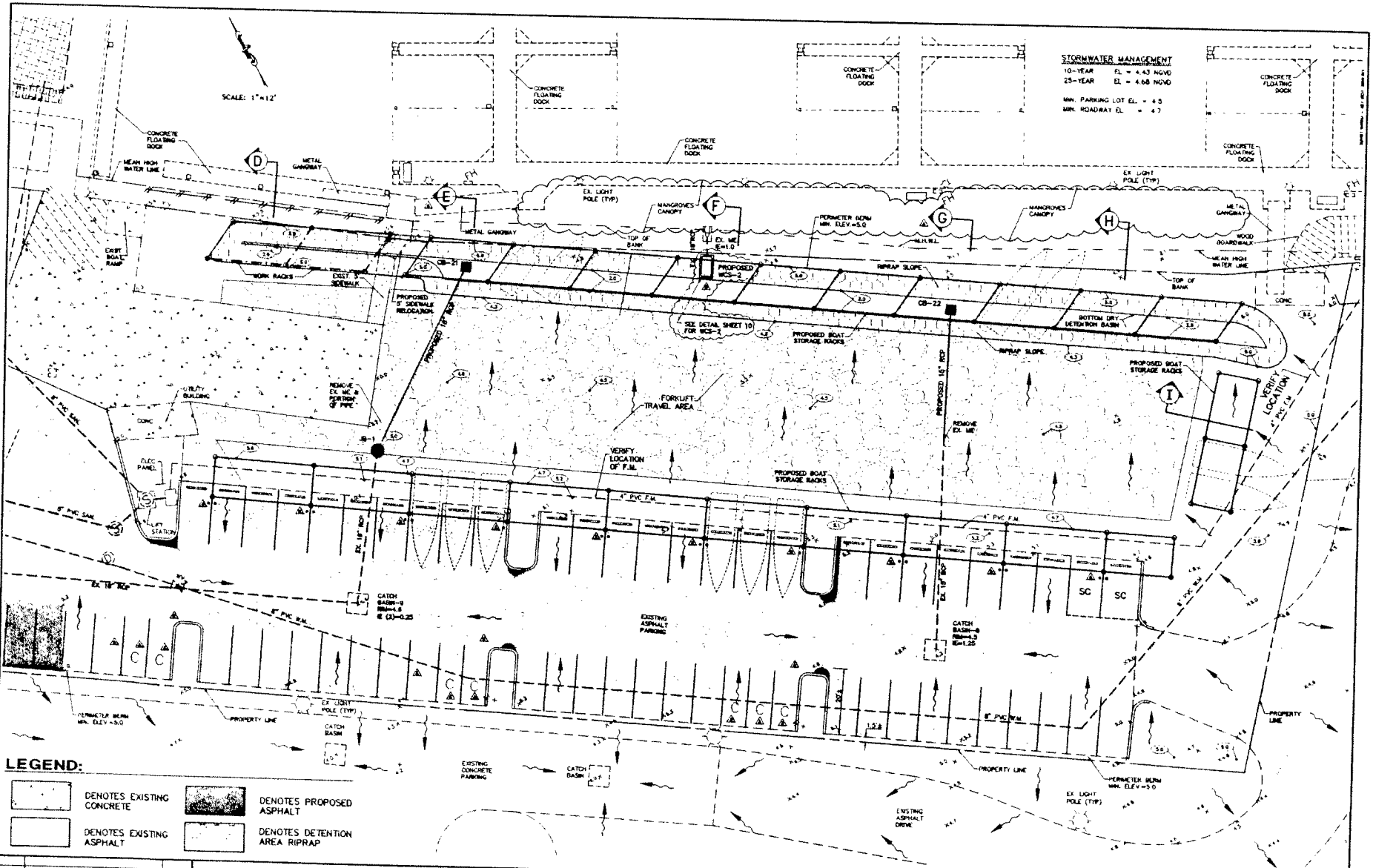
DESIGNED BY J.C.M.	DATE 7/08
DRAWN BY D.M.S./J.C.M.	DATE 7/08
CHECKED BY J.C.M.	DATE 7/08
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 12'



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PAVING, GRADING & DRAINAGE PLAN (1 of 2)

NOTE: DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SHOWN BELOW.	CAD FILE NAME 8025DP01	DRAWING NO. 4609-8
DATE	PROJECT NO. 2008.025	SHEET NO. 8 of 17



STORMWATER MANAGEMENT
 10-YEAR EL. = 4.43 MGD
 25-YEAR EL. = 4.68 MGD
 MIN. PARKING LOT EL. = 4.5
 MIN. ROADWAY EL. = 4.7

SCALE: 1"=12'

LEGEND:

- DENOTES EXISTING CONCRETE
- DENOTES EXISTING ASPHALT
- DENOTES PROPOSED ASPHALT
- DENOTES DETENTION AREA RIPRAP

REVISION FOR CITY COMMENTS	05/10
GENERAL REVISIONS	10/08
LETTER	REVISION

Sunset Marina Key West

DESIGNED BY	J.C.N.	DATE	7/08
DRAWN BY	J.M.S./J.C.N.	DATE	7/08
CHECKED BY	J.C.N.	DATE	7/08
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 12'

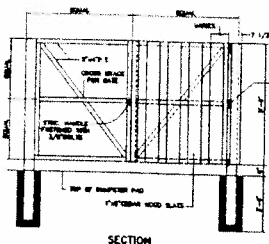
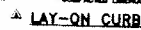
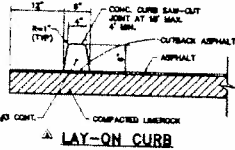
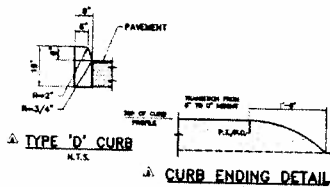
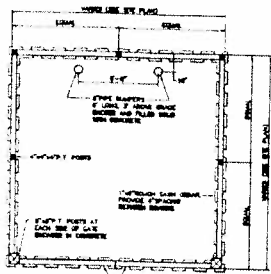


950 Encore Way
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 Authorization No. 1772

**PAVING, GRADING &
 DRAINAGE PLAN (2 of 2)**

NOTE: REVISIONS ARE NOT APPROVED FOR CONSTRUCTION UNLESS NUMBERED BELOW.	CAD FILE NAME	DRAWING NO.
	80250P02	4609-9
	PROJECT NO.	SHEET NO.
	2008.025	9 of 17

DMK
5/3/10
AKR
5/19/10



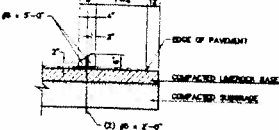
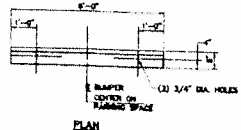
NOTE:
ENCLOSURE MATERIAL SHOWN
FOR PURPOSE OF ILLUSTRATION.
FINAL MATERIALS TO BE DETERMINED
BY OWNER.

DUMPSTER ENCLOSURE
N.T.S.

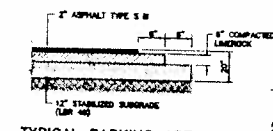
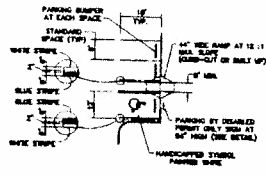


1. TOP PORTION OF TOP 20 SHALL HAVE A
REFLECTIVE BLUE BACKGROUND WITH WHITE
REFLECTIVE STRIPES AND SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE
WHITE BACKGROUND WITH BLUE STRIPES
LETTERS AND SYMBOL.

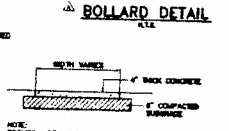
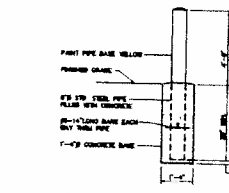
DISABLED PERMIT SIGN
N.T.S.



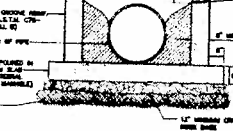
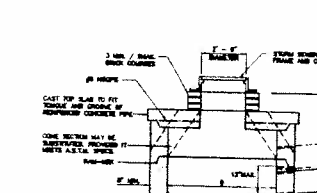
PARKING BUMPER DETAIL
N.T.S.



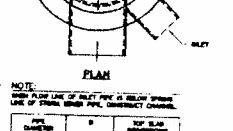
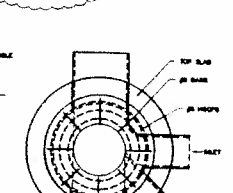
**TYPICAL PARKING AREA
PAVEMENT EDGE SECTION**
N.T.S.



SIDEWALK DETAIL
N.T.S.



STORM SEWER JUNCTION BOX
N.T.S.



TYPE 'C' CATCH BASIN
N.T.S.

PIPE DIAMETER	W	D	TOP SLAB THICKNESS
18" - 24"	4' - 0"	4' - 0"	(2) 8" THICK
24" - 30"	4' - 0"	4' - 0"	(2) 8" THICK
30" - 36"	4' - 0"	4' - 0"	(2) 8" THICK
36" - 42"	4' - 0"	4' - 0"	(2) 8" THICK

NOTE:
RECOMMENDED MANHOLE PIPE SIZE
IS 2" - 1" WALL-THICKNESS PER PIPE SIZE
IS 4" - 1" WALL-THICKNESS PER PIPE SIZE

NOTE:
RECOMMENDED MANHOLE PIPE SIZE
IS 2" - 1" WALL-THICKNESS PER PIPE SIZE
IS 4" - 1" WALL-THICKNESS PER PIPE SIZE

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RECOMMENDED MANHOLE PIPE SIZE
IS 2" - 1" WALL-THICKNESS PER PIPE SIZE
IS 4" - 1" WALL-THICKNESS PER PIPE SIZE

NOTE:
RECOMMENDED MANHOLE PIPE SIZE
IS 2" - 1" WALL-THICKNESS PER PIPE SIZE
IS 4" - 1" WALL-THICKNESS PER PIPE SIZE

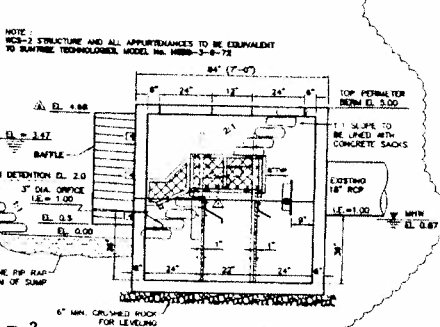
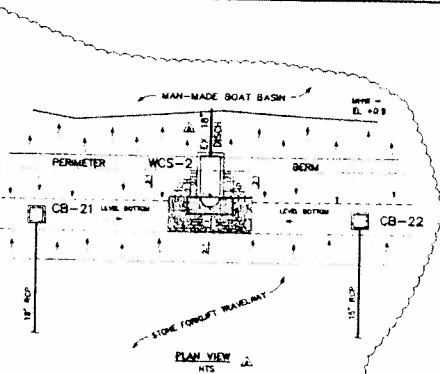
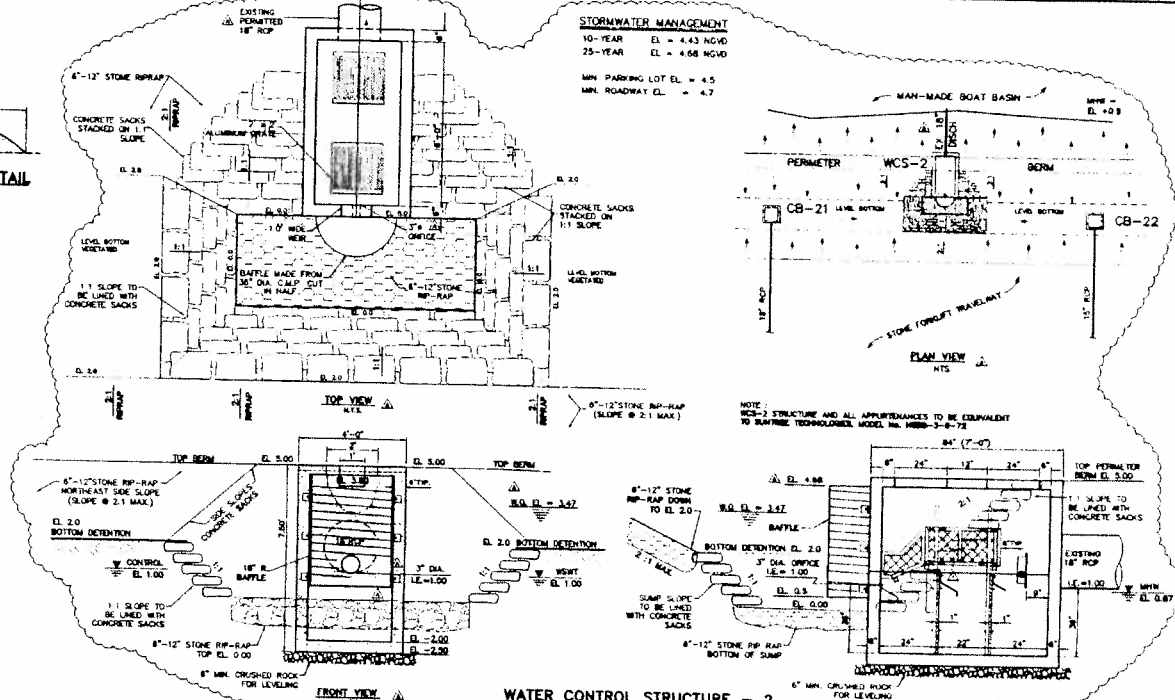
NOTE:
RECOMMENDED MANHOLE PIPE SIZE
IS 2" - 1" WALL-THICKNESS PER PIPE SIZE
IS 4" - 1" WALL-THICKNESS PER PIPE SIZE

NOTE:
RECOMMENDED MANHOLE PIPE SIZE
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IS 4" - 1" WALL-THICKNESS PER PIPE SIZE

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IS 4" - 1" WALL-THICKNESS PER PIPE SIZE

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IS 2" - 1" WALL-THICKNESS PER PIPE SIZE
IS 4" - 1" WALL-THICKNESS PER PIPE SIZE

NOTE:
RECOMMENDED MANHOLE PIPE SIZE
IS 2" - 1" WALL-THICKNESS PER PIPE SIZE
IS 4" - 1" WALL-THICKNESS PER PIPE SIZE



*PAVING
5/13/10*

*APPROVED
5/13/10*

Sunset Marina Key West

DESIGNED BY: J.C.M.
DATE: 7/08
DRAWN BY: D.M.S./J.C.M.
DATE: 7/08
CHECKED BY: J.C.M.
DATE: 7/08
VERTICAL SCALE: N/A
HORIZONTAL SCALE: AS SHOWN



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**PAVING, GRADING and DRAINAGE
DETAILS**

DATE: _____
THIS DRAWING IS NOT
APPROVED FOR CONSTRUCTION
UNLESS POWER BELONGS

DATE: _____

DATE: _____

DATE: _____

DATE: _____

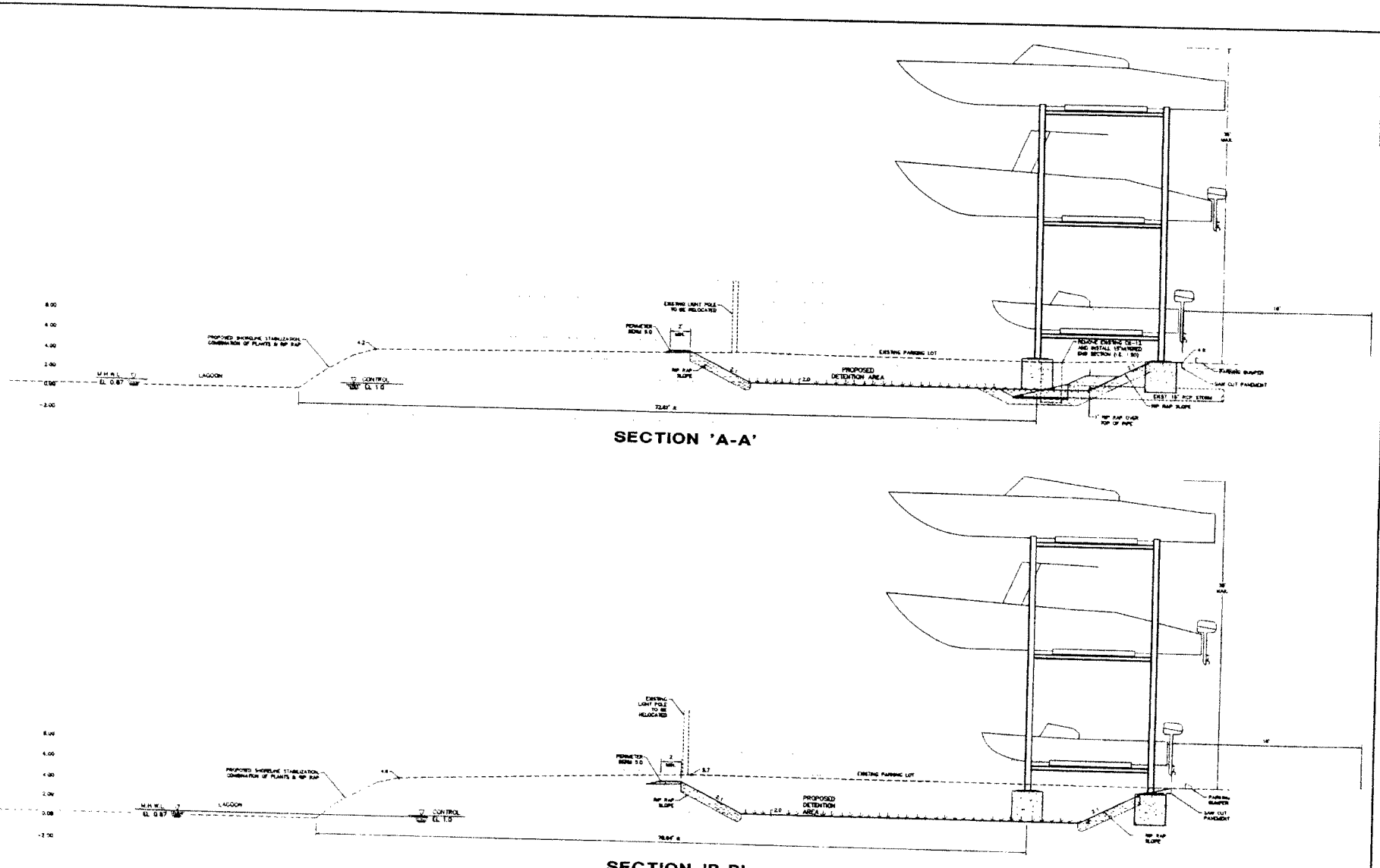
DATE: _____

DATE: _____

DATE: _____

80250001 4609-10

2008.025 10 of 17



SECTION	REVISION	DATE

Sunset Marina Key West

DESIGNED BY J.C.N.	DATE 7/08
DRAWN BY J.M.S./J.C.N.	DATE 7/08
CHECKED BY J.C.N.	DATE 7/08
VERTICAL SCALE 1" = 4'	HORIZONTAL SCALE 1" = 4'



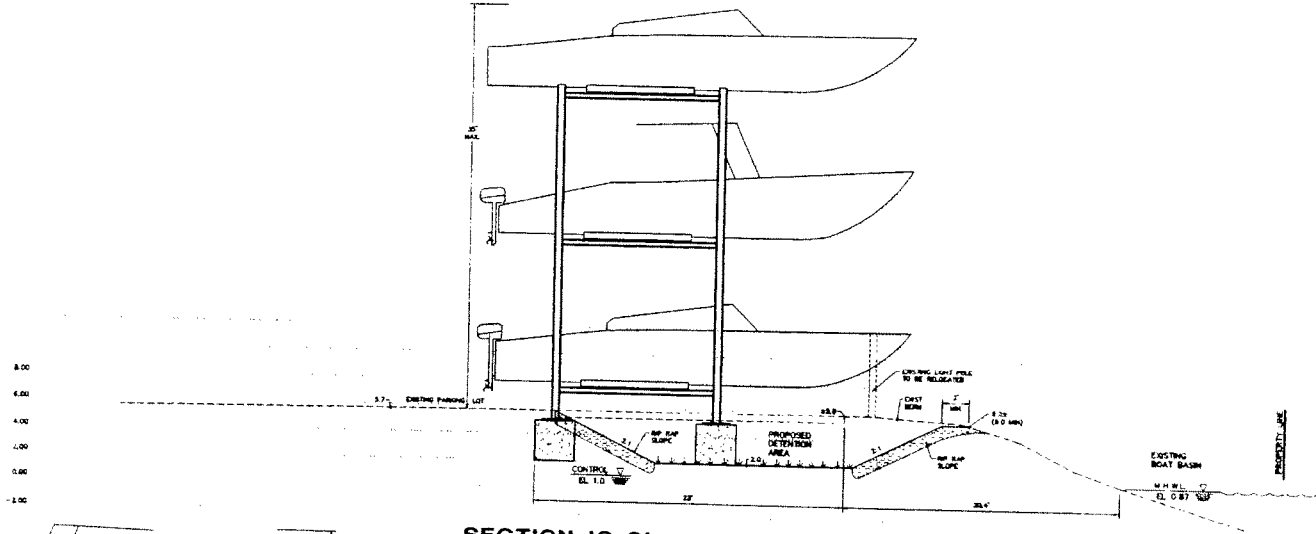
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Authorization No. 1772

CROSS SECTIONS
1 of 5

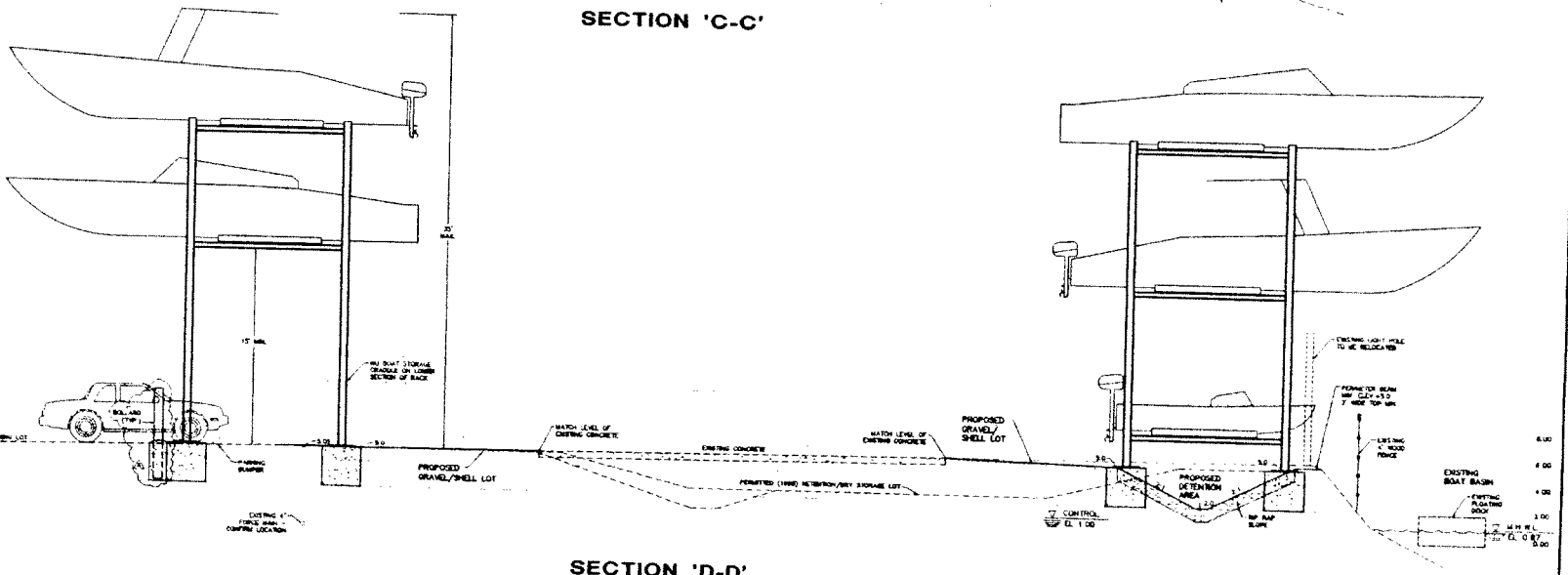
THESE DRAWINGS ARE NOT
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UNLESS SIGNED BELOW

CAD FILE NAME 8025XS01	DRAWING NO. 4609-11
PROJECT NO. 2008.025	SHEET NO. 11 of 17
DATE	

Handwritten:
RANK
5/3/10
ATK
5/19/10



SECTION 'C-C'



SECTION 'D-D'

Handwritten notes:
 DWK
 5/3/10
 APR
 5/3/10

Sunset Marina Key West

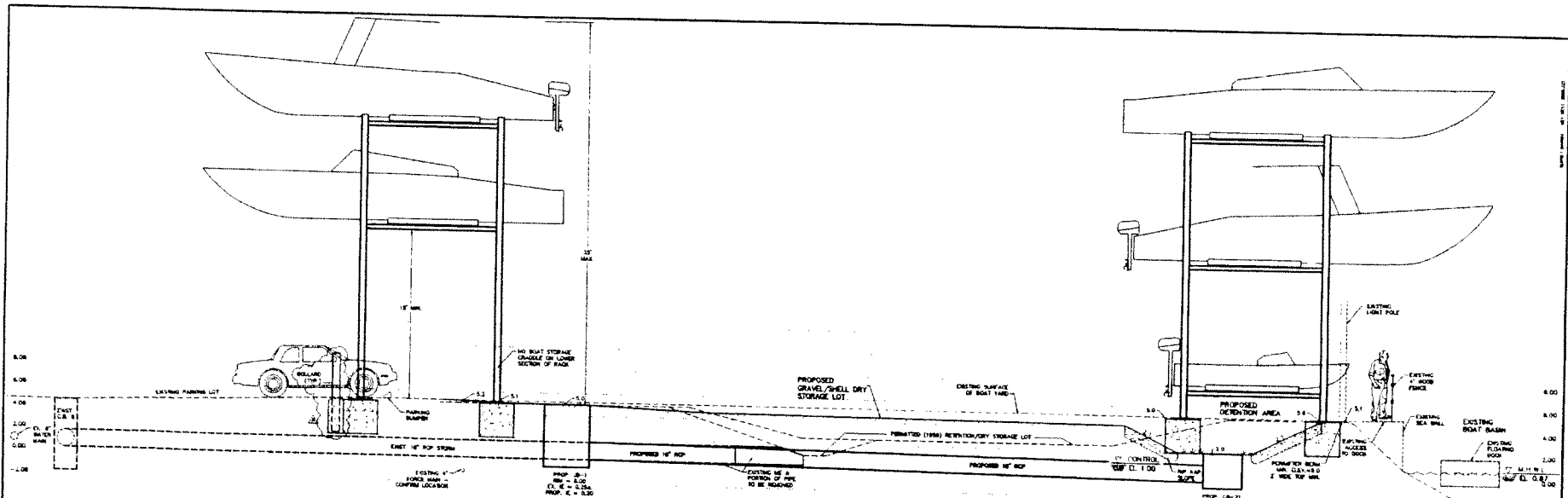
DESIGNED BY	J.S.M.	DATE	7/08
DRAWN BY	D.M.S./J.C.H.	DATE	7/08
CHECKED BY	J.S.M.	DATE	7/08
VERTICAL SCALE	1" = 4'	HORIZONTAL SCALE	1" = 4'



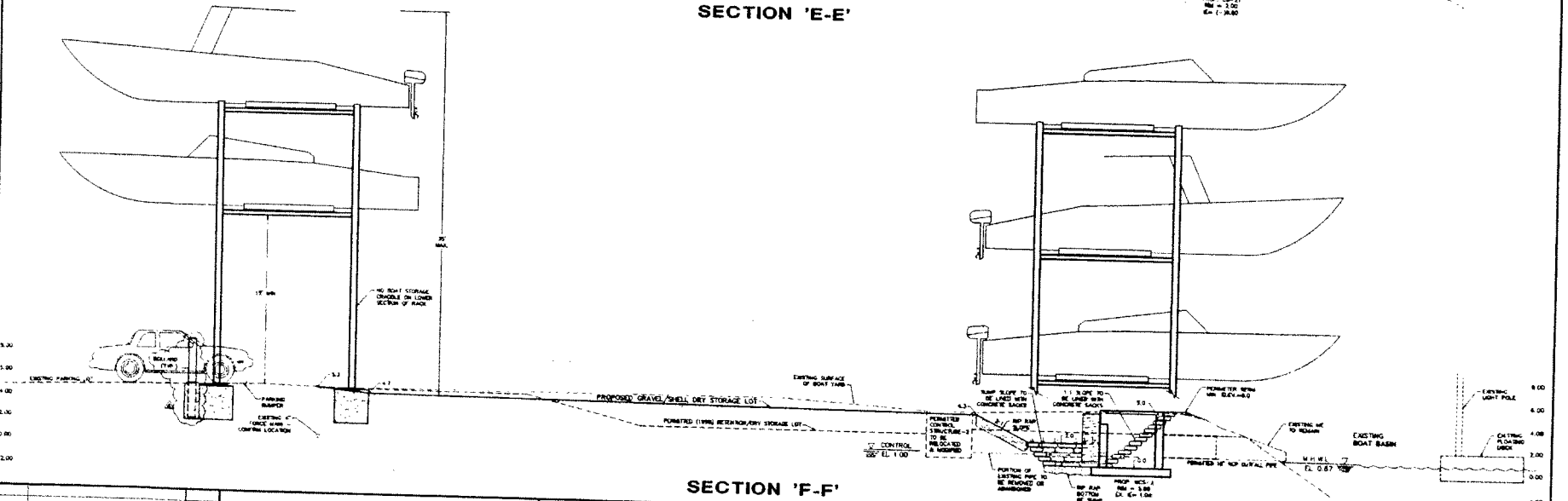
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CROSS SECTIONS
 2 of 5

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DATE	8025XS02	460912
	PROJECT NO.	SHEET NO.
	2008.025	12 of 17



SECTION 'E-E'



SECTION 'F-F'

CROSS SECTIONS
3 of 5

Sunset Marina Key West

DESIGNED BY	J.C.H.	DATE	7/98
DRAWN BY	D.M.S./J.C.H.	DATE	7/98
CHECKED BY	J.C.H.	DATE	7/98
VERTICAL SCALE	1" = 4'	HORIZONTAL SCALE	1" = 4'

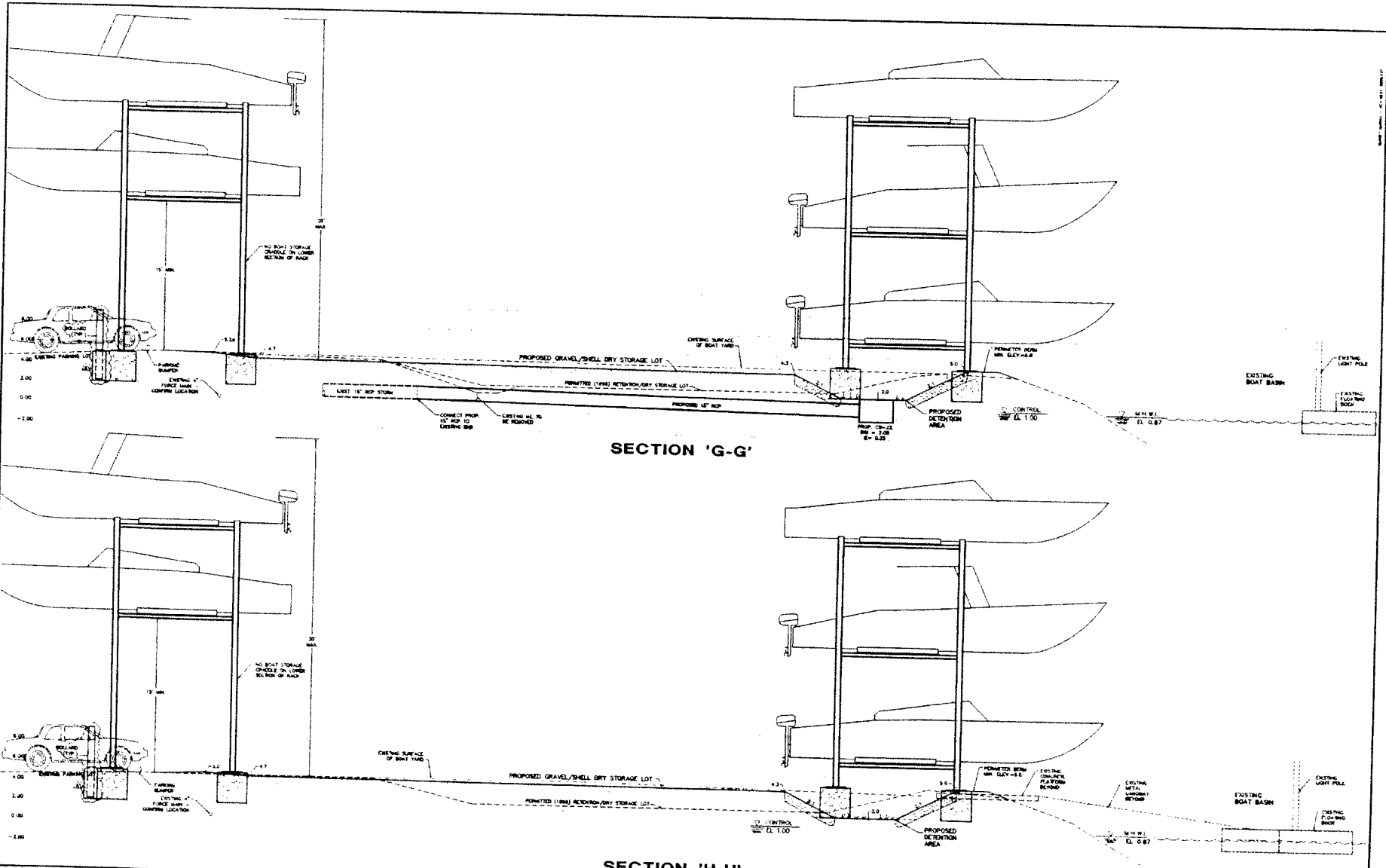


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UNLESS SHOWN
DATE: _____

CAD FILE NAME	DRIVING NO.
8025XS03	4609-13
PROJECT NO.	SHEET NO.
2008.025	13 of 17

Handwritten:
DNMK
5/3/10
K...
6/10/10



Sunset Marina Key West

DESIGNED BY	J.C.N.	DATE	7/08
DRAWN BY	D.M.S./J.C.N.	DATE	7/08
CHECKED BY	J.C.N.	DATE	7/08
VERTICAL SCALE	1" = 2'-4"	HORIZONTAL SCALE	1" = 2'-4"

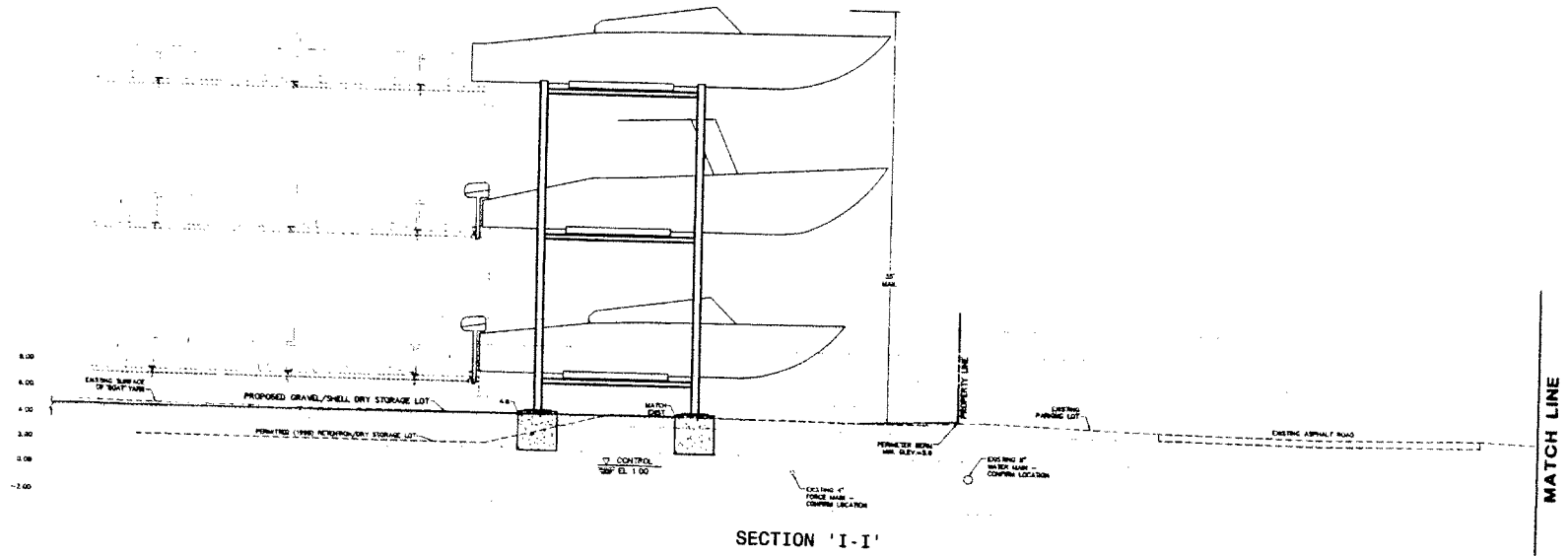


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CROSS SECTIONS
4 of 5

THESE SEALS ARE NOT APPROVED FOR CONSTRUCTION UNLESS NAMED BELOW	CAD FILE NAME	DRAWING NO.
	8025XS04	460914
	PROJECT NO.	SHEET NO.
	2008.025	14 of 17
DATE		

RANK
←/3/10
K/5/10



MATCH LINE

LOT LINE

SECTION 'I-I'

8.00
6.00
4.00
2.00
0.00
-2.00

M.S.W.L. 7
EL. 0.87

LETTER	REVISION	DATE

Sunset Marina Key West

DESIGNED BY J.C.R.	DATE 7/08
DRAWN BY D.M.S./J.C.H.	DATE 7/08
CHECKED BY J.C.H.	DATE 7/08
VERTICAL SCALE 1" = 4'	HORIZONTAL SCALE 1" = 4'



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Naples, FL 34110
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CROSS SECTIONS
5 of 5

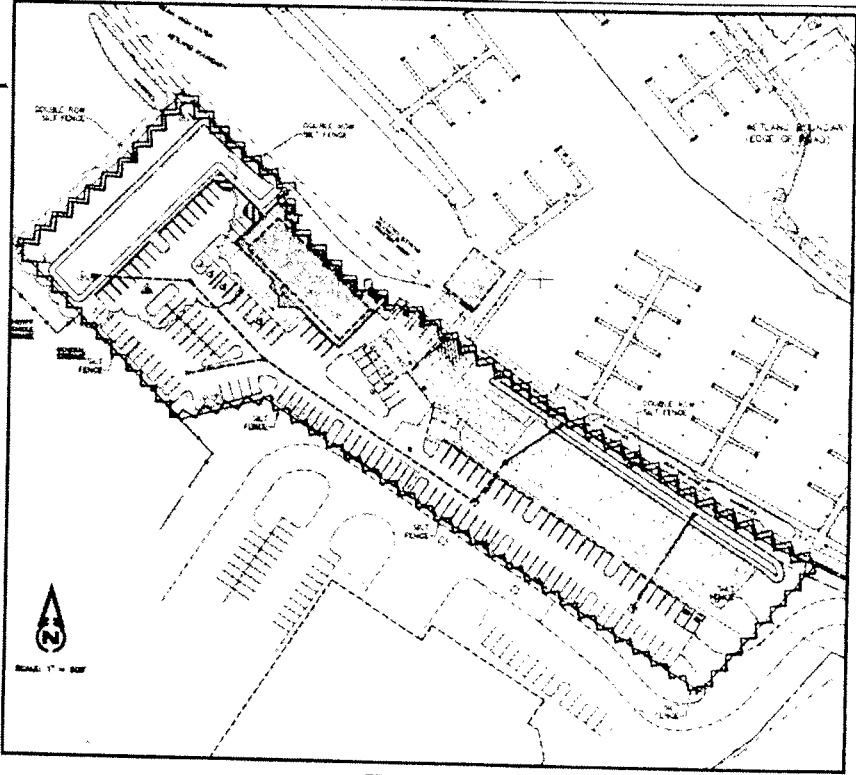
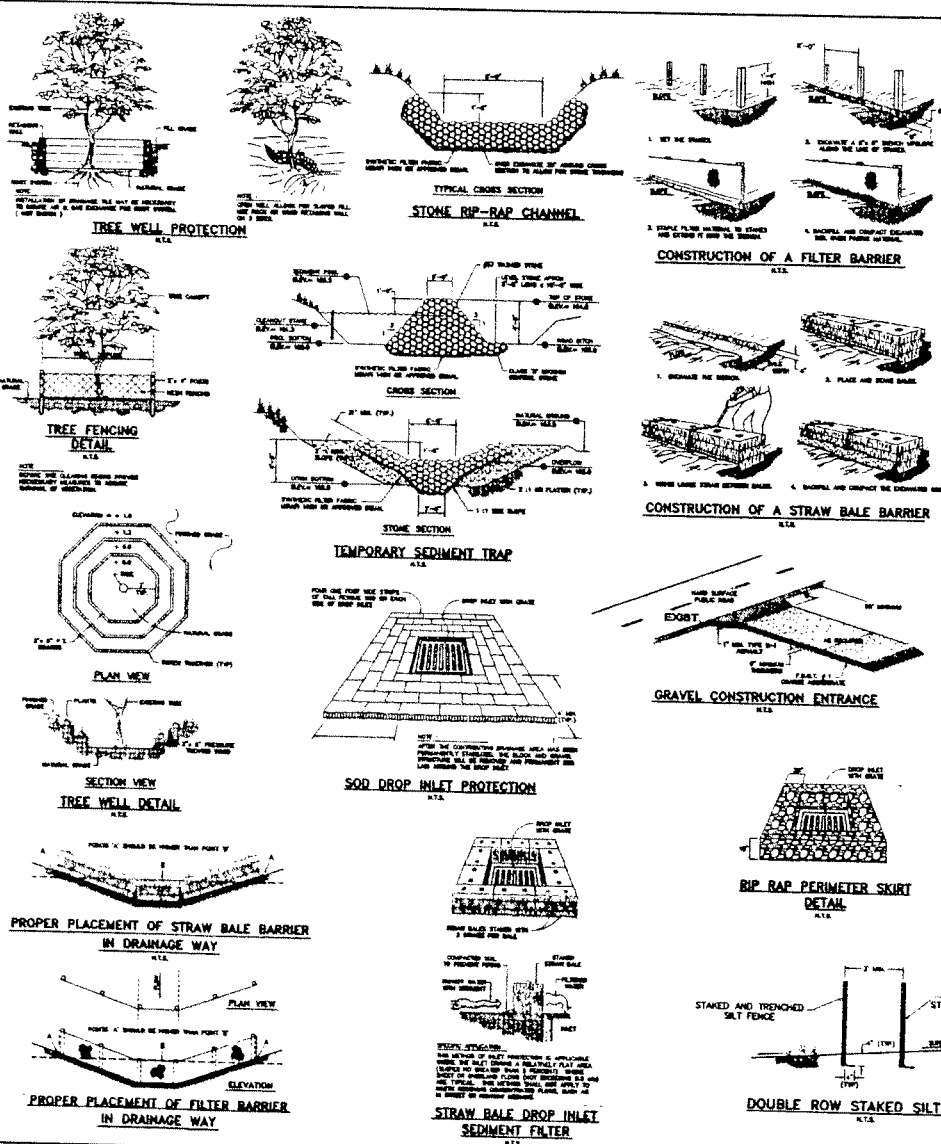
THESE DRAWINGS ARE NOT
APPROVED FOR CONSTRUCTION
UNLESS SHOWN OTHERWISE

CAD FILE NAME 8025XS05	DRAWING NO. 4609-15
PROJECT NO. 2008.025	SHEET NO. 15 of 17
DATE	

DKK
5/3/10

KLW
5/29/10

DATE PLOTTED: 11/13/08 10:25



- NOTES:**
- POSTS SHALL BE PLACED A MAXIMUM OF 10 FEET (3.05 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12" (30 CM).
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 - WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG. THE WIRE OR ROD SHALL BE AT LEAST 1/8" (3.18 MM) THICK. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 - THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- GENERAL NOTES:**
- EROSIVE EXISTING VEGETATION AS DEFINED BY THE CITY OF KEY WEST LAND DEVELOPMENT CODE (LDC) SHALL BE REMOVED FROM THE SITE AND REPLACED WITH ANNUAL BANYANE EXOTIC REGIONAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONFORMANT WITH EXISTING LAWS AND ORDINANCES OF RECORD.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR MAINTENANCE OF THE REQUIRED PROTECTION SYSTEM.
 - CONTRACTOR TO MAINTAIN CANAL AREA FREE OF CONSTRUCTION DEBRIS.
 - A DOUBLE SILT FENCE IS TO BE PLACED ALONG THE EDGE OF CANAL AND EXTENDED A MIN. OF 2 INCHES.

DESIGNED BY J.C.M.	DATE 7/08	H.M. HOLE MONTES ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE	950 Encore Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No. 1772	EROSION CONTROL DETAILS	DATE DRAWING NOT APPROVED FOR CONSTRUCTION UNLESS THESE INITIALS	CAD FILE NAME 8025ED01	DRAWING NO. 4609-16
GENERAL REVISIONS	10/08		PROJECT NO. 2008.025		SHEET NO. 16 OF 17		
LETTER	REVISION	DATE					

Sunset Marina Key West

RMK
5/13/10
JCM

CONSTRUCTION POLLUTION PREVENTION PLAN for Sunset Marina Key West

<p>Prepared by: [Blank]</p> <p>Checked by: [Blank]</p> <p>Approved by: [Blank]</p>	<p>Project Name: Sunset Marina Key West</p> <p>Project Address: 5230 Calypso Place, Key West, FL 33026</p>	<p>Site Location: [Blank]</p>	<p>Date: 7/10/10</p>
---	--	--------------------------------------	-----------------------------

<p>CONTROL & MONITORING</p> <p>Visual Inspection:</p> <p>Storm Water Management:</p> <p>Site Erosion Control:</p>	<p>INSPECTION PROCEDURES</p> <p>Visual Inspection:</p> <p>Storm Water Management:</p> <p>Site Erosion Control:</p>
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<p>CONSTRUCTION POLLUTION PREVENTION PLAN</p> <p>INSPECTION PROCEDURES</p> <p>Visual Inspection:</p> <p>Storm Water Management:</p>	<p>CONSTRUCTION POLLUTION PREVENTION PLAN</p> <p>INSPECTION PROCEDURES</p> <p>Visual Inspection:</p> <p>Storm Water Management:</p>
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CONSTRUCTION POLLUTION PREVENTION PLAN for Sunset Marina Key West

INSPECTION PROCEDURES

Visual Inspection:

Storm Water Management:

Site Erosion Control:

CONSTRUCTION POLLUTION PREVENTION PLAN for Sunset Marina Key West

INSPECTION PROCEDURES

Visual Inspection:

Storm Water Management:

Site Erosion Control:

CONSTRUCTION POLLUTION PREVENTION PLAN for Sunset Marina Key West

INSPECTION PROCEDURES

Visual Inspection:

Storm Water Management:

Site Erosion Control:

CONSTRUCTION POLLUTION PREVENTION PLAN for Sunset Marina Key West

INSPECTION PROCEDURES

Visual Inspection:

Storm Water Management:

Site Erosion Control:

CONSTRUCTION POLLUTION PREVENTION PLAN for Sunset Marina Key West

INSPECTION PROCEDURES

Visual Inspection:

Storm Water Management:

Site Erosion Control:

RWK

5/3/10

RWK

5/19/10

Sunset Marina Key West

REVISIONS

NO.	DATE	DESCRIPTION
1	7/10/10	Initial Issue
2	7/10/10	Revised
3	7/10/10	Revised

HV

HOLE MONTES

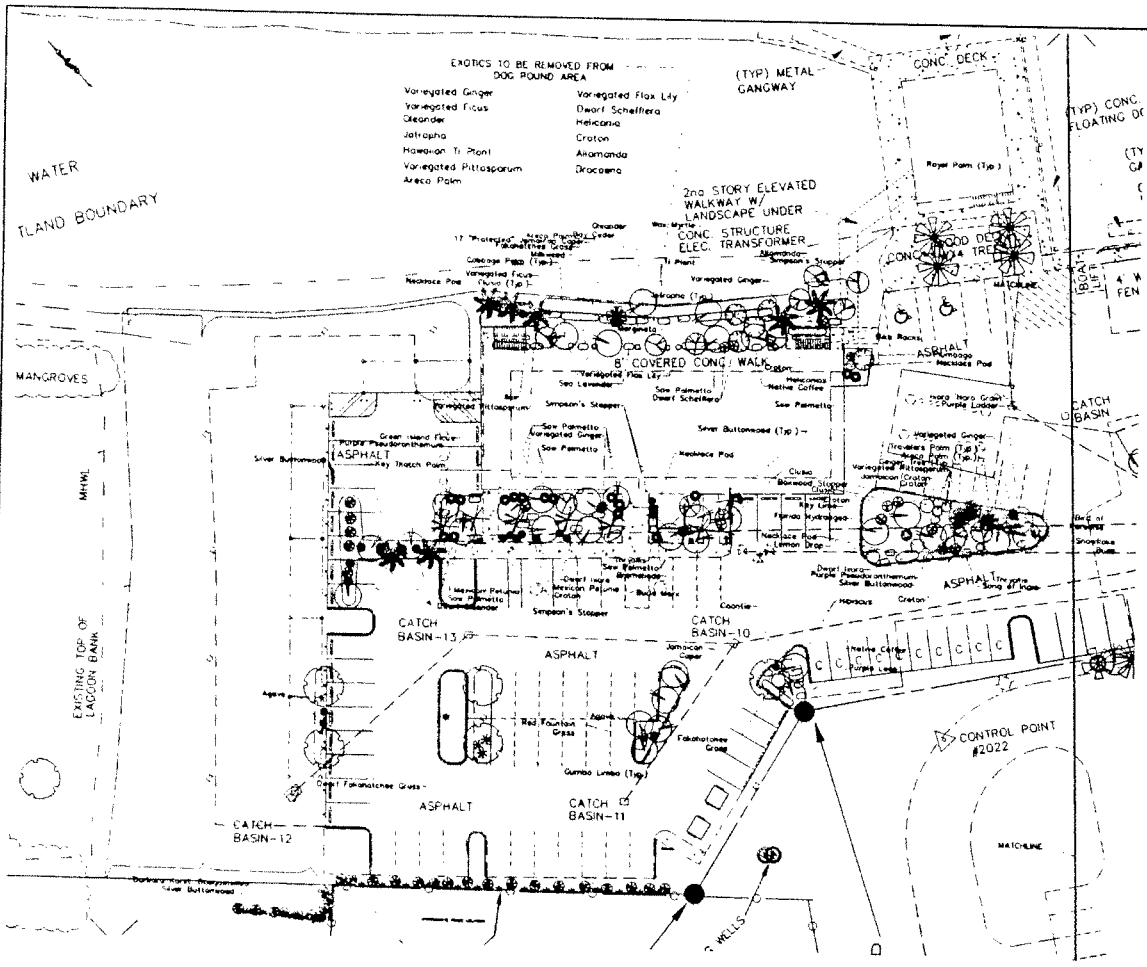
ENGINEERS, PLANNERS, ARCHITECTS

850 Encore Way
Naples, FL 34110
Phone: (239) 294-2000
Florida Certificate of
Authorization No. 1772

CONSTRUCTION POLLUTION PREVENTION PLAN

(AS REQUIRED BY S.F.W.M.D.)

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW	CAN FILE NUMBER: 8025SFP1	DRAWING NO.: 4609-17
DATE: _____	PROJECT NO.: 2008.025	SHEET NO.: 17 of 17



QTY	DESCRIPTION	UNIT	PLANT NAME	PLANT SIZE	PLANT
1	CONC. DECK	SQ. FT.			100
1	(TYP) METAL GANGWAY	LINEAR FT.			100
1	2nd STORY ELEVATED WALKWAY W/ LANDSCAPE UNDER CONC. STRUCTURE UNDER ELEC. TRANSFORMER	SQ. FT.			100
1	DOG ROUND AREA	SQ. FT.			100
1	CONC. WALK	SQ. FT.			100
1	SEWER BUTTWOOD	SQ. FT.			100
1	SLOPE	SQ. FT.			100
1	WELLS	SQ. FT.			100
1	ASPHALT	SQ. FT.			100
1	CONC. DECK	SQ. FT.			100
1	(TYP) METAL GANGWAY	LINEAR FT.			100
1	2nd STORY ELEVATED WALKWAY W/ LANDSCAPE UNDER CONC. STRUCTURE UNDER ELEC. TRANSFORMER	SQ. FT.			100
1	DOG ROUND AREA	SQ. FT.			100
1	CONC. WALK	SQ. FT.			100
1	SEWER BUTTWOOD	SQ. FT.			100
1	SLOPE	SQ. FT.			100
1	WELLS	SQ. FT.			100
1	ASPHALT	SQ. FT.			100

QTY	DESCRIPTION	UNIT	PLANT NAME	PLANT SIZE	PLANT
1	CONC. DECK	SQ. FT.			100
1	(TYP) METAL GANGWAY	LINEAR FT.			100
1	2nd STORY ELEVATED WALKWAY W/ LANDSCAPE UNDER CONC. STRUCTURE UNDER ELEC. TRANSFORMER	SQ. FT.			100
1	DOG ROUND AREA	SQ. FT.			100
1	CONC. WALK	SQ. FT.			100
1	SEWER BUTTWOOD	SQ. FT.			100
1	SLOPE	SQ. FT.			100
1	WELLS	SQ. FT.			100
1	ASPHALT	SQ. FT.			100
1	CONC. DECK	SQ. FT.			100
1	(TYP) METAL GANGWAY	LINEAR FT.			100
1	2nd STORY ELEVATED WALKWAY W/ LANDSCAPE UNDER CONC. STRUCTURE UNDER ELEC. TRANSFORMER	SQ. FT.			100
1	DOG ROUND AREA	SQ. FT.			100
1	CONC. WALK	SQ. FT.			100
1	SEWER BUTTWOOD	SQ. FT.			100
1	SLOPE	SQ. FT.			100
1	WELLS	SQ. FT.			100
1	ASPHALT	SQ. FT.			100

Handwritten notes:
 RJK
 5/3/10
 KEM

Sunset Marina Key West

DESIGNED BY: J.A. DATE: 7/99
 DRAWN BY: S.M.S. DATE: 7/99
 CHECKED BY: J.A. DATE: 7/99
 HORIZONTAL SCALE: N/A
 VERTICAL SCALE: 1" = 20'

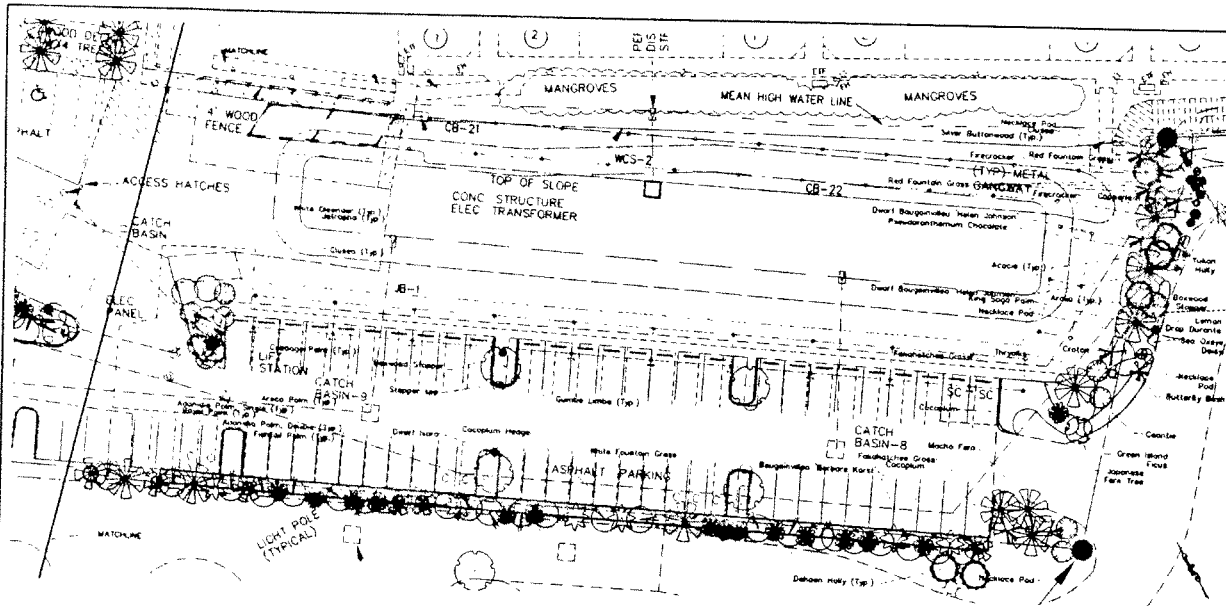


950 Encore Way
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 Authorization No. 1772

REGISTERED LANDSCAPE ARCHITECT: THERESA BRIDGES, FLA. #16144 (E.C. #16144)

EXISTING CONDITIONS
 LANDSCAPE PLAN

CAD FILE NAME	4609-L1
PROJECT NO.	2008.025
SHEET NO.	L1 of 5



SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT USE	HEIGHT	WIND RES.
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT USE	HEIGHT	WIND RES.
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT USE	HEIGHT	WIND RES.
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT USE	HEIGHT	WIND RES.
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes
○	1	Avicennia nitida	Shrimp Apple	Shrimp Apple	12'	Yes

Handwritten notes:
 R. Paul
 5/13/10
 R. Paul
 5/13/10

Sunset Marina Key West

DESIGNED BY: SA
 DRAWN BY: SWS
 CHECKED BY: A
 DATE: 2/09
 DATE: 2/09
 DATE: 2/09
 HORIZONTAL SCALE: 1" = 20'

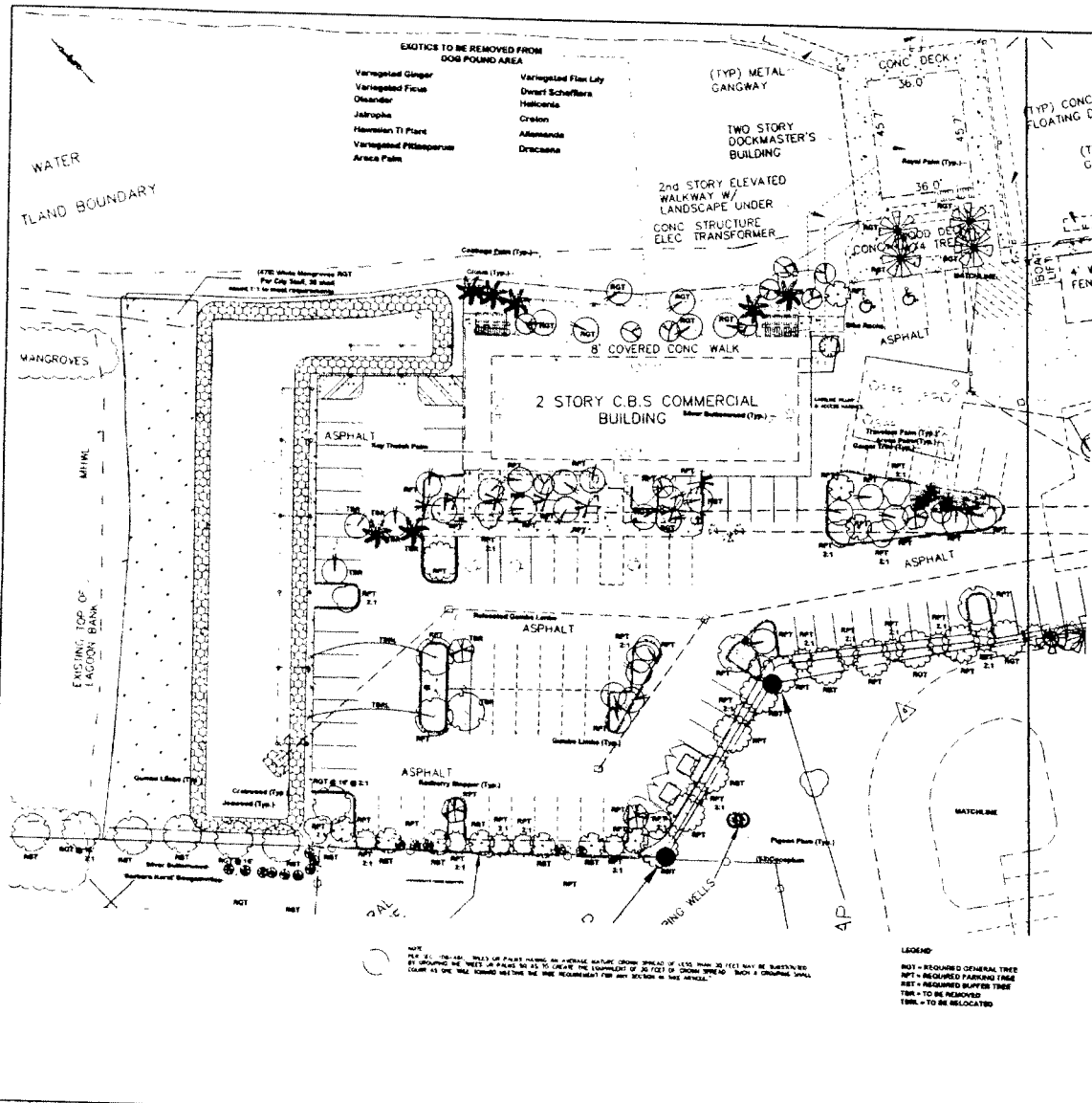


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EXISTING CONDITIONS
 LANDSCAPE PLAN

PROJECT NO:	8025SP04_L2	SHEET NO:	4609-L2
DATE:	2008.025	SHEET NO:	L2 of 5

REGISTERED LANDSCAPE ARCHITECT - FLORIDA ACTING REG./A.F.A. LICENSE NO. 00015323



QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING DATE	STATUS
1	RT1	...	...	...	...
1	RT2	...	...	...	...
1	RT3	...	...	...	...
1	RT4	...	...	...	...

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING DATE	STATUS
1	RT1	...	...	...	...
1	RT2	...	...	...	...
1	RT3	...	...	...	...
1	RT4	...	...	...	...

- Independent to Landscape Architect's Site Meeting of 10/16/09 with the Owner's Representative and City Staff, all parties have agreed to the following:
- Plant material quantities to meet code requirements shall be based on the site area, minus water areas. The existing site area means the on land building footprint only.
 - Since previous site exposures, all existing plant material has been allowed to grow to its natural form. The Owner shall be responsible for any necessary maintenance to maintain the plant material in a healthy condition. The Owner shall contract to have a certified arborist examine trees of acceptable height and quality with a clear trunk and a clear crown. If trees are found to be in poor condition, they may be removed. If trees are removed, they may be replaced with an approved replacement.
 - Parking shade adjacent to or in front of proposed boat racks will not be required to have canopy trees due to the clearance needed for the boat racks.
 - Due to the limited green space available on the site to meet the New Vertical Open Space use requirement, if 10 ft trees are available shall cover 1 footward the tree requirement.
 - In the "dry point" area, all exotic species shall be removed and/or relocated. The existing trees shall be retained to as native, trunk species and shall remain. The existing native plants are planted too densely and every other in every row shall be removed and relocated. When the exotic species are removed, their native may be replaced where space allows.

Sunset Marina Key West

DESIGNED BY	TA	DATE	2/09
DRAWN BY	SMS	DATE	2/09
CHECKED BY	TA	DATE	2/09
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 20'

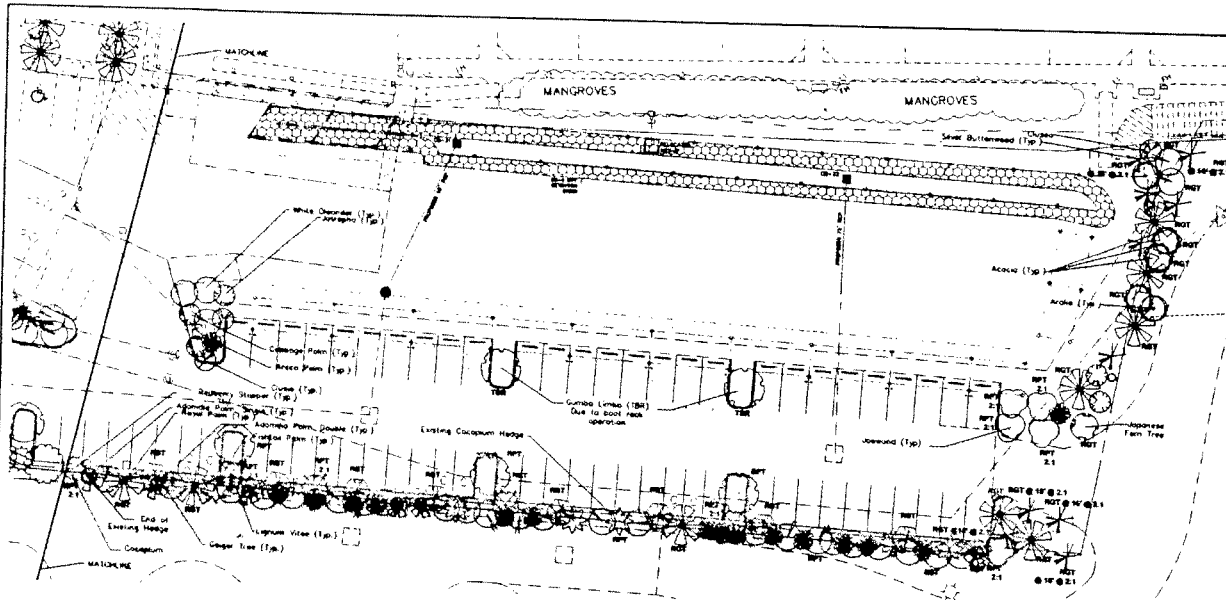


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PROPOSED LANDSCAPE PLAN

PROJECT NO.	80255P04_L1	DRAWING NO.	4609-L3
DATE	2008.025	SHEET NO.	L3 of 5

PKWK
1/3/10
Approved
5/2/10



SYMBOL	QUANTITY	SYMBOLIC NAME	SYMBOLIC NAME	PLANTING SIZE	DATE
1	1	Swamp	Swamp	10' 11"	1970
2	1	Swamp	Swamp	10' 11"	1970
3	1	Swamp	Swamp	10' 11"	1970
4	1	Swamp	Swamp	10' 11"	1970
5	1	Swamp	Swamp	10' 11"	1970
6	1	Swamp	Swamp	10' 11"	1970
7	1	Swamp	Swamp	10' 11"	1970
8	1	Swamp	Swamp	10' 11"	1970
9	1	Swamp	Swamp	10' 11"	1970
10	1	Swamp	Swamp	10' 11"	1970
11	1	Swamp	Swamp	10' 11"	1970
12	1	Swamp	Swamp	10' 11"	1970
13	1	Swamp	Swamp	10' 11"	1970
14	1	Swamp	Swamp	10' 11"	1970
15	1	Swamp	Swamp	10' 11"	1970
16	1	Swamp	Swamp	10' 11"	1970
17	1	Swamp	Swamp	10' 11"	1970
18	1	Swamp	Swamp	10' 11"	1970
19	1	Swamp	Swamp	10' 11"	1970
20	1	Swamp	Swamp	10' 11"	1970
21	1	Swamp	Swamp	10' 11"	1970
22	1	Swamp	Swamp	10' 11"	1970
23	1	Swamp	Swamp	10' 11"	1970
24	1	Swamp	Swamp	10' 11"	1970
25	1	Swamp	Swamp	10' 11"	1970
26	1	Swamp	Swamp	10' 11"	1970
27	1	Swamp	Swamp	10' 11"	1970
28	1	Swamp	Swamp	10' 11"	1970
29	1	Swamp	Swamp	10' 11"	1970
30	1	Swamp	Swamp	10' 11"	1970

OPEN SPACE CALCS
 Total Project = 147,785 SF
 Paved = 70,110 SF
 Open Space = 77,675 SF

GENERAL LANDSCAPING:
 Four (4) trees must be planted or retained per lawn
 Maximum (3000) hours cost of P&S

54,908 SF @ 4 trees per 2,500 SF = 91 Trees Required
 18 = 9' @ 18" DIA. 2' 1"
 32 = 12' @ 12" DIA. 2' 1"
 39 = White Mangroves
 817 Trees Provided (22 Points = 5 23K)

BUILDING SITE AREA:
 The maximum area of a building site shall not be landscaped with trees, including canopy trees, shrubs and ground cover, and other landscaping as defined such as a maximum of 20% of the building site area.
 17,648 SF x 20% = 3,529 SF Required
 1,534 SF Provided

INTERIOR LANDSCAPING:
 At least 20% of the amount of lawn parking area shall be landscaped.
 Lawn landscaped area shall have a maximum proportion of 40% of a maximum of 40 SF of continuous permeable area use as a minimum to prevent water runoff.
 52,089 SF x 20% = 10,418 SF/100 = 104 Trees Required
 2 = 1' @ 18" DIA. 2' 1"
 96 = 28' @ 28" DIA. 2' 1"
 66 = 12' @ 12" DIA. 2' 1"
 87 = 12' @ 12" DIA. 2' 1"
 208 Trees Provided (26 Points = 5 23K)

NATIVE CALCULATIONS:
 50% of the maximum number of landscaping shall be of native species.
 Total Trees = 218 @ 20% = 104 Native Trees Required
 Total Native Trees = 212 = 1000% Native Trees Provided
 Total Shrubs = 236 @ 20% = 118 Native Shrubs Required
 Total Native Shrubs = 207 = 87% Native Shrubs Provided

NOT ALL 100' TALL TREES OR PLANTINGS WITH AVERAGE SPACING OTHER SPACES OF 100' FROM THE TREE WILL BE SUBMITTED BY COUNCIL THE TREE TO PLANT SO AS TO COMPLY WITH DISTANCE OF 10' FROM OTHER TREES WITH A 10' SPACING WHICH MEANS THE TREE SHOULD BE IN THE TREE RECOMMENDATION FOR ANY SECTION IN THIS MANUAL.

LEGEND:
 NOT = REQUIRED GENERAL TREE
 NOT = REQUIRED PARKING TREE
 NOT = REQUIRED BUFFER TREE
 TRIM = TO BE RELOCATED
 TRIM = TO BE RELOCATED

REQUIRED BUFFERS:
 2' BUFFER = 40 trees/shrub, 100 plant units per 1000 sq ft of property use for sites with 3 or more stories
 1' BUFFER = 250 Plant Units Required
 250 Plant Units Provided

PLANTING SCHEDULE:
 PLANTING = 10 trees/shrub, 100 plant units per 1000 sq ft of property use for sites with 3 or more stories
 1000 Plant Units Provided

SYMBOL	QUANTITY	SYMBOLIC NAME	TOTAL PLANT LIST	PLANTING SIZE	DATE
1	1	Swamp	Swamp	10' 11"	1970
2	1	Swamp	Swamp	10' 11"	1970
3	1	Swamp	Swamp	10' 11"	1970
4	1	Swamp	Swamp	10' 11"	1970
5	1	Swamp	Swamp	10' 11"	1970
6	1	Swamp	Swamp	10' 11"	1970
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22	1	Swamp	Swamp	10' 11"	1970
23	1	Swamp	Swamp	10' 11"	1970
24	1	Swamp	Swamp	10' 11"	1970
25	1	Swamp	Swamp	10' 11"	1970
26	1	Swamp	Swamp	10' 11"	1970
27	1	Swamp	Swamp	10' 11"	1970
28	1	Swamp	Swamp	10' 11"	1970
29	1	Swamp	Swamp	10' 11"	1970
30	1	Swamp	Swamp	10' 11"	1970

SYMBOL	QUANTITY	SYMBOLIC NAME	TOTAL PLANT LIST	PLANTING SIZE	DATE
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18	1	Swamp	Swamp	10' 11"	1970
19	1	Swamp	Swamp	10' 11"	1970
20	1	Swamp	Swamp	10' 11"	1970
21	1	Swamp	Swamp	10' 11"	1970
22	1	Swamp	Swamp	10' 11"	1970
23	1	Swamp	Swamp	10' 11"	1970
24	1	Swamp	Swamp	10' 11"	1970
25	1	Swamp	Swamp	10' 11"	1970
26	1	Swamp	Swamp	10' 11"	1970
27	1	Swamp	Swamp	10' 11"	1970
28	1	Swamp	Swamp	10' 11"	1970
29	1	Swamp	Swamp	10' 11"	1970
30	1	Swamp	Swamp	10' 11"	1970

Handwritten notes:
 1/26/10
 1/31/10
 1/26/10
 1/31/10

Sunset Marina Key West

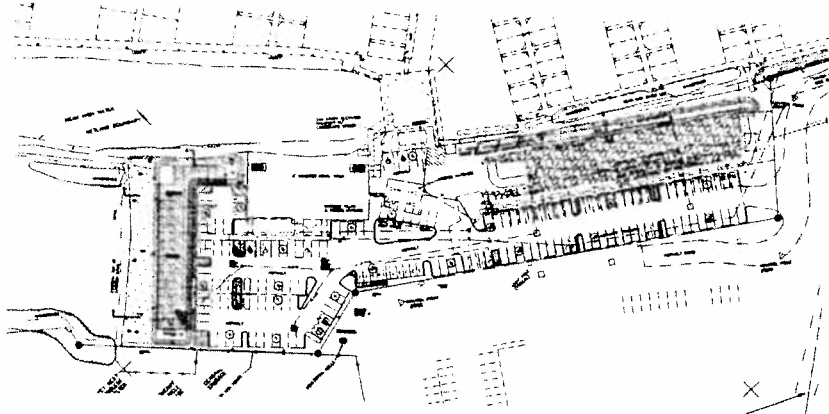


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**PROPOSED
 LANDSCAPE PLAN**

REGISTERED LANDSCAPE ARCHITECT: JEFFREY S. MONTES, P.L.A. (FL CTD AP 1075956) 04/08/2008

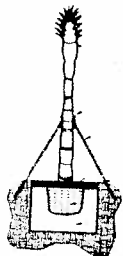
DATE	2008.025
CAD FILE NAME	B025SP04_L4
DRAWING NO.	4609-L4
SHEET NO.	L4 OF 5



PROJECT SITE MAP, 1" = 60'

VEGETATION PLAN NOTES

- See engineering plans for other required calculations.
- The vegetation plan sheets and details shall meet the minimum requirements of the landscaping section of the City of Key West Landscaping Code.
- Seventy percent (70%) of the minimum required landscaping shall be native species.
- For Code - required trees, all of the trees at the time of installation, must be a minimum of 12" in height, have a minimum of 8" clear trunk space.
- Required shrubs and hedges shall be installed and maintained at a minimum height as specified in Section 108-48(2). Hedges shall be maintained so as to form a continuous, unbroken, solid mass within a maximum of one year after time of planting.
- Plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants," Parts I and II, Department of Agriculture, State of Florida (as amended).
- Recommended plant material shall be from the Recommended Plant Material List from Section 108-518.
- The following exotic species of plants shall be removed and replanted from open spaces in perpetuity:
 Australian Pine (Casuarina spp.)
 Brazilian Pepper (Schinus molle/brasiliensis)
 Brazilian Pepper (Schinus molle/brasiliensis)
- Existing irrigation system to be abandoned in place. An amended automatic irrigation system containing drip spray heads and rotors as appropriate will be installed by the Landscape Contractor to provide 100% coverage to all landscaped areas. A moisture map shall be included in the irrigation system and located on the site as that it will receive designed to eliminate the application of water to non-irrigated areas including roads, drives, and other vehicle use areas. The irrigation system will be designed to meet impacts on existing native vegetation that will be retained documents. Contractor to provide design and submit to Engineer of Record for approval prior to any installation.
- No trees or plants shall be planted within a 12.50' radius of a signpost.



TIE FRONDS WITH BURLAP STRIP
 2x4" BLOCKING WITH BURLAP PADDING
 AROUND TRUNK. TIE WITH STEEL BAND
 3 2x4" BRACES 120" APART -
 NAIL TO BLOCKING, BRACE PAD.
 ROCK TO MATCH EXISTING, 2" DEEP.

EARTH MOUND
 ORIGINAL ROOTBALL
 CLEAN BACKFILL PLANT PIT
 TWICE THE DIAMETER OF THE
 ROOTBALL
 UNDISTURBED SOIL

PALM PLANTING DETAIL
N.T.S.



ALL 6-10' TREES SHALL BE STAKED
 2" LODGE POLE PINE STAKE OR APPROVED EQUAL
 FASTEN TRUNK TO STAKE WITH TREE RING OR
 RUBBER HOSE WITH #14 GA. GALV. WIRE TWIST.
 ROCK TO MATCH EXISTING, 2" DEEP.

EARTH MOUND
 FERTILIZER TABLETS - 21 GRAMS SPACE TABLETS
 EQUALLY AT 1/3 THE DEPTH OF ROOTBALL (20-10-5)
 FINISHED GRADE
 ORIGINAL ROOTBALL
 PREPARED BACKFILL. SEE NOTES
 PLANT PIT TWICE THE DIAMETER OF THE
 ROOTBALL

TREE PLANTING DETAIL
N.T.S.



7" DEPTH ROCK TO MATCH EXISTING
 EARTH MOUND
 FINISHED GRADE
 EXCAVATE SHRUB WELL ONE AND A
 HALF TIMES THE SIZE OF CONTAINER.
 CLEAN BACKFILL
 ORIGINAL ROOTBALL
 UNDISTURBED SOIL

SHRUB PLANTING DETAIL
N.T.S.

Sunset Marina Key West

DESIGNED BY	TA	DATE	3/09
CHECKED BY	SM	DATE	3/09
DRAWN BY	TA	DATE	3/09
VERTICAL SCALE	N/A	HORIZONTAL SCALE	N/A



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REGISTERED LANDSCAPE ARCHITECT: TERESA PATRICK PLAZA/ELA LEED AP (CERT. NO. 004152)

LANDSCAPE NOTES AND DETAILS

DATE	PROJECT NO.	SHEET NO.	DATE
2008.025	8025SP03_11	4609-L5	L5 OF 5

Handwritten notes and signatures: RANK, 3/10, KCPM, 3/10.