

**PLANNING BOARD RESOLUTION
NO. 2012-07**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING MAJOR
DEVELOPMENT PLAN APPROVAL PER
SECTIONS 108-91 AND 108-96 THROUGH 108-
957 FOR PROPERTY LOCATED AT NELSON
ENGLISH AND WILLIE WARD PARKS IN THE
HMDR AND THE HHDR ZONING DISTRICTS -
306 CATHERINE STREET (RE# 00026460-
000000), 304 CATHERINE STREET (RE#
00026470-000000,00026480-000000), 300
LOUISA STREET (RE# 00026500-000000), 307
LOUISA STREET (RE# 00026490-000000,
00026510-000000, 00026520-000000), 250
AMELIA STREET (RE# 00026610-000000,
00026610-000100), KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the HMDR and HHDR zoning districts; and

WHEREAS, Section 108-91 of the Code of Ordinances provides that within the Historic District a Major Development Plan is required for the addition of outdoor activity or similar activities equal or greater than 2,500 square feet; and

WHEREAS, the applicant proposed a Master Plan with associated Landscape Plan and Civil Drainage Plan to redevelop the Nelson English and Willie Ward Parks; and

 Chairman

 Planning Director

WHEREAS, parcel RE# 00026460-000000 and RE#00026490-000000, considered part of Willie Ward Park, are owned by the Monroe County Land Authority (MCLA) and leased to the City, and the lease agreement requires that the MCLA approve any improvements to the property;

WHEREAS, the Planning Department submitted a request to the Monroe County Land Authority in order to make improvements to the Park pursuant to Resolution 92-168;


WHEREAS, the Monroe County Land Authority made verbal communication with the Planning Department that the proposed site plan for the redevelopment of parcel RE# 00026460-000000 and parcel RE#00026490-000000 that include minor modifications improvements to the existing passive recreation areas are acceptable; and

WHEREAS, upon final City Commission approval of the site plan the Monroe County Land Authority has committed to issuing a written approval; and

WHEREAS, Section 108-196(a) requires the Planning Board to review and approve, approve with conditions, or deny the proposed Major Development Plan; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 16, 2012; and


Chairman


Planning Director

WHEREAS, the granting of a Major Development Plan application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the granting of a Major Development application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and


NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Master Plan for the redevelopment of Nelson English and Willie Ward Parks located in the HMDR and HHDR zoning districts at 306 Catherine Street (RE# 00026460-000000), 304 Catherine Street (RE# 00026470-000000,00026480-000000), 300 Louisa Street (RE#00026500-000000), 307 Louisa Street (RE# 00026490-000000, 00026510-000000, 00026520-000000), 250 Amelia Street (RE# 00026610-000000, 00026610-000100), as shown in the attached plans stamped January 27, 2012, is hereby approved with the following conditions of approval:

General Conditions:

 Chairman

 Planning Director


1. The applicant is responsible for designing and submitting a Signage Plan that is compatible with Section 108-285 of the Code to the Planning Department for approval before implementation.
2. New lighting shall be designed to "Dark Sky" lighting standards and shall meet energy efficiency standards established by an accepted third party environmental standard consistent with F.S Chapter 255.2575(2). All new lighting must be approved by HARC.
3. Tree Commission approval is required for each phase of the removal/relocation and replacement of the Landscape Plan.
4. The restrooms are required to be built to FEMA flood standards.
5. Directional traffic patterns on Thomas Street and Catherine Street through the park shall be one-way, entering at Thomas Street and exiting on to Catherine Street. Catherine Street, from Whitehead Street until the park shall be a two-way street.

Prior to Building Permit Issuance:

6. In accordance with Resolution 92-168 the Monroe County Land Authority shall issue a written approval for improvements to parcels RE#00026460-000000 and RE#00026490-000000.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

 Chairman

 Planning Director

Section 4. This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

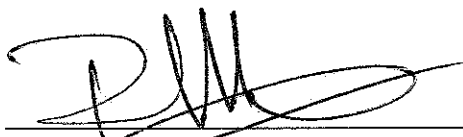
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of February, 2012.


Chairman

Planning Director

Authenticated by the Chairman of the Planning Board and the Planning Director.

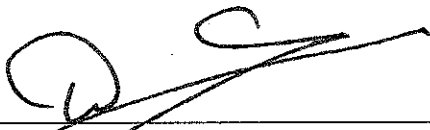


Richard Klitenick, Chairman
Key West Planning Board

3/1/2012

Date

Attest:



Donald Leland Craig, AICP
Planning Director

2.29.12

Date

Filed with the Clerk:




Cheryl Smith, City Clerk

3-1-12

Date

 Chairman

 Planning Director

RECEIVED
January 27, 2012
KIV Planning Dept



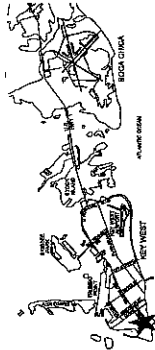
SCOPE OF WORK

The Park Enhancement Project for Nelson English and Willie Wood Parks in Jackson Village is funded through the 2010 and 2012 Allocation process, which has provided funding for the design and construction documents as well as Phases I and II construction.

- The scope of work for the project is improvements to the existing park / pool area for safety and community enhancements, which includes:
- site plan and site plan notes including the vehicle storage (Phase I)
 - improvements to the existing pool and related facilities (Phase I)
 - reconstruction of the entrance of the Martin Luther King Community Center to address flooding and drainage (Phase I)
 - addition to the Martin Luther King Community Center to provide accessible restroom for use by the Park visitors (Phase II)
 - organization of the parking areas to include vehicular, bicycle, and soccer parking (Phase I and II)
 - open play lawn (Phase I and II)
 - site plan and site plan notes including the vehicle storage (Phase I)
 - improvements to the existing pool and related facilities (Phase I)
 - site furnishings, including benches, trash and recycling receptacles, hand-b-q grills, picnic benches, and signage (Phase I, II, and III)
 - site plan and site plan notes including the vehicle storage (Phase I)
 - organized pedestrian pathways throughout the park linking the park with the Community (Phase I, II, and III)

Specifically, the Phase II scope of work is focused on the parking and grading at the MLK Community Center, as well as the other amenities that are included in all three phases of work.

LOCATION MAP



PROJECT LOCATION

PROJECT TEAM INFORMATION

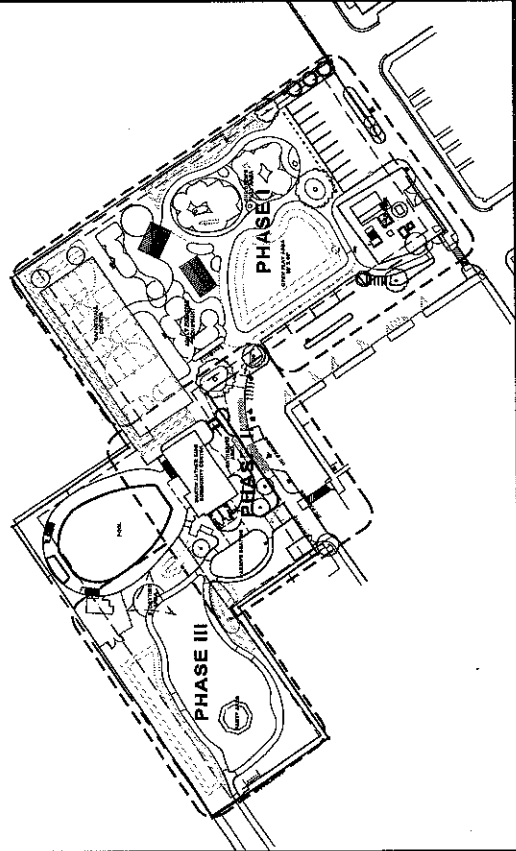
ARCHITECT: mbi k2m City of Key West 1001 Whitehead Street Key West, Florida 33040 Tel: 305.293.2253 PROJECT NO: 14-00010388	OWNER: City of Key West City Manager 3152 Flagler Avenue Key West, Florida 33040 Tel: 305.293.2253	LANDSCAPE ARCHITECT: Craig Reynolds Landscape Architecture Craig Reynolds, P.L.A. 3152 Flagler Avenue Key West, Florida 33040 Tel: 305.293.2253
CIVIL ENGINEER: Meredith Engineering LLC Rick Miller, P.E. 3152 Flagler Avenue Key West, Florida 33040 Tel: 305.293.2253		
SUBMITTER: Meredith Engineering, Inc. Frederick H. Hildebrandt 3152 Normandie Drive, Suite 201 Key West, Florida 33040 Tel: 305.293.2253		

SHEET NUMBERING SYSTEM

DISCIPLINE:
SERIES NUMBER
SUB-SERIES NUMBER
DRAWING NUMBER
WITH IN SUB-SERIES

A2.1.1

PHASING PLAN



OC
2296

RUK

ARCHITECT:

mbi | k2m
ARCHITECTURE, LLC
Architectural Services
Professional Services
Community Planning

1001 Whitehead Street
Key West, Florida 33040
Tel: 305.293.2253
Fax: 305.293.2253
Email: info@mbik2m.com
www.mbi-k2m.com
PROJ. NO. A010010388
DATE: 01/27/2012
Based on the set of Plans
Approved by the City of Key West

Scale:

Consultants:
Meredith Engineering, LLC
Meredith Engineering, LLC
Craig Reynolds, P.L.A.

Submittals:
ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES

NELSON ENGLISH / WILLY WOOD
PARK ENHANCEMENT PROJECT
CITY OF KEY WEST
300 Catherine Street, Key West, Florida 33040

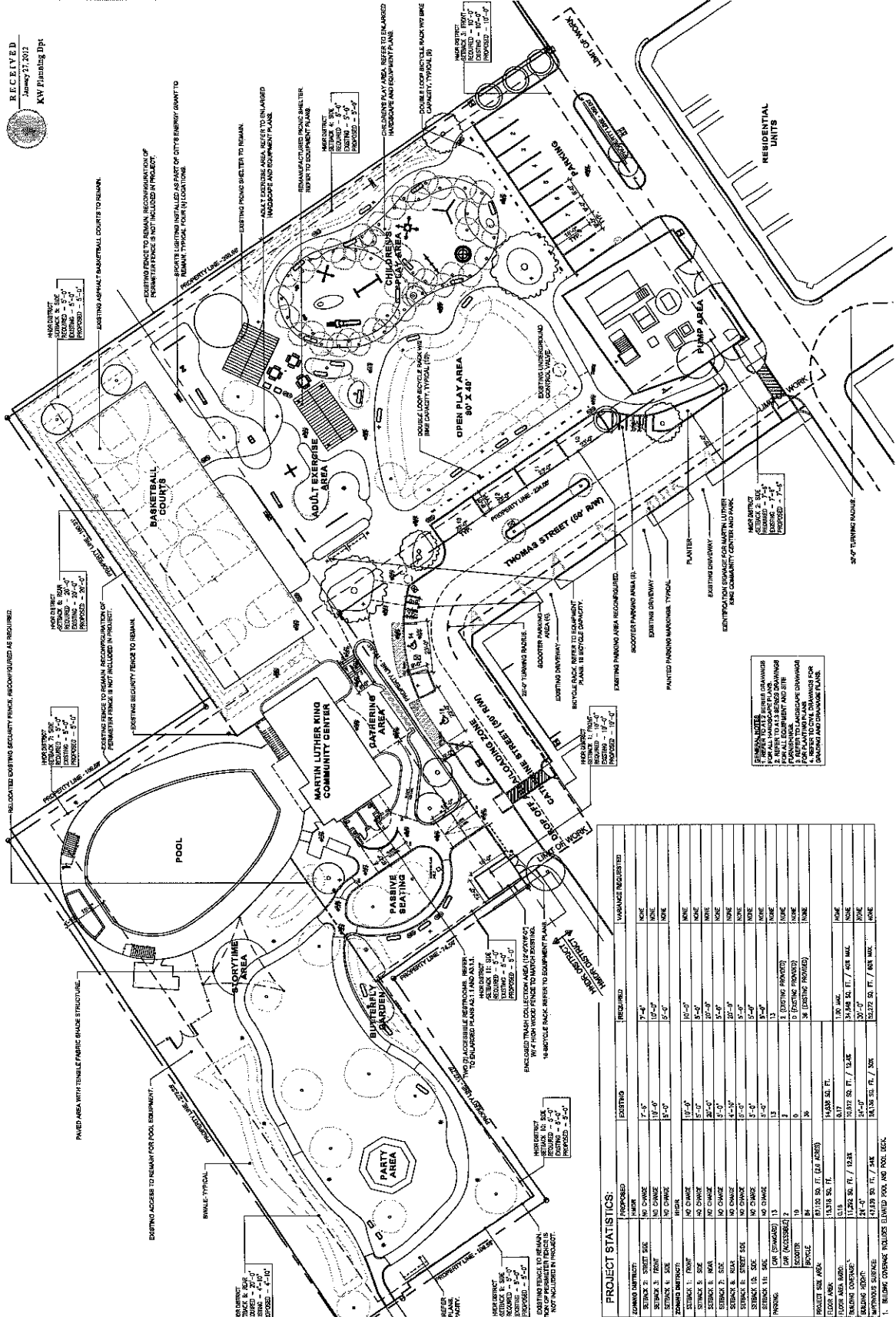
Project No. | Project Name
Drawing No. | Drawing Title
Revision No. | Revision Description

SCOPE OF WORK,
LOCATION MAP &
DESIGN TEAM

Sheet Number:
A0.1.2

Date: January 27, 2012
Printed by: mbi-k2m.com

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 January 27, 2012
 Key West Planning Dept.



PROJECT STATISTICS:

COMMODITY	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
LANDSCAPE	150	150	150	NONE
SEATING	150	150	150	NONE
EQUIPMENT	150	150	150	NONE
WATER	150	150	150	NONE
SEATING 1	150	150	150	NONE
SEATING 2	150	150	150	NONE
SEATING 3	150	150	150	NONE
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SEATING 99	150	150	150	NONE
SEATING 100	150	150	150	NONE

GRAPHIC SCALE: 1" = 20'-0"
 0 20 40 80

OVERALL SITE PLAN
 SCALE: 1/4" = 1'-0"
 A1.1.1

OC
 2982

RUC

RECEIVED
January 27, 2012
KV Planning Dept

ARCHITECT:
mbi | k2m
ARCHITECTURE, INC.
ARCHITECTS, INTERIORS DESIGN,
PLANNING
CONSULTANTS
COMMUNITY CONSULTING
100 Westwood Street
Key West, Florida 33040
Tel: 305.592.7102
Fax: 305.592.7102
www.mbi-k2m.com
PROJECT: PARK ENHANCEMENT
PROJECT TYPE: LANDSCAPE
DATE: 01/27/2012
DRAWN BY: J. HARRISON
CHECKED BY: J. HARRISON
DATE: 01/27/2012

CONSULTANT:
Nelson English / Wilke Ward
COMMUNITY DEVELOPMENT
2000 Main Street, Suite 100
Key West, FL 33040
Tel: 305.854.4333
Fax: 305.854.4333
www.nelsonenglish.com

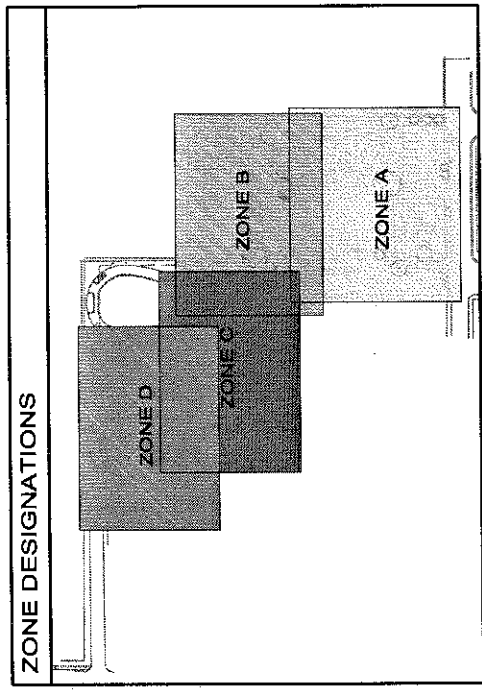
DATE: 01/27/2012

NELSON ENGLISH / WILKE WARD
PARK ENHANCEMENT PROJECT
CITY OF KEY WEST
DOCUMENT# 13-08-01-0000-0000

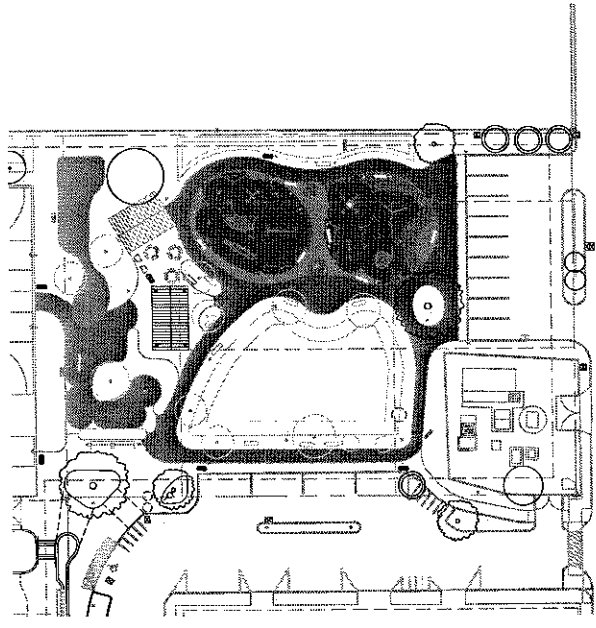
CONTRACT# 13-08-01-0000-0000
Drawing Area: Landscape
Project No.: 13-08-01-0000-0000
Drawn By: J. Harrison
Checked By: J. Harrison
Date: 01/27/2012

HARDWARE
NOTES AND LEGENDS

Sheet Number:
A1.2.0
Date: January 27, 2012
Drawn by: J. Harrison
Checked by: J. Harrison



PAVING SCHEDULE	
	FLEXI-PAVE COLOR A MANUFACTURER: FLEXI-PAVE PRODUCT TYPE: FLEXI-PAVE PRODUCT COLOR: ASPHALT
	FLEXI-PAVE COLOR B MANUFACTURER: FLEXI-PAVE PRODUCT TYPE: FLEXI-PAVE PRODUCT COLOR: ASPHALT
	FLEXI-PAVE COLOR C MANUFACTURER: FLEXI-PAVE PRODUCT TYPE: FLEXI-PAVE PRODUCT COLOR: ASPHALT
	FLEXI-PAVE COLOR D MANUFACTURER: FLEXI-PAVE PRODUCT TYPE: FLEXI-PAVE PRODUCT COLOR: ASPHALT
	FLEXI-PAVE COLOR E MANUFACTURER: FLEXI-PAVE PRODUCT TYPE: FLEXI-PAVE PRODUCT COLOR: ASPHALT
	FLEXI-PAVE COLOR F MANUFACTURER: FLEXI-PAVE PRODUCT TYPE: FLEXI-PAVE PRODUCT COLOR: ASPHALT
	ASPHALT PRODUCT
	CONCRETE SPALLS
	PAINT SPALLS



01
SCALE: NTS
A1.2.0

OC
22912

RUK

mbi | k2m
 ARCHITECTURAL, INC.
 ARCHITECTURE, INTERIOR DESIGN, PLANNING, ENGINEERING, ENVIRONMENTAL CONSULTING

100 Westchester Plaza
 Key West, Florida 33460
 Phone: 305.262.7100
 Fax: 305.262.7102
 Email: info@mbik2m.com
 Project: 2012-00000000
 Project Name: Nelson English Willard
 Project Location: Key West, Florida

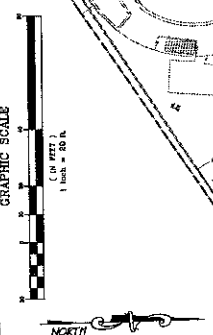
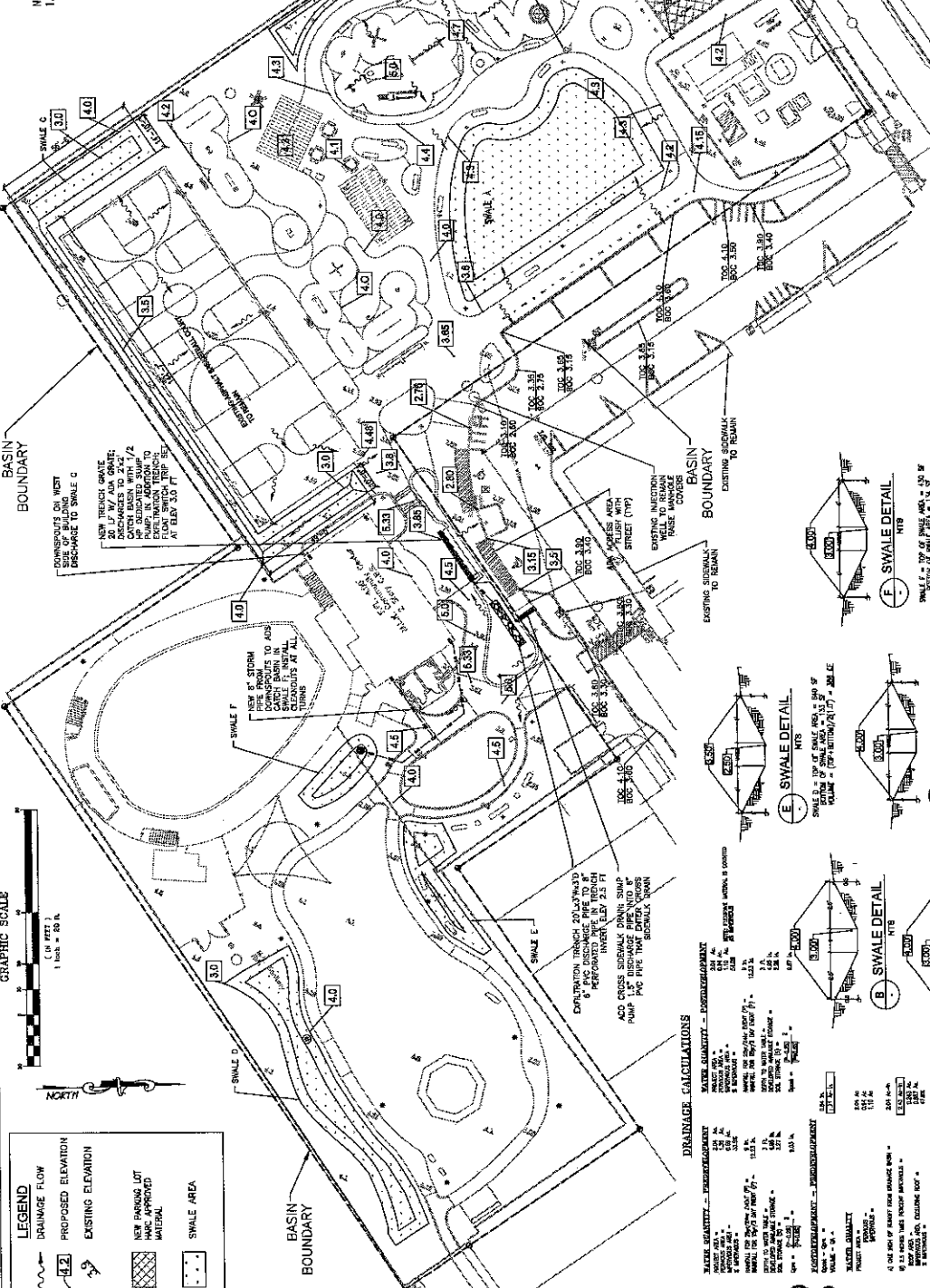
RECEIVED
 January 27, 2013
 KEY Planning Dept

CITY OF KEY WEST
 300 CHAMBERS STREET, KEY WEST, FL 33440
 PROJECT: PARK ENHANCEMENT / WILLARD PROJECT
 DRAWING NO: 2012-00000000-001
 DATE: 01/27/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

DRAINAGE PLAN

Sheet Number: C-1
 Date: January 27, 2012
 Design by: [Name]
 Project #: [Number]
 Drawing No: [Number]

Notes:
 1. Swales are located primarily along the perimeter of the site. Refer to the landscaping plan for plant types and locations.



LEGEND

- DRAINAGE FLOW
- PROPOSED ELEVATION
- EXISTING ELEVATION
- NEW PARKING LOT (HMC APPROVED MATERIAL)
- SWALE AREA

DRAINAGE CALCULATIONS

WATER QUANTITY - INTERDEVELOPMENT

PROJECT AREA	240 sq ft
PERCENT IMPERVIOUS	100%
WATER QUANTITY	240 cu ft
WATER QUANTITY (GALLONS)	1800 gal

WATER QUANTITY - IMPERVIOUS

PROJECT AREA	240 sq ft
PERCENT IMPERVIOUS	100%
WATER QUANTITY	240 cu ft
WATER QUANTITY (GALLONS)	1800 gal

WATER QUANTITY - PERMEABLE

PROJECT AREA	240 sq ft
PERCENT PERMEABLE	0%
WATER QUANTITY	0 cu ft
WATER QUANTITY (GALLONS)	0 gal

TOTAL WATER QUANTITY

WATER QUANTITY	240 cu ft
WATER QUANTITY (GALLONS)	1800 gal

SWALE CALCULATIONS

SWALE A

SWALE AREA	100 sq ft
SWALE LENGTH	100 ft
SWALE WIDTH	10 ft
SWALE VOLUME	1000 cu ft

SWALE B

SWALE AREA	100 sq ft
SWALE LENGTH	100 ft
SWALE WIDTH	10 ft
SWALE VOLUME	1000 cu ft

SWALE C

SWALE AREA	100 sq ft
SWALE LENGTH	100 ft
SWALE WIDTH	10 ft
SWALE VOLUME	1000 cu ft

SWALE D

SWALE AREA	100 sq ft
SWALE LENGTH	100 ft
SWALE WIDTH	10 ft
SWALE VOLUME	1000 cu ft

SWALE E

SWALE AREA	100 sq ft
SWALE LENGTH	100 ft
SWALE WIDTH	10 ft
SWALE VOLUME	1000 cu ft

SWALE F

SWALE AREA	100 sq ft
SWALE LENGTH	100 ft
SWALE WIDTH	10 ft
SWALE VOLUME	1000 cu ft

SWALE G

SWALE AREA	100 sq ft
SWALE LENGTH	100 ft
SWALE WIDTH	10 ft
SWALE VOLUME	1000 cu ft

SWALE H

SWALE AREA	100 sq ft
SWALE LENGTH	100 ft
SWALE WIDTH	10 ft
SWALE VOLUME	1000 cu ft

EXFILTRATION TRENCH

1. EXFILTRATION TRENCH SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

2. EXFILTRATION TRENCH SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

3. EXFILTRATION TRENCH SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

STRAIGHT & CURB

1. STRAIGHT & CURB SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

2. STRAIGHT & CURB SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

3. STRAIGHT & CURB SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

SIDEWALK DETAIL

1. SIDEWALK DETAIL SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

2. SIDEWALK DETAIL SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

3. SIDEWALK DETAIL SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

SWALE A & SOD SECTION

1. SWALE A & SOD SECTION SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

2. SWALE A & SOD SECTION SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

3. SWALE A & SOD SECTION SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

SWALE DETAIL

1. SWALE DETAIL SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

2. SWALE DETAIL SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

3. SWALE DETAIL SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

SWALE DETAIL

1. SWALE DETAIL SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

2. SWALE DETAIL SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

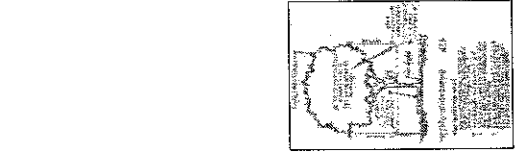
3. SWALE DETAIL SHALL BE CONSTRUCTED PER CITY OF KEY WEST SPECIFICATIONS.

Runk

23912

PLANT LIST:

Plant Name	Quantity	Notes
...
...



DETAIL - OFFSHORE PLANTING
SCALE: NONE

GENERAL NOTES:

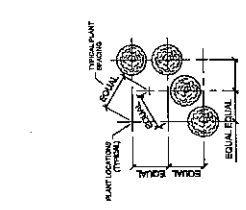
1. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KEY WEST AND THE LANDSCAPE CONTRACTOR.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S SPECIFICATIONS AND THE CITY OF KEY WEST'S REQUIREMENTS.
3. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES DURING THE PLANTING PROCESS.
4. ALL PLANTING SHALL BE DONE USING THE BEST AVAILABLE MATERIALS AND METHODS.
5. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS UNTIL THEY ARE PLANTED.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEY WEST'S PLANTING SCHEDULE.
7. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS FROM WEATHER AND OTHER DAMAGE.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEY WEST'S PLANTING SPECIFICATIONS.
9. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS FROM PESTS AND DISEASE.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEY WEST'S PLANTING REQUIREMENTS.

REGISTRATION NOTES:

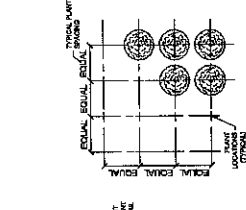
1. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR REGISTERING ALL PLANTING MATERIALS WITH THE CITY OF KEY WEST.
2. ALL PLANTING MATERIALS SHALL BE REGISTERED IN ACCORDANCE WITH THE CITY OF KEY WEST'S REQUIREMENTS.
3. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REGISTERED PLANTING MATERIALS.
4. ALL PLANTING MATERIALS SHALL BE REGISTERED IN ACCORDANCE WITH THE CITY OF KEY WEST'S PLANTING SCHEDULE.
5. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REGISTERED PLANTING MATERIALS FROM WEATHER AND OTHER DAMAGE.

GENERAL LANDSCAPE REGULATION NOTES:

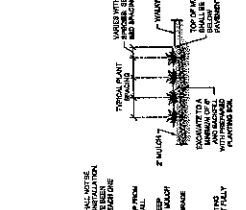
1. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KEY WEST AND THE LANDSCAPE CONTRACTOR.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S SPECIFICATIONS AND THE CITY OF KEY WEST'S REQUIREMENTS.
3. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES DURING THE PLANTING PROCESS.
4. ALL PLANTING SHALL BE DONE USING THE BEST AVAILABLE MATERIALS AND METHODS.
5. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS UNTIL THEY ARE PLANTED.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEY WEST'S PLANTING SCHEDULE.
7. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS FROM WEATHER AND OTHER DAMAGE.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEY WEST'S PLANTING SPECIFICATIONS.
9. THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS FROM PESTS AND DISEASE.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEY WEST'S PLANTING REQUIREMENTS.



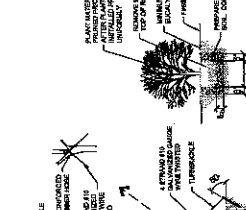
DETAIL - TYPICAL TRIANGULAR PLANT SPACING
SCALE: NONE



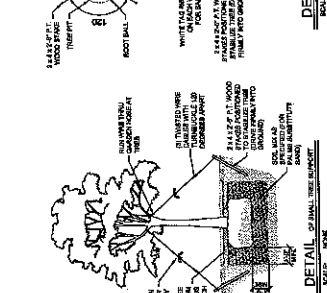
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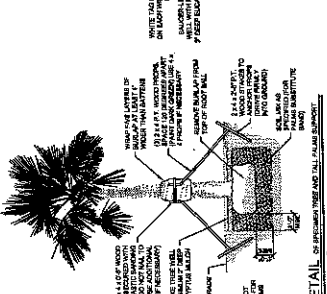
DETAIL - TYPICAL CIRCULAR PLANT SPACING
SCALE: NONE



DETAIL - TYPICAL RECTANGULAR PLANT SPACING
SCALE: NONE



DETAIL - TYPICAL TREE PLANTING
SCALE: NONE



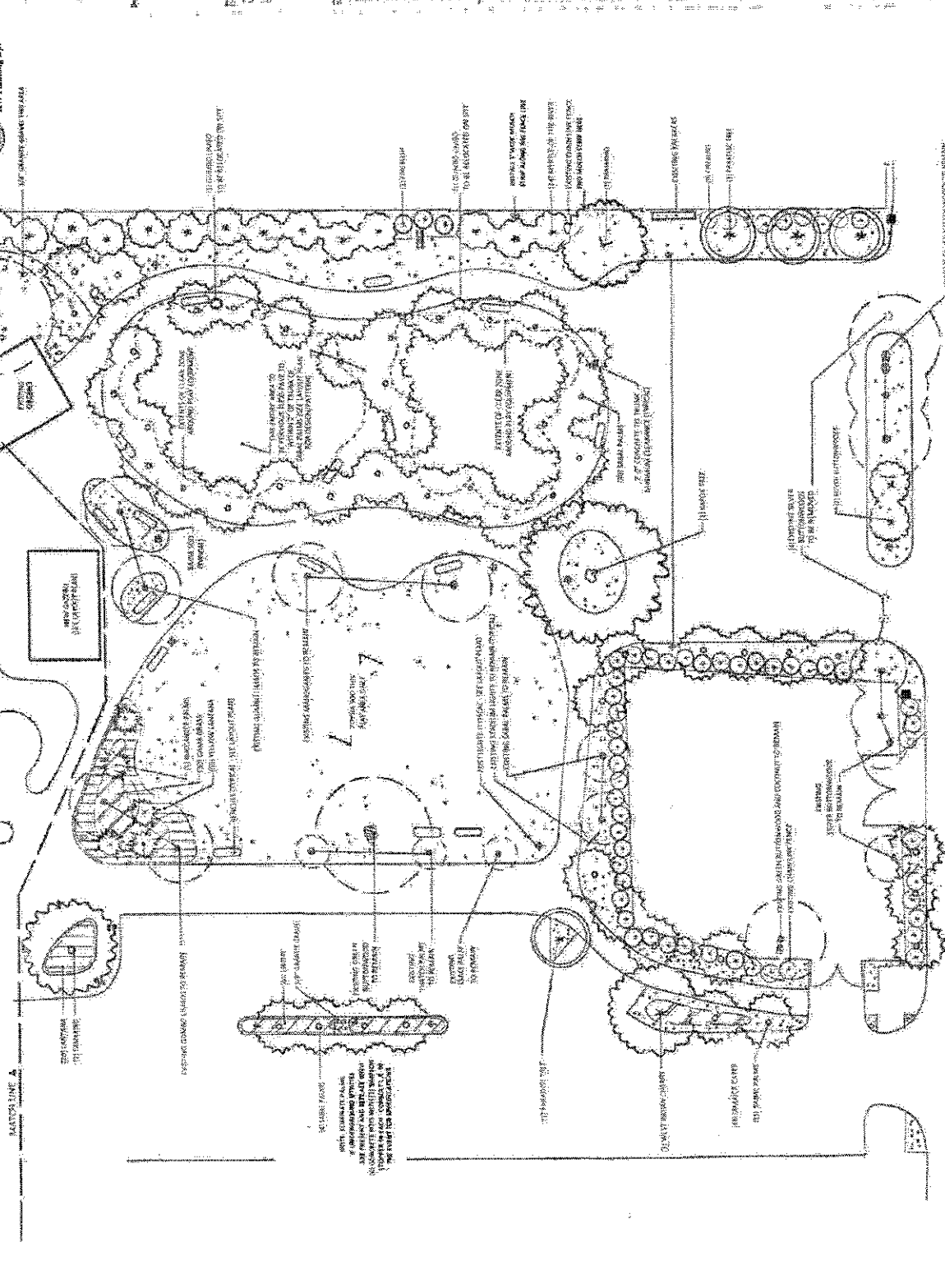
DETAIL - TYPICAL SHRUB PLANTING
SCALE: NONE

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22912



EXISTING GREEN RESTORED TO REMAIN
EXISTING GREEN RESTORED TO REMAIN



NELSON ENGLISH/WILFORD
PARK ENHANCEMENT PROJECT
CITY OF KEY WEST

LANDSCAPE PLAN
NO. 14

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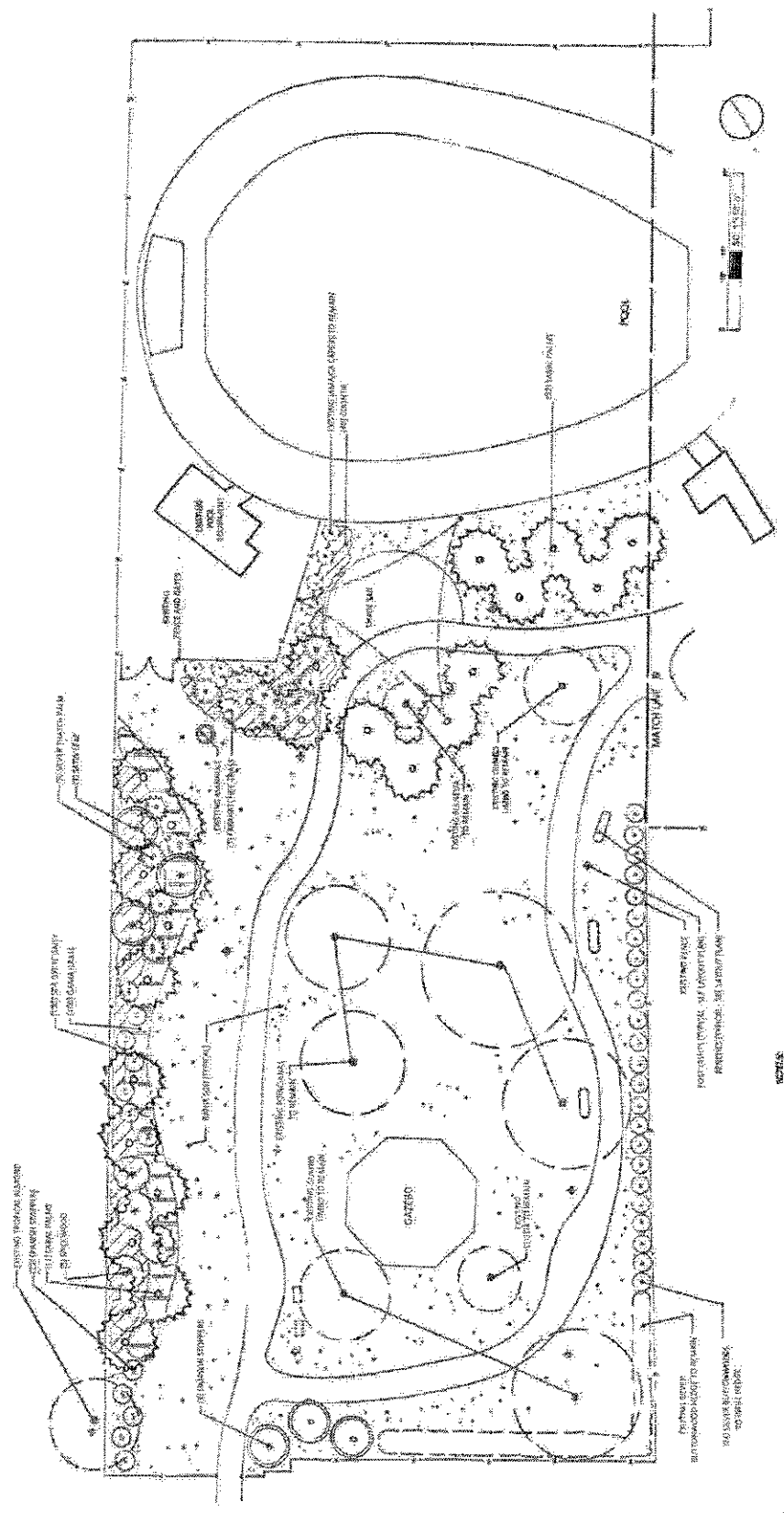
Runk

mbi | kam
 ARCHITECTURE INC.
 1000 University Ave., Suite 1000
 Vancouver, BC V6E 2R1
 Tel: 604.681.2222
 Fax: 604.681.2223
 www.mbi-kam.com



NELSON ENGLISH/WILHE WARD
 PARK ENHANCEMENT PROJECT
 CITY OF KEY WEST
 1000 University Ave., Suite 1000
 Vancouver, BC V6E 2R1
 Tel: 604.681.2222
 Fax: 604.681.2223
 www.mbi-kam.com

L1.2.2
 LANDSCAPE PLAN - ZONE B
 SCALE 1:20



NOTES:
 1. REFER TO ARCHITECTURE AND LANDSCAPE ARCHITECTURE DRAWINGS FOR ALL DETAILS.
 2. THIS PLAN IS SUBJECT TO ALL CITY OF KEY WEST REGULATIONS AND ORDINANCES.

LANDSCAPE PLAN - ZONE B
 SCALE 1:20



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2/29/12
RMK

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 November 27, 2017
 City of Key West
 Planning Department

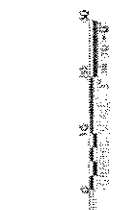
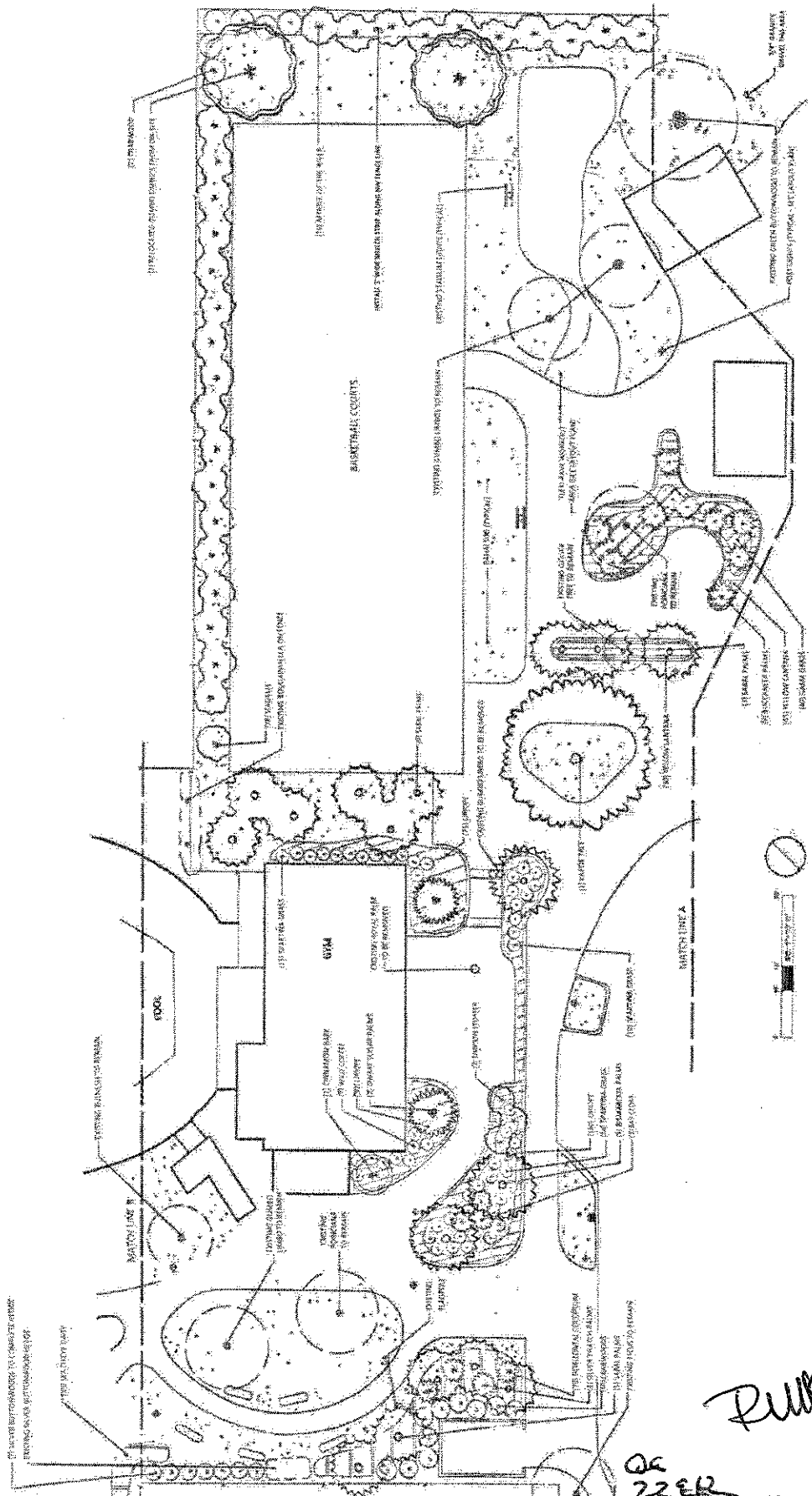


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PARK ENHANCEMENT PROJECT
 CITY OF KEY WEST

LANDSCAPE PLAN
 SHEET C

L1.2.3



LANDSCAPE PLAN - ZONE C
 SCALE: 1"=10'

RUK

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 NW Planning Dept

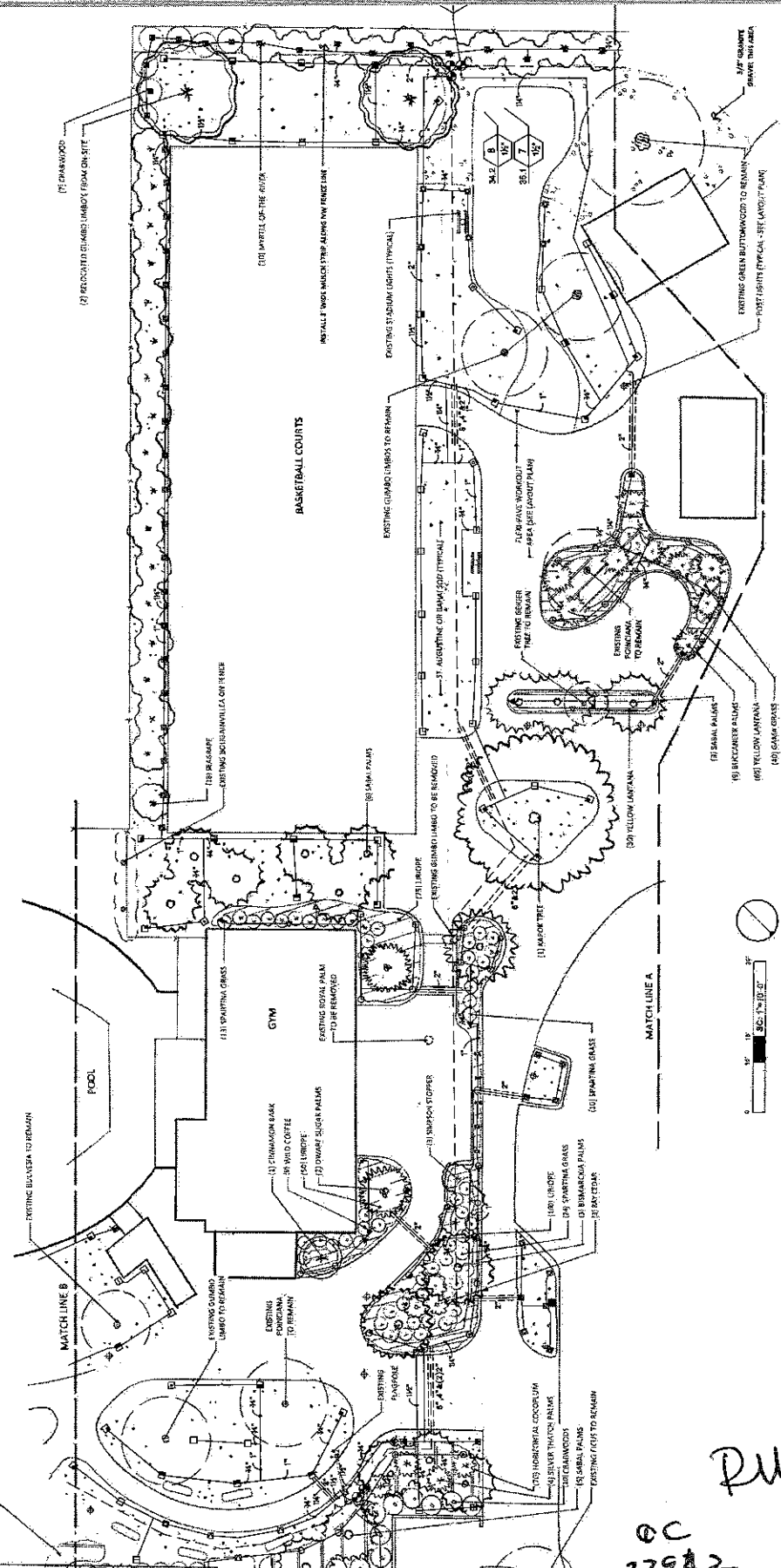
mbi | k2m
 ARCHITECTURE INC
 Architecture Interior Design
 Planning
 Consulting
 1001 Whitehead Street
 New York, NY 10019
 Tel: 212.262.1100
 Fax: 212.262.1103
 City: New York, NY
 Website: www.mbi-k2m.com
 PROJECT: NELSON ENGLISH / WILLIE WARD
 PARK ENHANCEMENT PROJECT
 300 Cambridge Street, Key West, Florida 33040

Client:
 City of Key West
 300 Cambridge Street, Key West, Florida 33040

NELSON ENGLISH / WILLIE WARD
 PARK ENHANCEMENT PROJECT
 CITY OF KEY WEST
 300 Cambridge Street, Key West, Florida 33040

PROJECT: NELSON ENGLISH / WILLIE WARD
 PARK ENHANCEMENT PROJECT
 SHEET: IRRIGATION PLAN - ZONE B
 DATE: JANUARY 18, 2012
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: IRRIGATION PLAN - ZONE B

Sheet Number: 11.2.2
 Scale: 1" = 10'-0"



RWK

OC
 229#2

GRAPHIC SCALE: 1" = 10'-0"
 IRRIGATION PLAN - ZONE B
 SCALE: 1" = 10'-0"
 01
 11.2.2

ARCHITECT: **mbi | k2m**
ARCHITECTURAL INC.
 Architecture, Interiors, Lighting, Planning, Construction Management
 1000 N. Highway 1
 Suite 100
 Fort Worth, Texas 76104
 Tel: 817.339.2192
 Fax: 817.339.2193
 Email: info@mbik2m.com
**PROJECT: NELSON ENGLISH / WILLIE WARD
 PARK ENHANCEMENT PROJECT**
 Prepared by: [Signature]
 Checked by: [Signature]
 Date: 11/23/11

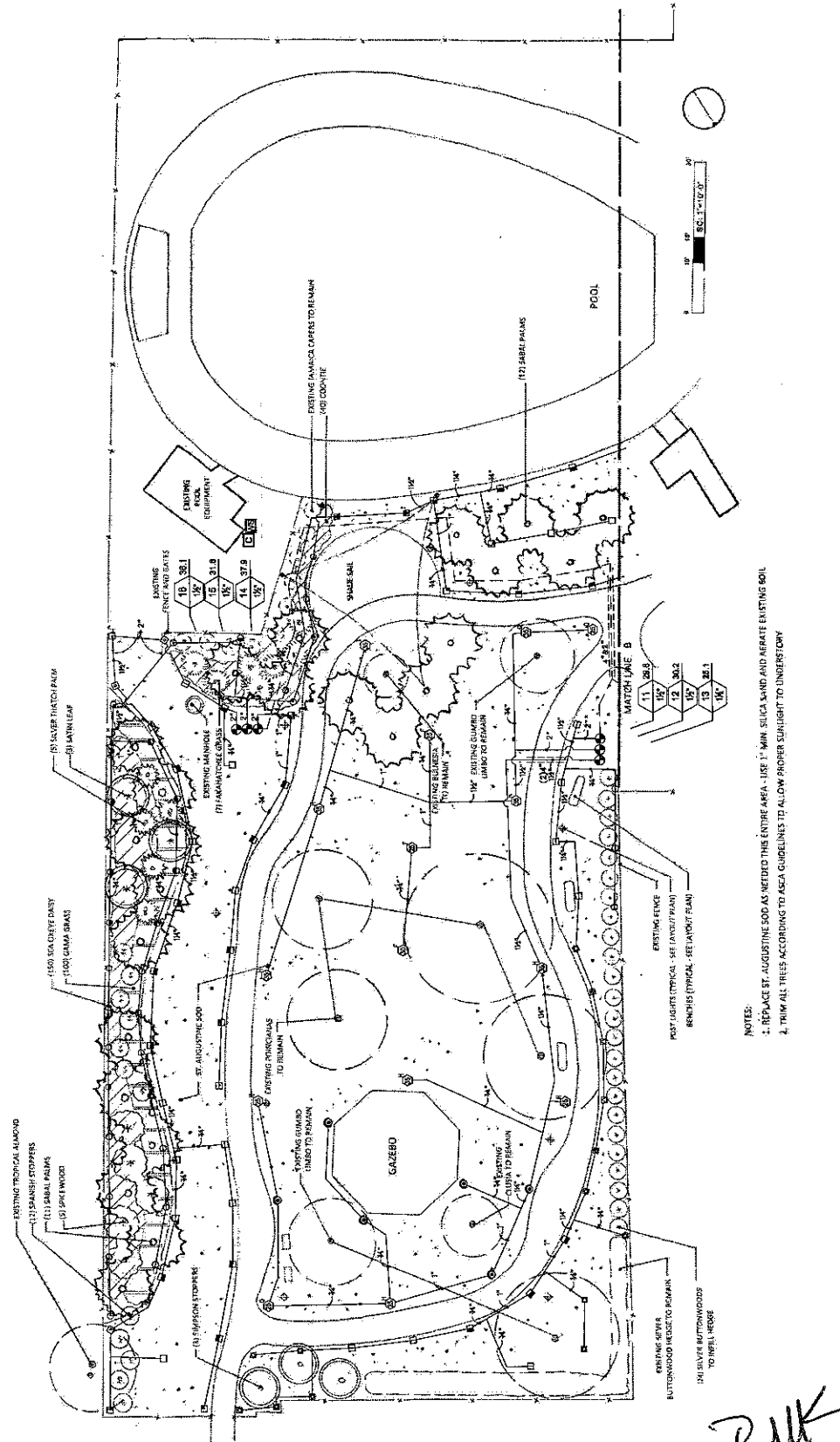
RECEIVED
 January 20, 2012
 KW Planning Dept

CONTRACTOR:
 [Blank]
DATE:
 [Blank]
NO.:
 [Blank]
BY:
 [Blank]
SCALE:
 [Blank]

PROJECT: NELSON ENGLISH / WILLIE WARD
PARK ENHANCEMENT PROJECT
CITY OF KEY WEST
 300 Catherine Street, Key West, Florida 33010

CLIENT: City of Key West
DESIGNER: mbi | k2m
DATE: 11/23/11
SCALE: 1" = 10'-0"

Sheet Number:
11.2.3
 Date: January 13, 2012
 Date Printed: 01/13/2012



NOTES:
 1. REPLACE ST. AUGUSTINE 500 AS NOTED THIS ENTIRE AREA - USE 1" MIN. SILICA SAND AND AERATE EXISTING SOIL
 2. TRIM ALL TREES ACCORDING TO ASCA GUIDELINES TO ALLOW PROPER SUNLIGHT TO UNDERSTORY

IRRIGATION PLAN - ZONE C
 SCALE: 1" = 10'-0"

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 11.2.3
 N

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 RUK

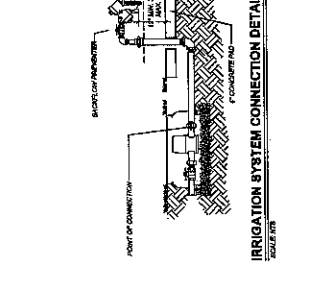
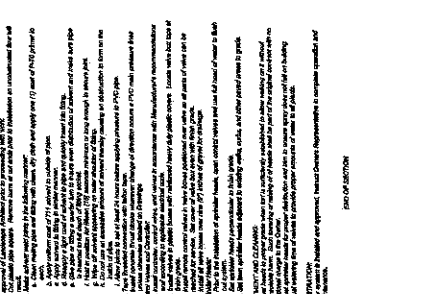
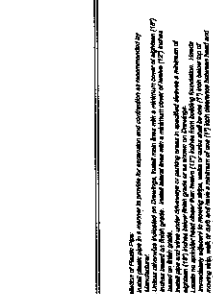
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 January 20, 2012
 KNY Planning Dept

PROJECT: NATIONWIDE/PROJECT/1001
 1001 WITHHOLD STREET
 FORT LAUDERDALE, FL 33304

PROJECT: NATIONWIDE/PROJECT/1001
 1001 WITHHOLD STREET
 FORT LAUDERDALE, FL 33304

PROJECT: NATIONWIDE/PROJECT/1001
 1001 WITHHOLD STREET
 FORT LAUDERDALE, FL 33304

PROJECT: NATIONWIDE/PROJECT/1001
 1001 WITHHOLD STREET
 FORT LAUDERDALE, FL 33304



GRAPHIC SCALE: 1" = 10'-0"

UNDERGROUND IRRIGATION SPECIFICATIONS

1.0 GENERAL NOTES

1.1 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND THE IRRIGATION DESIGN.

1.2 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND THE IRRIGATION DESIGN.

1.3 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND THE IRRIGATION DESIGN.

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1.11 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND THE IRRIGATION DESIGN.

1.12 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND THE IRRIGATION DESIGN.

IRRIGATION SCHEDULE

ZONE	AREA	AREA	AREA	AREA
1	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
2	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
3	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
4	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
5	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
6	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
7	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
8	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
9	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
10	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
11	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
12	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
13	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
14	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
15	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
16	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
17	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
18	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
19	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
20	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
21	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
22	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
23	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
24	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
25	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
26	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
27	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
28	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
29	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
30	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
31	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
32	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
33	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
34	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
35	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
36	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
37	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
38	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
39	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
40	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
41	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET
42	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET	1001 WITHHOLD STREET

1.13 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND THE IRRIGATION DESIGN.

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1.19 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND THE IRRIGATION DESIGN.

1.20 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND THE IRRIGATION DESIGN.

1.21 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND THE IRRIGATION DESIGN.

IRRIGATION PLAN - ZONE C
 SCALE: 1/4" = 10'-0"

Crawford Irrigation Design, Inc.
 IRRIGATION DESIGN AND CONSULTATION SERVICES
 Edgewater, Florida
 Tel: (988) 424-0027
 Fax: (988) 684-2802
 IRRIGATION ASSOCIATION CERTIFIED IRRIGATION DESIGNER
 AND AUDITOR 003410

RUK
 DC
 22912