KEY WEST

KING'S POINTE MARINA

SITE PLAN SUBMITTAL 8.21.06

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RECEIVED
AUG 23 2006

CORTEX design
9995 Gate Parkway North - Suite 250 - Jacksonville, FL 32246 - p. 904.425.6626 - f. 904.425.6627

REGISTERED LANDSCAPE ARCHITECT
LADD B. ROBERTS
LA 6666692
STATE OF FLORIDA

MASTER SITE PLAN

KING'S POINTE MARINA
KEY WEST, FLORIDA

REVISIONS:

NORTH

JOB NUMBER:
CORTEX-10981

DATE:
8.21.06

DRAWN BY:
WLW

CHECKED BY:
LBR

SHEET NUMBER:

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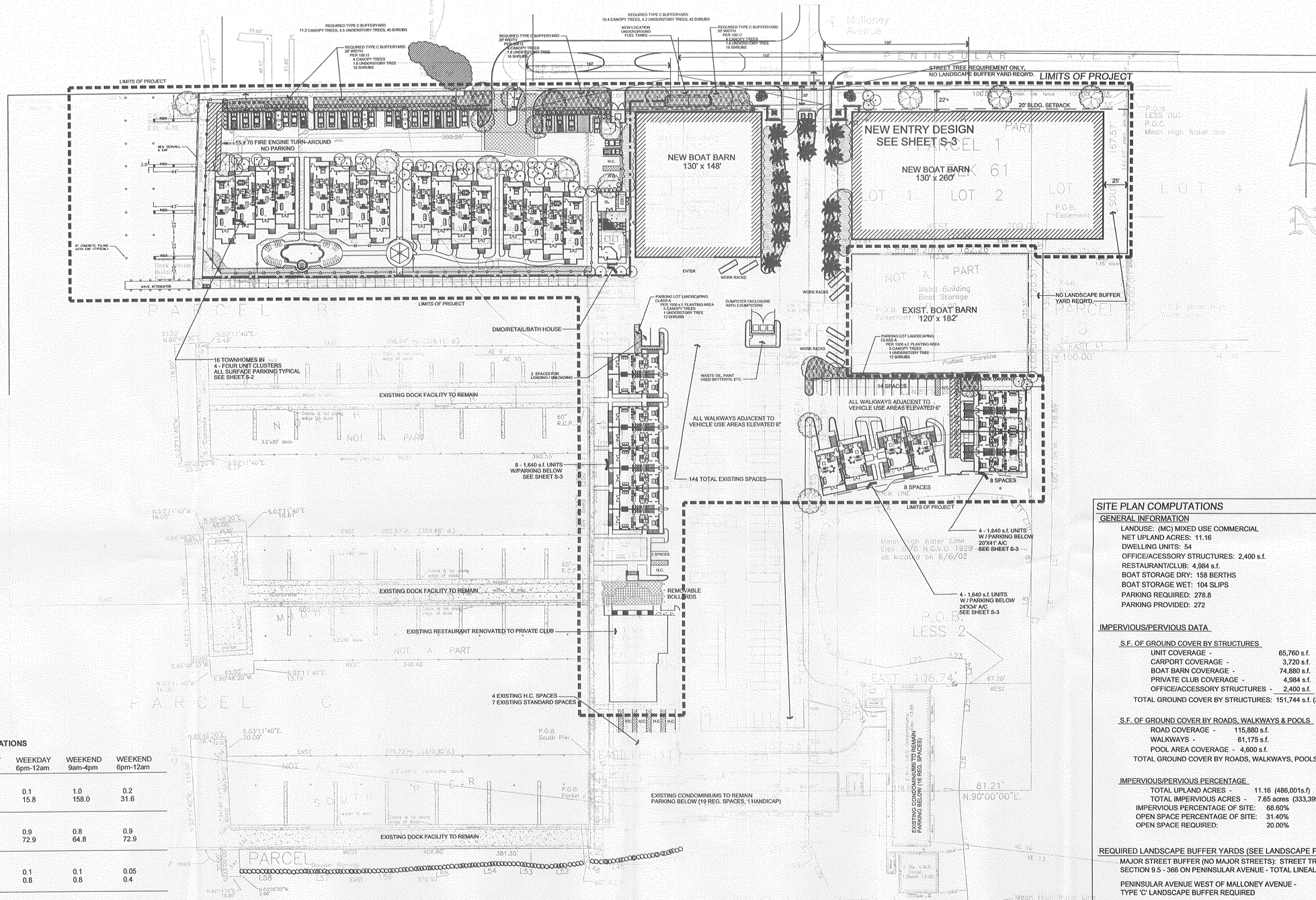

PARKING REQUIREMENTS CALCULATIONS

SHARED PARKING METHOD

	NIGHT 12-6 am	WEEKDAY 9 am-4pm	WEEKDAY 6pm-12am	WEEKEND 9am-4pm	WEEKEND 6pm-12am
Marina:	Min. spaces – 158.0				
Multiplier:	0.05	0.7	0.1	1.0	0.2
Spaces	7.9	110.6.0	15.8	158.0	31.6
	Min. spaces – 81.0				
Residential:					
Multipier:	1.0	0.6	0.9	0.8	0.9
Spaces	81.0	48.6	72.9	64.8	72.9
	Min. spaces – 8.0				
Office/Industial:					
Multiplier:	0.05	1.0	0.1	0.1	0.05
Spaces	0.4	8.0	0.8	0.8	0.4
	Min. spaces – 70.0				
Drinking/Entertainment:					
Multiplier:	0.1	0.4	1.0	0.8	1.0
Spaces	7.0	28.0	70.0	56.0	70.0
	Min. spaces – 0.0				
All Others:					
Multiplier:	1.0	1.0	1.0	1.0	1.0
Spaces	0.0	0.0	0.0	0.0	0.0
Totals:	**96.2**	**194.8**	**158.5**	**278.8**	**173.9**

278.8 MIN. REQUIRED

Provided:

Existing to remain:	186 reg. Spaces	5 Handicap	
Proposed:	78 reg. Spaces	4 Handicap	
	264	**9**	**Total Parking 273**

EXISTING PARKING TO REMAIN BREAKDOWN:

MARINA AREA/COMMON SPACES	144
EXISTING CONDO SPACES	35
SAILFISH CLUB SPACES	7
TOTAL SPACES TO REMAIN	186

EXISTING HANDICAP SPACES TO REMAIN

EXISTING CONDO SPACES	1
SAILFISH CLUB SPACES	4
TOTAL H.C. SPACES TO REMAIN	5

SITE PLAN COMPUTATIONS

GENERAL INFORMATION

LANDUSE: (MC) MIXED USE COMMERCIAL
NET UPLAND ACRES: 11.16
DWELLING UNITS: 54
OFFICE/ACESSORY STRUCTURES: 2,400 s.f.
RESTAURANT/CLUB: 4,984 s.f.
BOAT STORAGE DRY: 158 BERTHS
BOAT STORAGE WET: 104 SLIPS
PARKING REQUIRED: 278.8
PARKING PROVIDED: 272

IMPERVIOUS/PERVIOUS DATA

S.F. OF GROUND COVER BY STRUCTURES

UNIT COVERAGE -	65,760 s.f.
CARPORT COVERAGE -	3,720 s.f.
BOAT BARN COVERAGE -	74,880 s.f.
PRIVATE CLUB COVERAGE -	4,984 s.f.
OFFICE/ACCESSORY STRUCTURES -	2,400 s.f.

TOTAL GROUND COVER BY STRUCTURES: 151,744 s.f. (3.48 acres)

S.F. OF GROUND COVER BY ROADS, WALKWAYS & POOLS

ROAD COVERAGE -	115,880 s.f.
WALKWAYS -	61,175 s.f.
POOL AREA COVERAGE -	4,600 s.f.

TOTAL GROUND COVER BY ROADS, WALKWAYS, POOLS: 181,655 s.f. (4.17 acres)

IMPERVIOUS/PERVIOUS PERCENTAGE

TOTAL UPLAND ACRES -	11.16 (486,001s.f)
TOTAL IMPERVIOUS ACRES -	7.65 acres (333,399 s.f.)
IMPERVIOUS PERCENTAGE OF SITE:	68.60%
OPEN SPACE PERCENTAGE OF SITE:	31.40%
OPEN SPACE REQUIRED:	20.00%

REQUIRED LANDSCAPE BUFFER YARDS (SEE LANDSCAPE PLAN)

MAJOR STREET BUFFER (NO MAJOR STREETS): STREET TREE REQUIREMENT PER SECTION 9.5 - 366 ON PENINSULAR AVENUE - TOTAL LINEAL FEET: 775 l.f.

PENINSULAR AVENUE WEST OF MALLONEY AVENUE - TYPE 'C' LANDSCAPE BUFFER REQUIRED

MC/MC BOUNDARY BUFFER: NO BUFFER REQ'D.
TOTAL LINEAR FEET: 390 l.f.

REQUIRED PARKING LANDSCAPE (SEE LANDSCAPE PLAN)

CLASS C (MIXED USE 430 s.f. / 24 SPACES)
278.8 SPACES TOTAL @ 430 s.f. / 24 SPACES = 4,995 s.f. REQUIRED
LANDSCAPE SPACE: 7,250 s.f. PROVIDED

6/23/04: Less out Dry storage
6/22/04: Updated, owner, cart numerous changes
5/19/03: Condominium location
11/23/02: M.H.W. Line as of 6/6/02
8/15/02: Correct Parcel "J"

0 50 100 200

RECEIVED AUG 23 2006 MONROE CO. PLANNING DEPT.

SITE PLAN

SCALE: 1" = 50'

KEY WEST KING'S POINTE MARINA

REGISTERED LANDSCAPE ARCHITECT L. BRIAN ROBERTS LA 666666 STATE OF FLORIDA

MASTER SITE PLAN

KING'S POINTE MARINA
KEY WEST, FLORIDA

REVISIONS:

NORTH

JOB NUMBER: 05059
DATE: 8.21.06
DRAWN BY: WLW/LBR
CHECKED BY: LBR

SHEET NUMBER:

S-1

1 OF 5

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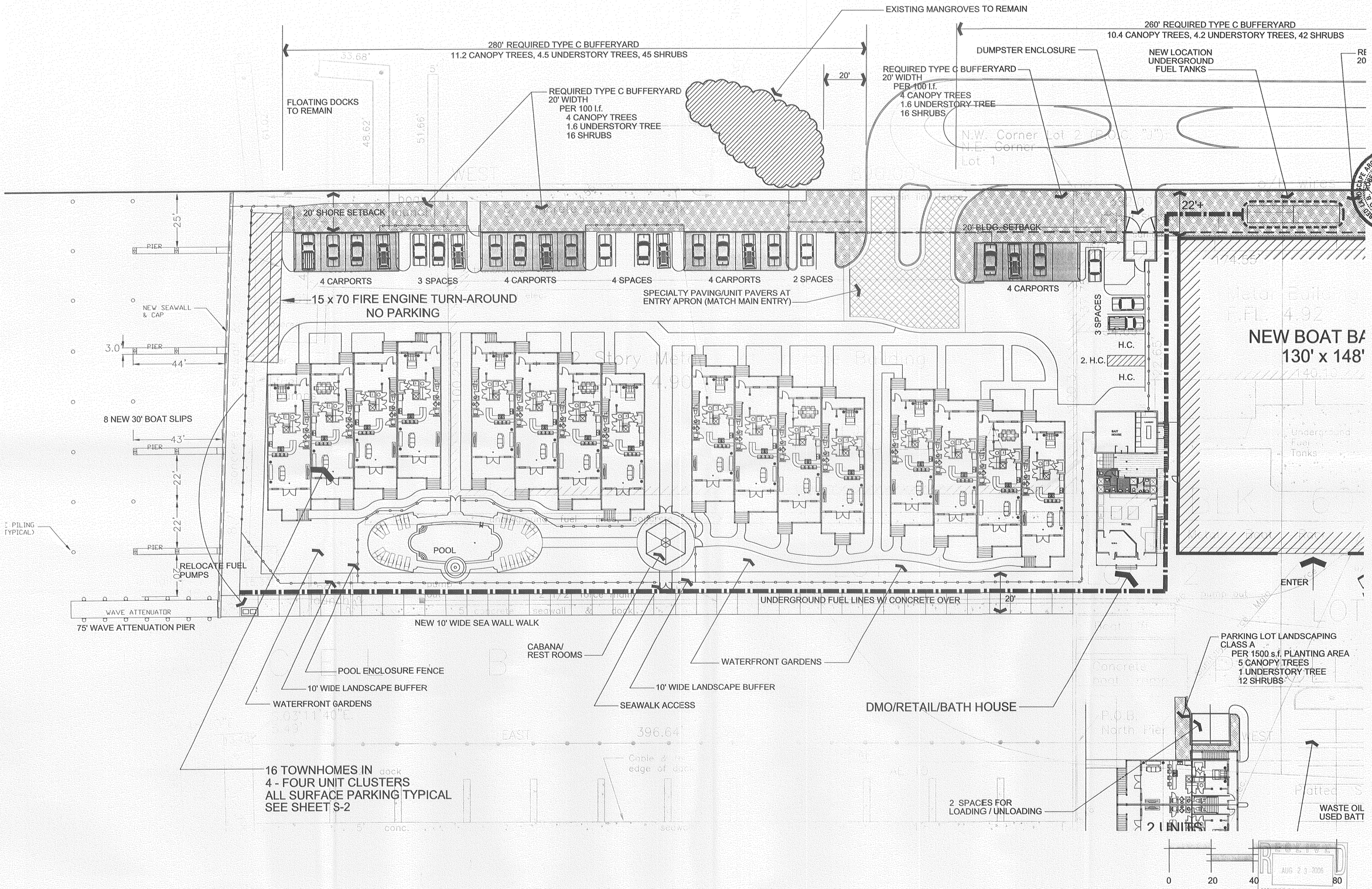

TOWNHOMES SITE PLAN

SCALE: 1" = 20'

KING'S POINTE MARINA

MASTER SITE PLAN

KING'S POINTE MARINA
KEY WEST, FLORIDA

REVISIONS:

NORTH

JOB NUMBER: CORTEX-10981

DATE: 8.21.06

DRAWN BY: WLW/LBR

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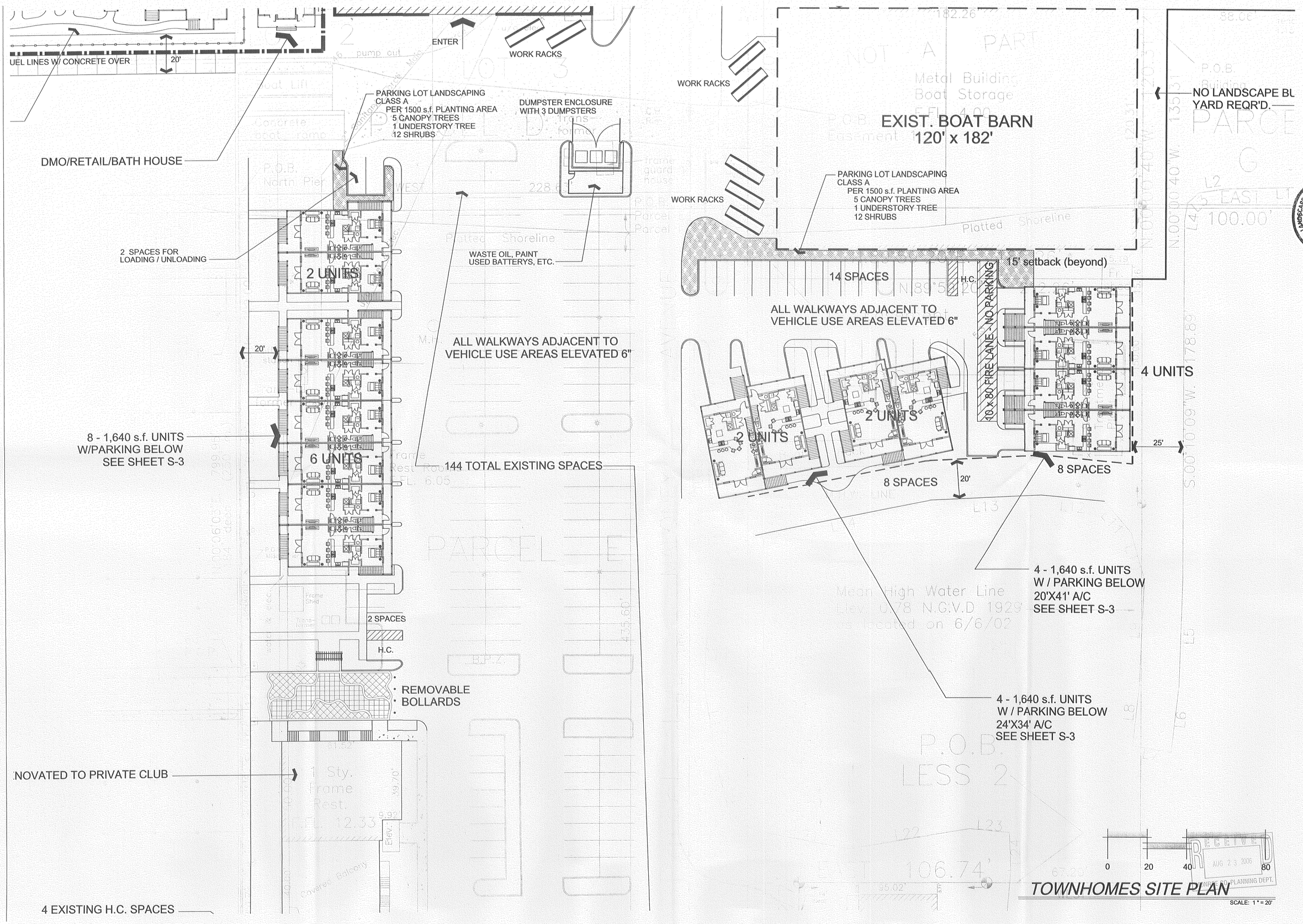

TOWNHOMES SITE PLAN

SCALE: 1" = 20'

KING'S POINTE MARINA

MASTER SITE PLAN

KING'S POINTE MARINA
KEY WEST, FLORIDA

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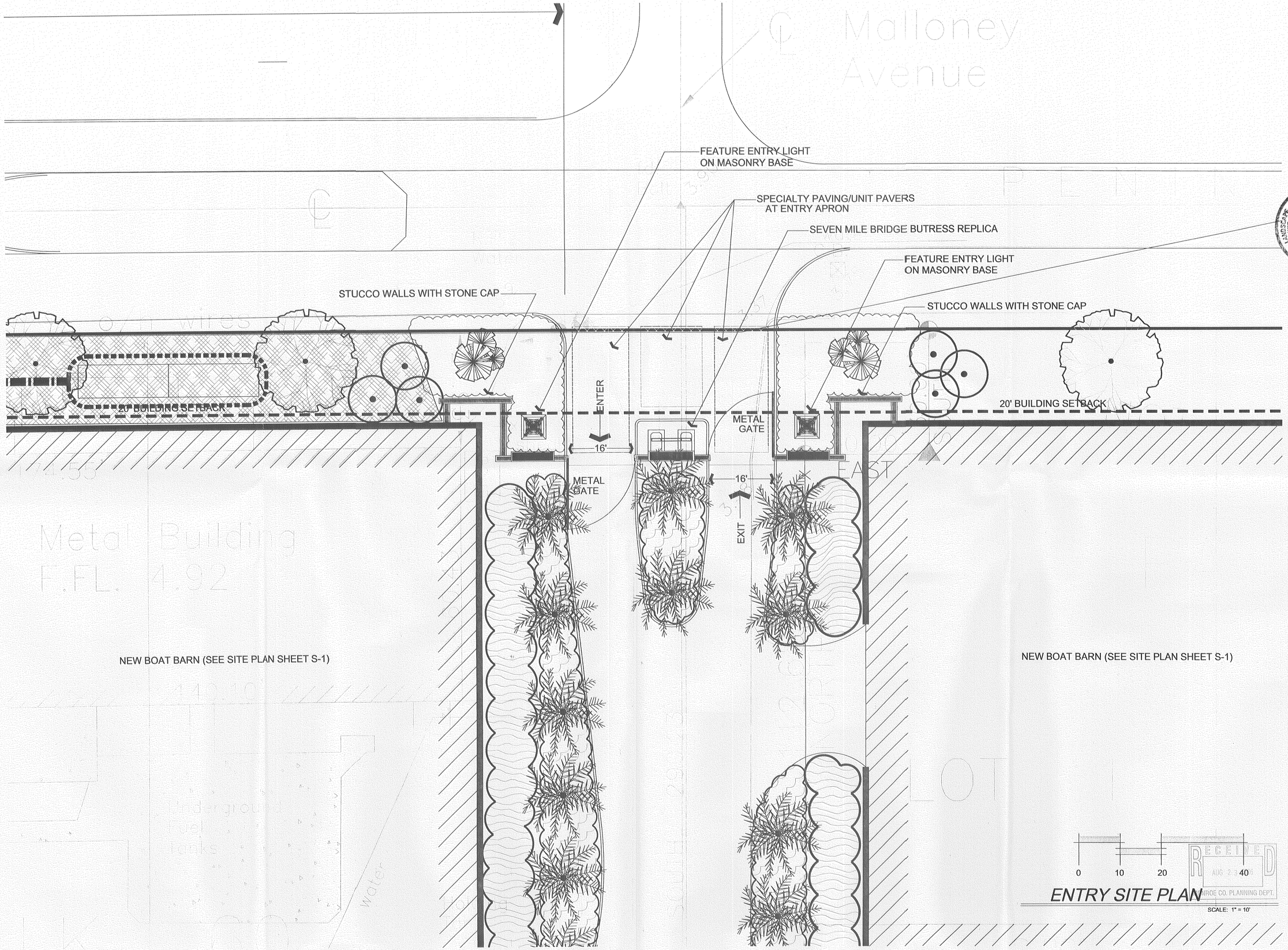

ENTRY SITE PLAN

SCALE: 1" = 10'

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KING'S POINTE MARINA

REGISTERED LANDSCAPE ARCHITECT LADS B. ROBERTS LAB666032 STATE OF FLORIDA

MASTER SITE PLAN

KING'S POINTE MARINA
KEY WEST, FLORIDA

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S-4

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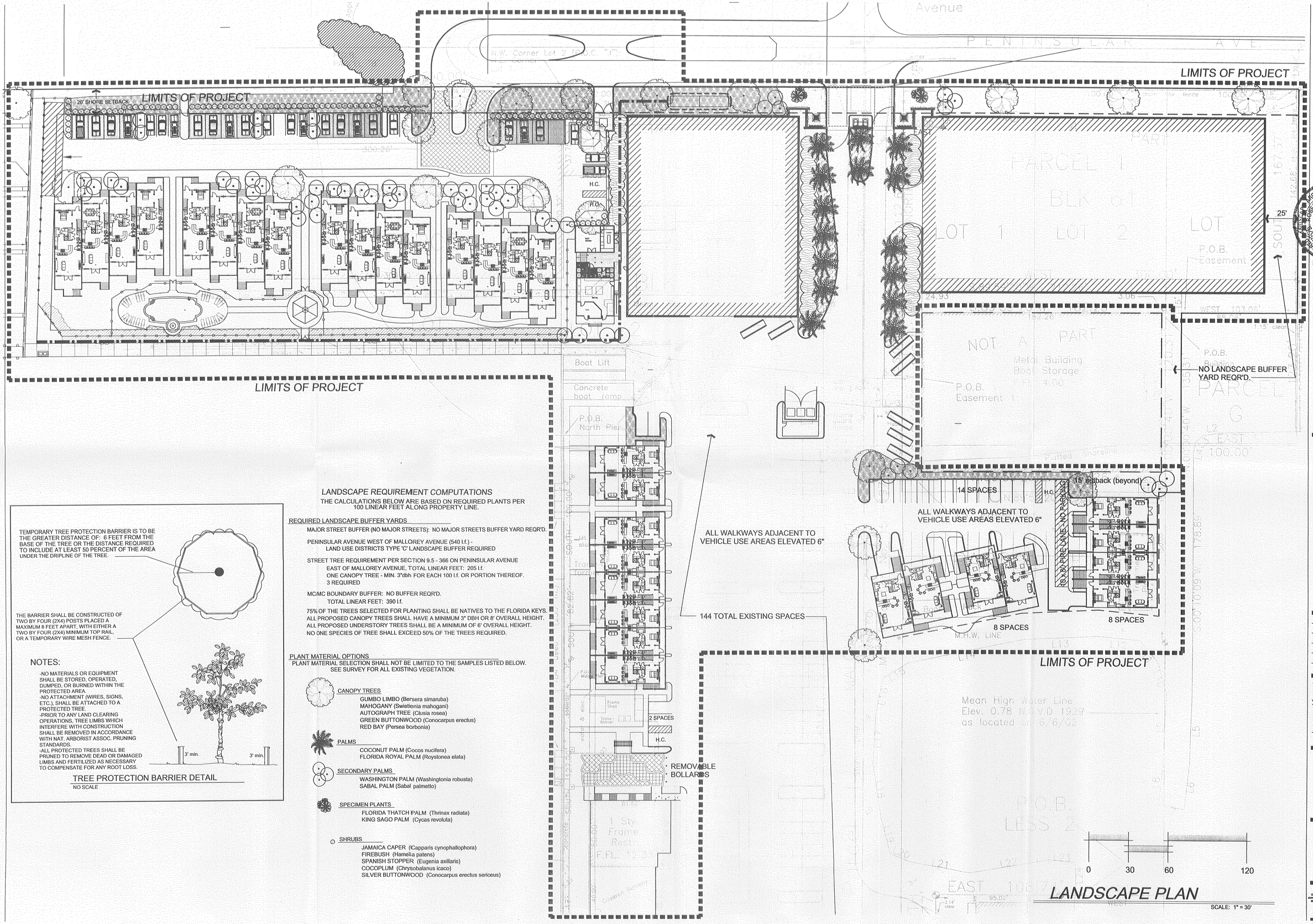

TEMPORARY TREE PROTECTION BARRIER IS TO BE THE GREATER DISTANCE OF: 6 FEET FROM THE BASE OF THE TREE OR THE DISTANCE REQUIRED TO INCLUDE AT LEAST 50 PERCENT OF THE AREA UNDER THE DRIPLINE OF THE TREE.

THE BARRIER SHALL BE CONSTRUCTED OF TWO BY FOUR (2X4) POSTS PLACED A MAXIMUM 8 FEET APART, WITH EITHER A TWO BY FOUR (2X4) MINIMUM TOP RAIL, OR A TEMPORARY WIRE MESH FENCE.

3' min. 3' min.

TREE PROTECTION BARRIER DETAIL

NO SCALE

NOTES:

-NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.
-NO ATTACHMENT (WIRES, SIGNS, ETC.), SHALL BE ATTACHED TO A PROTECTED TREE.
-PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NAT. ARBORIST ASSOC. PRUNING STANDARDS.
-ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.

LANDSCAPE REQUIREMENT COMPUTATIONS

THE CALCULATIONS BELOW ARE BASED ON REQUIRED PLANTS PER 100 LINEAR FEET ALONG PROPERTY LINE.

REQUIRED LANDSCAPE BUFFER YARDS

MAJOR STREET BUFFER (NO MAJOR STREETS): NO MAJOR STREETS BUFFER YARD REQ'D.

PENINSULAR AVENUE WEST OF MALLOREY AVENUE (540 l.f.) -
LAND USE DISTRICTS TYPE 'C' LANDSCAPE BUFFER REQUIRED

STREET TREE REQUIREMENT PER SECTION 9.5 - 366 ON PENINSULAR AVENUE
EAST OF MALLOREY AVENUE, TOTAL LINEAR FEET: 205 l.f.
ONE CANOPY TREE - MIN. 3"dbh FOR EACH 100 l.f. OR PORTION THEREOF.
3 REQUIRED

MC/MC BOUNDARY BUFFER: NO BUFFER REQ'D.
TOTAL LINEAR FEET: 390 l.f.

75% OF THE TREES SELECTED FOR PLANTING SHALL BE NATIVES TO THE FLORIDA KEYS.
ALL PROPOSED CANOPY TREES SHALL HAVE A MINIMUM 3" DBH OR 8' OVERALL HEIGHT.
ALL PROPOSED UNDERSTORY TREES SHALL BE A MINIMUM OF 6' OVERALL HEIGHT.
NO ONE SPECIES OF TREE SHALL EXCEED 50% OF THE TREES REQUIRED.

PLANT MATERIAL OPTIONS

PLANT MATERIAL SELECTION SHALL NOT BE LIMITED TO THE SAMPLES LISTED BELOW. SEE SURVEY FOR ALL EXISTING VEGETATION.

CANOPY TREES
GUMBO LIMBO (Bersera simaruba)
MAHOGANY (Swietienia mahogani)
AUTOGRAPH TREE (Clusia rosea)
GREEN BUTTONWOOD (Conocarpus erectus)
RED BAY (Persea borbonia)

PALMS
COCONUT PALM (Cocos nucifera)
FLORIDA ROYAL PALM (Roystonea elata)

SECONDARY PALMS
WASHINGTON PALM (Washingtonia robusta)
SABAL PALM (Sabal palmetto)

SPECIMEN PLANTS
FLORIDA THATCH PALM (Thrinax radiata)
KING SAGO PALM (Cycas revoluta)

SHRUBS
JAMAICA CAPER (Capparis cynophallophora)
FIREBUSH (Hamelia patens)
SPANISH STOPPER (Eugenia axillaris)
COCOPLUM (Chrysobalanus icaco)
SILVER BUTTONWOOD (Conocarpus erectus sericeus)

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