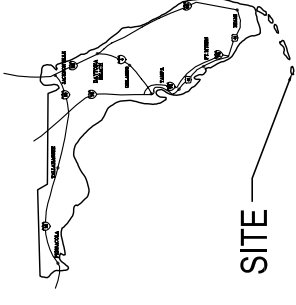


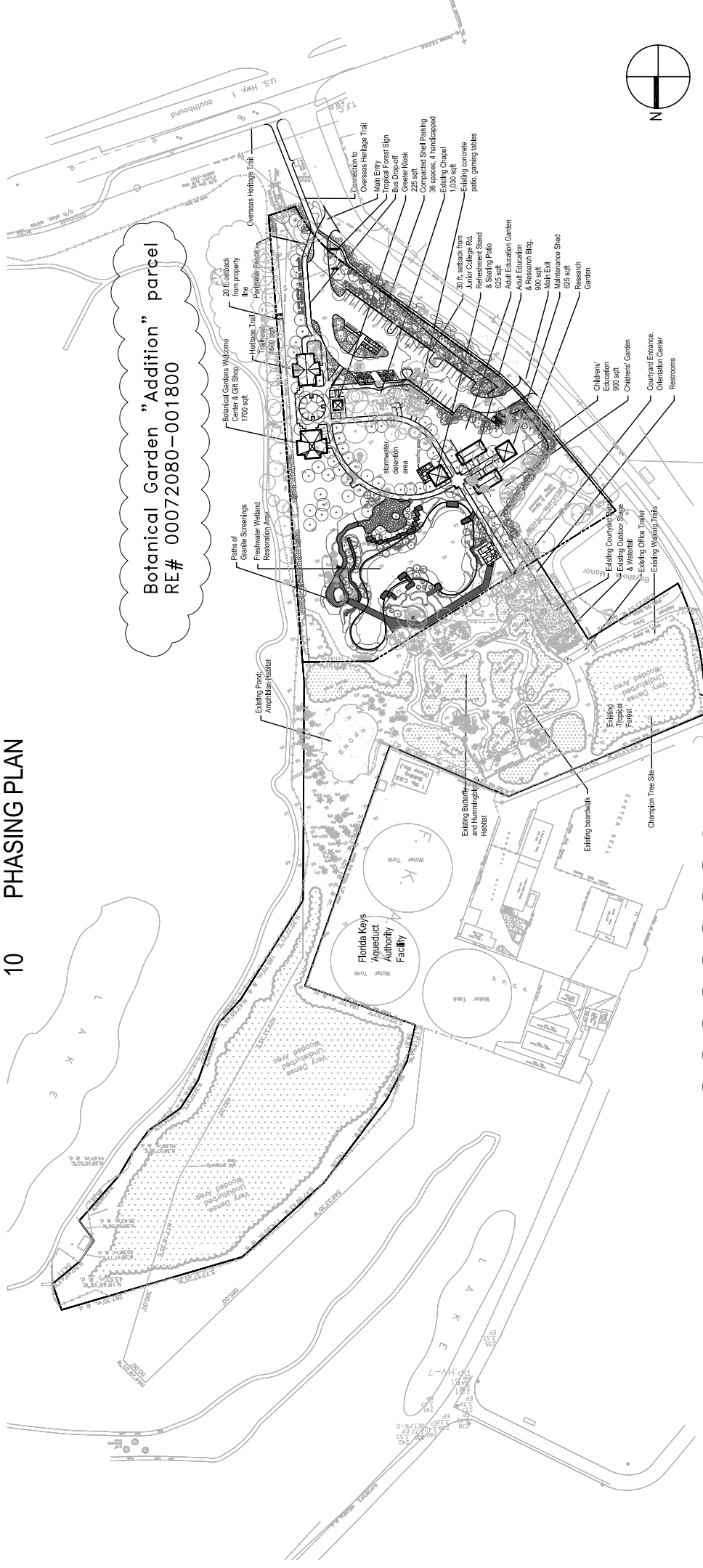
Approved Site Plan Excerpts

KEY WEST TROPICAL FOREST & BOTANICAL GARDEN ADDITION INDEX OF DRAWINGS

- 00 COVERSHEET - INDEX OF DRAWINGS
- 01 EXISTING CONDITIONS, LAND SURVEY
- 02 VEGETATION INVENTORY
- 03 DEVELOPMENT SITE PLAN
- 04 CIRCULATION & PARKING PLAN
- 05 PROPOSED STRUCTURES
- 06 GRADING & DRAINAGE PLAN
- 07 LANDSCAPE PLAN - SITE
- 08 LANDSCAPE PLAN - POND
- 09 LANDSCAPE NOTES
- 10 PHASING PLAN



SITE



Botanical Garden "Addition" parcel
RE# 00072080-001800

"Original Key West Botanical Garden" parcel
RE# 00072082-002000

REV#	DATE	DESCRIPTION
1	01-23-08	Formal RE#s added
2	01-23-08	Rev. per Planning Board Ms. (08-01-17)

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KEY WEST BOTANICAL GARDEN ADDITION COVER SHEET

SCALE	1" = 100'
PROJECT NUMBER	15178
SHEET	0 of 10

Project Owner:
Key West Botanical Garden Society
 Peter Rysman, President
 P.O. Box 2436
 Key West, FL 33045

and
The City of Key West
 Jim Scholl
 City Manager
 525 Angela Street
 Key West, FL 33040

Land Survey Base Map
 Provided By:
Frederick H. Hildebrandt
 Engineer - Planner - Surveyor
 3152 Northside Dr.
 Key West, FL 33040
 (305) 293-0466

Pond and Wetland
 Landscape by:



RAYMOND JUNGLES INCORPORATED
 Landscape Architect-ASA
 242 SW 28th Street, Miami, Florida 33135
 Phone: (305) 371-2072
 raymond@raymondjungles.com

REV.	DATE	DESCRIPTION
01.24.08		Revision clouds A, B, C, and D as noted
01.24.08		Revised water usage note under "Public Utilities"
01.24.08		AKA guidelines not added
01.24.08		Revised parking notes
01.24.08		Revised site added
01.24.08		Revised clouds F and G - sidewalks added, calculations updated

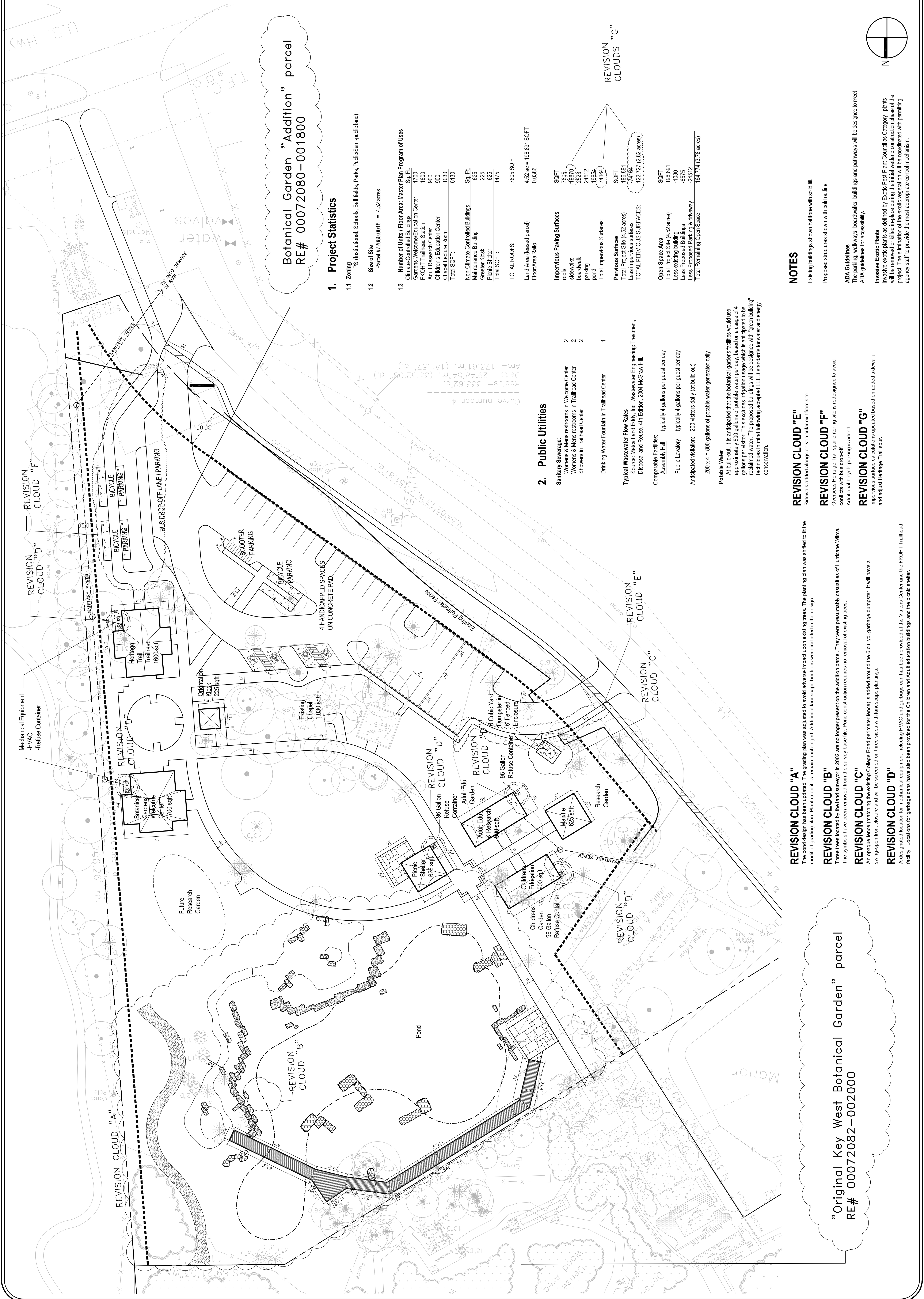
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(954) 954-1718



DATE: 04-03-08
CHECKED: JCT
DESIGNED: RGM
DRAWN: JCT

KEY WEST BOTANICAL GARDEN ADDITION DEVELOPMENT SITE PLAN

SCALE: 1" = 30'-0"
PROJECT NUMBER: 15178
SHEET: 3 OF 10



Botanical Garden "Addition" parcel RE# 00072080-001800

1. Project Statistics

- 1.1 Zoning: PS (Institutional, Schools, Ball Fields, Parks, Public/Semi-public land)
- 1.2 Site of Site: Parcel #72080.0018 = 4.52 acres

1.3 Number of Units / Floor Area: Master Plan Program of Uses

Use	Sq. Ft.
Climate-Controlled Buildings	1700
Gardens Welcome/Education Center	1800
FKOHT Trailhead Station	900
Adult Research Center	900
Children's Education Center	1030
Chapel Lecture Room	1030
Total SQFT:	6130
Non-Climate Controlled Buildings	Sq. Ft.
Maintenance Building	625
Greater Kiosk	225
Picnic Shelter	625
Total SQFT:	1475
TOTAL ROOFS:	7605 SQ FT
Land Area (leased parcel)	4.52 ac = 196,881 SQFT
Floor Area Ratio	0.0386

2. Public Utilities

- Sanitary Sewerage:
 - Womens & Mens restrooms in Welcome Center: 2
 - Womens & Mens restrooms in Trailhead Center: 2
 - Showers in Trailhead Center: 2
- Drinking Water Fountain in Trailhead Center: 1

Typical Wastewater Flow Rates
Source: Metcalf and Eddy, Inc. Wastewater Engineering: Treatment, Disposal and Reuse, 4th Edition, 2004 McGraw-Hill.

- Comparable Facilities:
 - Assembly Hall: typically 4 gallons per guest per day
 - Public Lavatory: typically 4 gallons per guest per day
- Anticipated Visitor: 200 visitors daily (at build-out)
- Potable Water: 200 x 4 = 800 gallons of potable water generated daily

Potable Water:
At build-out, it is anticipated that the botanical gardens facilities would use approximately 800 gallons of potable water per day. This is based on a usage of 4 gallons per person per day. This exceeds the amount of water that can be generated on-site. The proposed buildings will be designed with "green building" techniques in mind following accepted LEED standards for water and energy conservation.

REVISION CLOUD "E"

Sidewalk added alongside vehicular exit from site.

REVISION CLOUD "F"

Overpass Heritage Trail spur entering site is redesigned to avoid conflicts with bus drop-off. Additional bicycle parking is added.

REVISION CLOUD "G"

Impervious surface calculations updated based on added sidewalk and adjust Heritage Trail spur.

REVISION CLOUD "A"

The project design has been updated. The grading plan was adjusted to avoid adverse impact upon existing trees. The planting plan was stilled to fit the modified grading plan. Plant quantities remain unchanged. Additional landscape boulders were included in the design.

REVISION CLOUD "B"

Three trees located by the land surveyor in 2002 are no longer present on the addition parcel. They were presumably casualties of Hurricane Wilma. The symbols have been removed from the survey base file. Pond construction requires no removal of existing trees.

REVISION CLOUD "C"

An opaque fence (matching the existing College Road perimeter fence) is added around the 6 cu. yd. garbage dumpster. It will have a swing-open front closure and will be screened on three sides with landscape plantings.

REVISION CLOUD "D"

A designated location for mechanical equipment including HVAC and garbage can has been provided at the Visitors Center and the FKOHT Trailhead facility. Locations for garbage cans have also been provided for the Children and Adult education buildings and the picnic shelter.

"Original Key West Botanical Garden" parcel RE# 00072082-002000

NOTES

- Existing buildings shown halftone with solid fill.
- Proposed structures shown with bold outline.

ADA Guidelines

The parking, walkways, boardwalks, buildings and pathways will be designed to meet ADA guidelines for accessibility.

Invasive Exotic Plants

Invasive exotic plants as defined by Exotic Pest Plant Council as Category I plants will be removed or killed in-place during the initial wetland construction phase of the project. The elimination of the exotic vegetation will be coordinated with permitting agency staff to provide the most appropriate control mechanism.

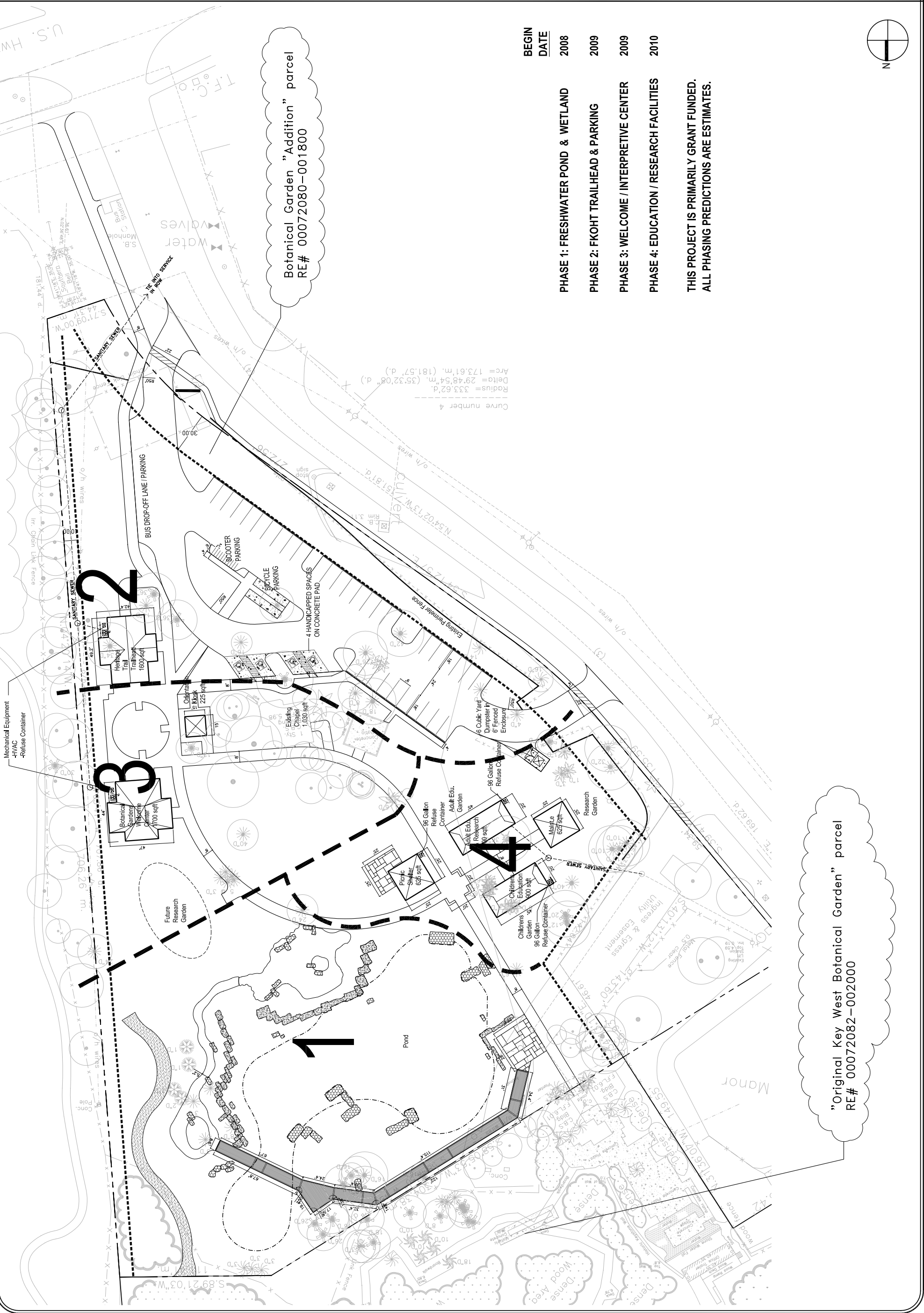
REV.	DATE	DESCRIPTION
01	12/08	Final design
02	01/09	Revised design
03	02/09	Final design
04	03/09	Final design
05	04/09	Final design
06	05/09	Final design
07	06/09	Final design
08	07/09	Final design
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11	10/09	Final design
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95	10/16	Final design
96	11/16	Final design
97	12/16	Final design
98	01/17	Final design
99	02/17	Final design
100	03/17	Final design

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DATE: 01-24-08
 CHECKED: JCT
 DESIGNED: RGM
 DRAWN: JCT

KEY WEST BOTANICAL GARDEN ADDITION PHASING PLAN
 SCALE: 1"=50'-0"
 PROJECT NUMBER: 15178
 SHEET: 10 OF 10



Botanical Garden "Addition" parcel
 RE# 00072080-001800

"Original Key West Botanical Garden" parcel
 RE# 00072082-002000

BEGIN DATE	2008	2009	2009	2010
PHASE 1:	FRESHWATER POND & WETLAND			
PHASE 2:	FKOHT TRAILHEAD & PARKING			
PHASE 3:	WELCOME / INTERPRETIVE CENTER			
PHASE 4:	EDUCATION / RESEARCH FACILITIES			

THIS PROJECT IS PRIMARILY GRANT FUNDED.
 ALL PHASING PREDICTIONS ARE ESTIMATES.

