

THE CITY OF KEY WEST

Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409 Telephone: 305-809-3723

September 30, 2024

Garrison Bight SMI LLC 17330 Preston Road, Suite 220A Dallas, Texas 75252

To Whom It May Concern:

Regarding a request for approval of the Final Landscape Plan dated May 15, 2024, for the property located at 711 Eisenhower Drive, Key West, Florida. Review of the file indicates that the existing landscape plans are consistent with the conceptual landscape plans approved by the City of Key West Tree Commission on July 2, 2024, at the regularly scheduled meeting. Therefore, the landscape plan received and stamped on June 25, 2024 (copy attached), is approved for the Final Landscape Plan. The file is now ready to be heard by the City Commission.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

Amy Dismukes

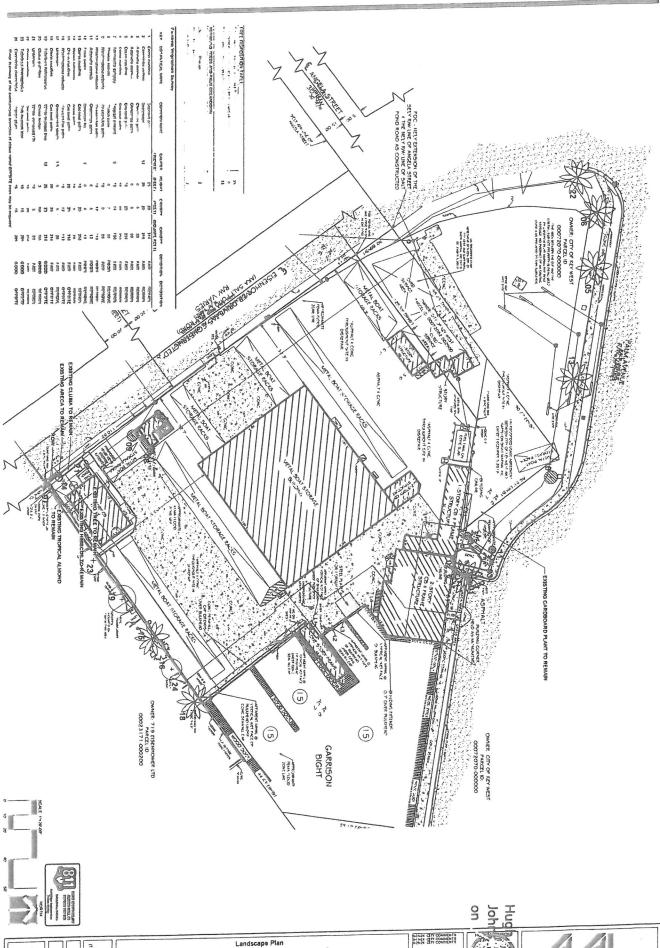
Urban Forestry Manager

City of Key West 1300 White Street

Key West, FL 33040 Office: (305) 809-3768

amy.dismukes@cityofkeywest-fl.gov

ec: AJ Davila - Smith Hawks, PL

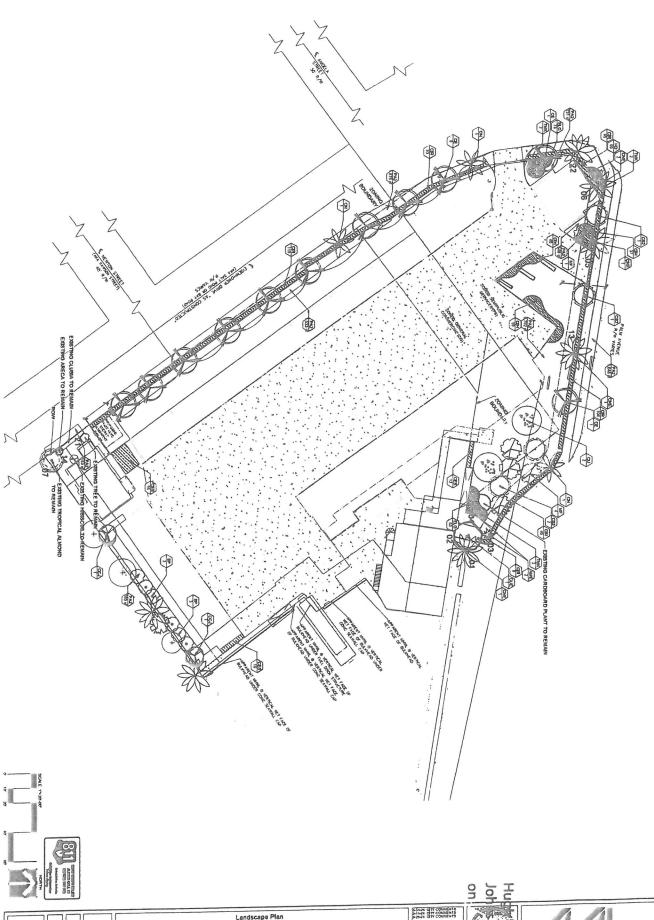


Carrison Bight Marina
711 Eisenhower Drive
Key West, Florida

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IN 11-14 CITY CONSIGNTS
IN 15-24 CITY CONSIGNTS
IN 15-24







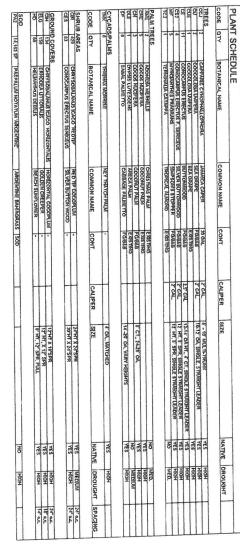
Garrison Bight Marina

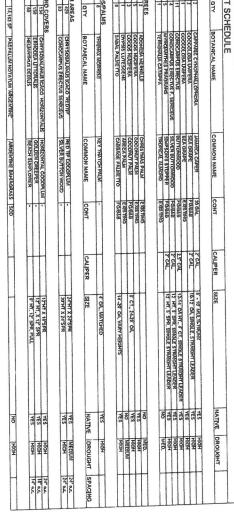
711 Elsenhower Drive
Key West, Florida













NOTE All physis and greundopere indecade in also housigater operang except on a circular hedge new at where noted, Refer to the plant ted for individual plant operang.

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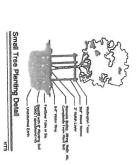
Fento, will tr shudare

Typical Plant Spacing A 16" for all 3 gall, or precior

FRONT

MIS

C 18" for oil 1 get.
30" for oil 3 get, or greater
venes net anduded



Y taloh Luyer Romana Bulloy, Strey, Nobl., vtc. Camplotoly From Plant Boll Ferther Tate or Eq.

Large Tree Planting Detail

Palm Planting Detail

- 3 Layers Budso (Birs.)
- 1 Very West Branch (Mills)
- 1 May 1 Very 1 V

landing Wire Around Layers Budge (Min.

- Perfore Tabs or Eq.

- backlij with IF Planting Bell
50/30 Tapedi / tares me

TOTAL STE AREA:
PROPOSED VINE RAPA:
PROPOSED OPEN SPACE AREA:
NON-AVIA OPER SPACE STRIPPLANT LIMITS PER 100 IF
TOTAL 8 OF TREES:
M. NATIVE
TOTAL 9 OF BHRUBS
M. HATIVE

LANDSCAPE CALCULATIONS

77,055 st. 33,775 st. 30,573 st. 8,795 st. 13 req. 532 lf 120 req. 1.77 ac

35 (95%) 361 361 (100%) (20% of VUA) 13 provided 9'-30' width 138 provided

> All sizes shown for plant metarial on the plans are to be considered Minhuum. All plant metarial must meet or exceed these minimum requirements for both height and spread. Any other requirements for both height and spread. Any other requirements for specific shopped or fifted in noted on the plant(s) will also be required for GENERAL PLANTING REQUIREMENTS

Ill plant material furnished by the Introdecepes contractor shall be Pointde 81 or better as eabblished by "Cardes and Simindired to Jorida Nursery Plants and "Grades and Standards for Florida Nursery Trees". All traterial shall be materiald as per CSI

All planet metantel as included havenin shall be warmanised by the handscape contractor for a minimum period as follows. All those and particular for 12 months, all shrubs, which sproundscapes for 12 months, all shrubs, which, sproundscapes depend from a month of the shrubs, and shrubs, which is shown to the shrubs of the

not method shall be planted in planting and advisored to the six in a class botton and Control to the six in a class botton and Control to the six in a class botton and Control to the co HAND THY CONNECTED AND THE STATE OF THE STAT

Twelve inches (12") of planting soil 50/50 sand/lopsoil mix is required siround and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape evens shell be covered with Euclinybax or shriftized seed from Mediatura mulch be a minimum despit of three shrines (3") of cover when selfled. A four-hich clear spines must be left for all between plant bases and the mulch. Cypress both, mulch shall not be used. plant material shall be thoroughly watered in he time of planting; no dry planting permitted, plant materials shell be planted such that the of the plant bell is that with the surrounding

indicasps and fawn areas shell be impated hilly automatic spinisher system adjusted to Ada 100% coverage of all landicasps areas. heads shell be adjusted to 100% overlap as manufacturers specifications and

induction where during the immidiation and during plant amorantly periods. One provisiting of all plant amorantly periods and any supplemental series and poline and any supplemental series and plant and any supplemental back proper plant development and shall be tryided as a part of this contract.

All gland material shall be installed with furtilizer, richter shall be Siths approved as a complete furtilizer combining the negative information of mass elements in addition to N-P-X, of which ON, or information and the definition on riganic source as per CSI specifications.

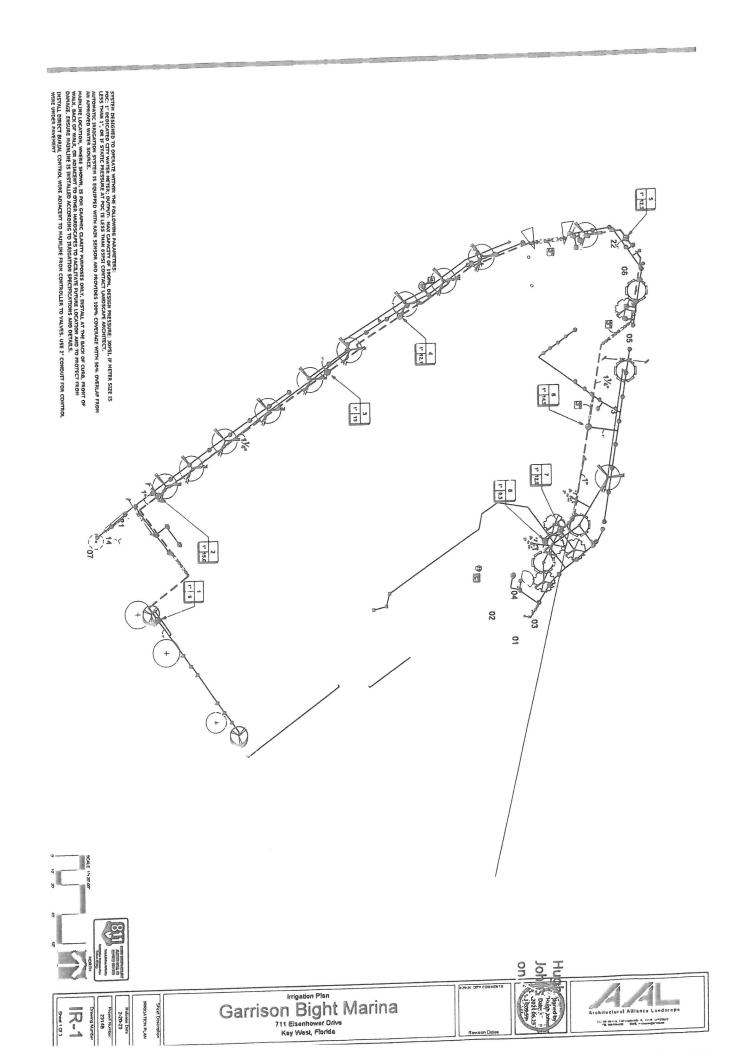
ideas, designs and plans indicated or resented by this drawing are owned by and the exclusive property of AAL. plan takes precedence over the plant list. nctions are responsible for coordinating with where and appropriate public agencies to in locating and verifying all underground prior to excavation.

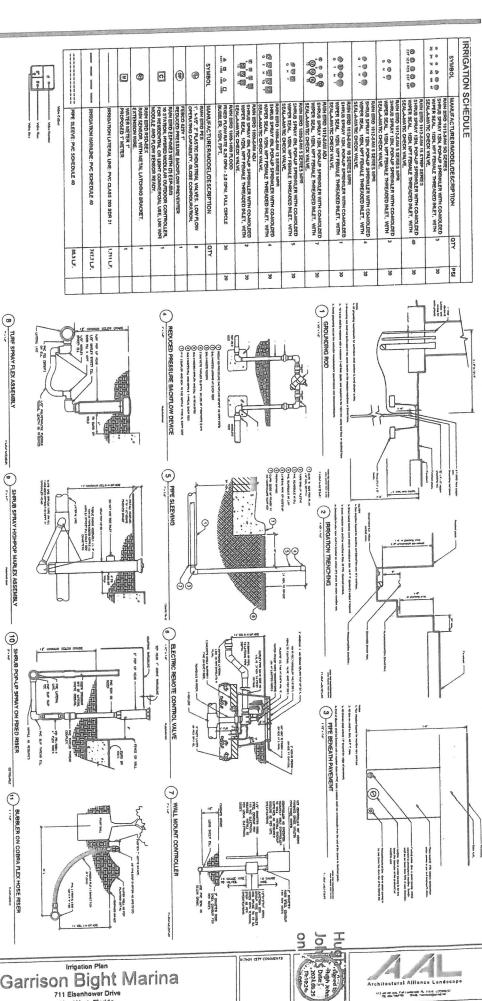
LP-2

Sheel Description
Lendenses Sheelde
Planning Notes 6
Doksels
Relation Chile
9-25-23
Physical Number
23148
O'manning Number

Landscape Plan
Garrison Bight Marina
711 Elsenhower Drive
Key West, Florida

Architectural Alliance Landscape LE COTANGE ON THE PERSON OF HERE PERSONS





Projed Number 2314B Drawing Number A DETAILS Reference Date 2-20-23 Sheel Description R-2

12) IRRIGATION BUBBLER W/ LAYOUT

CONTRACTOR AND A

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Irrigation Plan
Garrison Bight Marina
711 Elsenhower Drive
Key West, Florida





Irrigation control wire shall be thermopleatic solld copper, single conductor, low suitable for dreet buriel and continuous operation at rated voltages.

Tipps and bundle control whe swary (0 and can abropade the metritime, All difforms to direction, make a 2 cet of vivin. All all value between cold wine swared is 37 (below of PVC pipe to make a cod using 30 these inches of wine, Make directived commissions with 3 MDIVER dominations.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boses, junction boses and at the controller.

in sized, numbered and colored as follows: 814 white for common 814 spars block common 814 individual color coded hot wire 814 apars yellow het wire

way such controller, run four spens wires in both directions (eight spans wires both), heald as i common spans (2) and 3 bet wires (0 both), Loop larges wires alto such RCV direct large path and terminate in the last victor between the controller. The both paths and terminate in the last victor are one member relief by this wires respective controller. This bose pins again varies boar and entirely and the last victor are entirely accessful, and the residy accessful or opening the value box (ii). These were must all be added coded and numbered as send in the plane.

Controller and pump shifted Controll Presid grounding, Controller to stiffs a "N"-N" copper and providing shaw, "A" of copper also grounding shaw, "A" of copper also grounding shaw, "A" of copper and grounding shaw "A" of the "A" o

Lay out infiguition evolution medifines and internal lines. Make the necessary adjustments as required to take into account off also obstructions and limitations prior to exceivating transhes.

State all sprintler hand locations. Adjust incustion and make the necessary modifications to nezzla types, etc. required to ensure 100% hand to hand coverage. Refer to the Edge of Pavement Oatall on the Imigation Datall sheet.

Syray hands shall be installed if them addressits or authod resolvenys and 17 from uscatched nesterings and building bundations. Robers areal be smithled if them addressits or cuthod resolvenys, 17 from building bundations, and 38' from uscatched transforms.

Sincia hasida shalli ba Imabilical can ³ San 40 PCC share. The drawn shall be set at a makimum of trif of subsections, resident processing schools have hasid be also in resident to a consolerar classification. Inside or a press consolerar can be subsected as minimized to a consolerar makimum and the subsection of t

Locifix valves prior to scenvition. Chaum that their bestfon provides for easy access and that there is no triorfatures with physical introllers, plints, trees, poles, etc. (who bores must be phosed a minimum of 12 mil a marrorm of 15 from the cologo i powering, curbs, etc. and the top of the box must be 2 house intelligent which bases shall be treatfield in but strees without approved by the integrition designer- only in shrub basis, liever install in sport field areas.

Sequence all valves so that the furthest valve from the POC operates first and the closest to the POC operates list. The closest valve to the POC abould be the fast valve in the programmed sequence,

adjust the flow control on each RCV to ensure shut off in 10 seconds after desctivation by the irrigation controller.

Using an electric branding Iron, brand the velve 1D lettermamber on the fid of each velve box. This brand must be 275° tell and easily legisle.

All populp heads and shrub risers shall be pressure compensating. All populp heads shall be mounted on flex-type swing joints, All rotons shall be installed with PVC triple joints unitee otherwise detailed.

All aprinder equipment, not otherwise detailed or apecified on these plane, shall be installed as per manufacturer's recommendations and specifications, and according to local and store laws.

TRENCHING

Crawels dissight and vertical transless with senseth, fall or doubly belians. Teach stells and depth should be sufficient to above for the proper redict is and horocords separation between polying as shown in the plan includibles focal or the double should.

Protect entiting fundscaped wase. Remove and replant any damaged plant material upon jeb completion. The replacement embrids shall be of the same genue and species, and of the same size as the national is replacibly. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be acidly us to the corner or covers's representative.

MSTALLATION

Submit Mod Tigs. Cut all also seams and debut. Chen the se an illege of travige material for maps in world invocation.

If the second is a submit of the second is a subject of immediately. Primer should not pushed on the debt from pape or fillinging links a pink, as the cost of PAC comment first socially a thin have to the pape, mad as the higher should be second or the second of PAC comment first socially a thin have to the pape, mad as the higher should be second or the second or the second of PAC comment for the second or the second of PAC comment for the second of the second of the second or the second of the second of the second of the second or the second or the second of the second of the second of the second or the second or the second or the second of the second of the second or t

The back III or below, or shows, and a round all pains shall be doen used and englishing beyond that in the throth can be of makes, markets but neoking largue than 2" in dismeter. All plying and a recreations shall be bachfilled and companied to a density of 55% modified formation, or greaters.

Mein the pipe depth measure to the top of pipe shall be:
24° menimum for \(\bar{c} = -2\bar{c} \) PVC with a 30° minimum at vehicular crossings
30° minimum for 3° & 4° PVC with a 36° minimum at vehicular crossings

Leteral line depths measure to top of pips shall be:

18" minimum for it" - 3" PVC with a 30" minimum at verificials crossings;
24" minimum for 6" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall be chill all ploksy, both motethes and latential, prior to specificating our pressure steet. The also shall be bookfilled with the a receiption of it on each state of every join feed interey, 80°, each 40°s, each These joints shall not be becomed until all plots the substituted with a prior to each state of the substitute of the substi

Prior to the placement of valves, flush all maintimes for a minimum of 10 minutes or until lines are completely dean of debrie, whichever is longer.

Prior to the phoement of heads, flush all telerial lines for a minimum of 10 minutes or until lines are completely clean of debria, whichever is longer.

Use acreens in heads and adjust heads for proper coverage avoiding excess water on walks, wells and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing

Mahifini: Remote dil temole cetted videte and cap using il throaded cap on CCH 10 might, Nece bion and cap videte sedir not be tested opinimi daving a presenta per periodico di Vig. 10 million permissioni from the centre, ill molecular solto metre cal presentate for periodico and 12 PSI, bloade, the project presenta at hos passay bossioni. Per grupp foctacion music sel de pepala crede di ett in suche, hully the same representa presenta, montitor the gruppe for two bloam. There can be on both in presenta at albert grupp for ordershanderd plan.

If these parameters are exceeded, locate the problem; repair it; walt 24 hours and notry the text. This procedure must be indivered until the maintime present the text.

useral lines: The Intered lines must be fully filled to operational pressure and visually checked for Isate, Any Isate defected must be repaired.

Operational Teeling - Once the mainfairs and lateral lines have personal their respective firsts, and the system is completely operational, a coverage later and demonstration of the system is required. The simplation conformation demonstration to the course, or which are representation, the proper coverage is obtained and the system notice automatically from the conformation. The demonstration requires each zero to be farmed on, in the proper requires each zero to be farmed on, in the proper invalence of shown on the plant, income conformation and terreturn the properties of the properties or coverage and function. The determination of proper coverage and function is at the solid discretion of the owner or owner's representative.

Upon completion of the operational test, run such zons until water begins to puddits or run oil. This will allow you to electromize the runnings of impairion stand times necessary to meal the variety exportamentation requirements of the planting material in each youts. In the search youts, it is possible no pudding will occur. If this is a particular, the thought of the planting of the property of the proper

SUBMITTALS

Pre-Constitutation: Deliver the (5) copies of submitted to Owner's Representative within ten (10) working days from drift of Hedro to Proceed, Furnish information in 3-leng birder with tella of contents and feature these. However, decident for different components and table with specialization section, namels and terms of component, Furnish submitted to components and market allow the components are components on market left. Inforcated which liems are being supplied on catalog cut shacks when multiple farms are shown on one shock. However, the first of hardcoopies, an elicitative to returned without review, in last of hardcoopies, an elicitative to postupe in PDF formet can be submitted.

After project correlation:

As a condition of final ecceptance, the irrigation contractor shall provide the owner with:

Inigation Au-bulla - shell be provided occurricity locating all mainfanes, allowers, amenia control valves, gata valves, independent whe new, who spice boxes, controllers, high vallage supply source-seconds pink, control material vances, while and valuer outcome connections. All mainfan and independent cann of who shell be boarded every 20 for straight name and at every change of defending. Slaves will be located at not points and every 20 of limith. All underground ferms shell include depth in inch format.

), Controller chests - Upon complision of "na-bull" propora controller drains; con per controller infestica on each chest in a sea case care of the sea for controller of the case of the case for the case for the case for the case of the case for the case for the case for the case of the case for the case of the case

Grounding Carlifection - Provide ground certification muchs for each controller and pump prind grounding grid regalable. This must be on a bourned electricism letter head indication location treted (using IR plan symbols), determined and interior graduals.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to echabilis, perform, and attend the following, and demonstrate to the owner and/or owners representative to their substitution, as follows:

1. Pre-construction modifys - Disalgner and continistor to review writer halful process and schedula with swortgenned continistor.

2. All halfulan installation inspection(s) - All maintine must be inspected for proper pipe. (Bithys, depth of coverings bodfill and installation methods.

2. Flow methor collaboration in the A. All maintine shall be pressure hashed exceeding to this design's requiremental.

3. Flow methor collibration - All flow meters must be cellbrated. Provide certified cellbration report for all flow meters must be cellbrated.

5. Coverage and operational test 8. Final inspection 7. Punch list inspection

PINAL ACCEPTANCE

Theil acceptance of the infgation system will be given after the inflowing documents and conditions completed and approved. Find payment will not be released until these conditions are settlefied.

1.All above impeditions are complicted, documented, approved by owner,
2. Complished and acceptance of "se-bull" derivetigs.
2. Acceptance of required contribute or butter and placement invoke controllers.
4. All other submittab have been made to the self-inction of the owner.

Reference Date
2-20-23
Project Number
23148
Drawing Number

R-3

Sheef Descriptor ISSEIDATION NOTES

GUARANTEE: The irrigation system shall be s guarantaed for a minimum of one calendar year from the time of final

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

Every impation zone about is a checked monthly and written reports percented describing the district each zone
was inspaceful, problemed insertied, date problem a reports, and a list of motivities used in the report. All minimum,
these inspaceform should instance the districts that.

A. Turn on each zone from the controller to verify suformatic operation.

 B. Check achedules to ensure they are appropriate for the season. plant suit an I.A. certified suddor for methods used in determining proper trigation. and soll type, and intigation method scheduling requirements.

C. Chack remote control valve to ensure proper setting. If present.

D. Check setting on pressure regulator it verify proper setting. If present.

E.Check flow control and adjust as needed; ensure valve dosum within 10-15 seconds after descrivation by controller.

F. Check for leaks - maintine, lateral lines, velves, heads, etc.

Check of Intends as follows:

G. Proper and Nayle's floor of sprinder in 1" before more height

2. Verily head special height of "in but," (? I is pusuedoover, and refer in shrub bods

2. Verily head special height of "in but," (? I is pusuedoover, and feet in the "in but," of the control of the pressure regulation and buffilm check video,

4. If all intending, regions head with the appropriation head with pressure regulation and buffilm check video,

5. All recation for except selection, Control of the control

Riser height indeed/lowered to accommodate plant growth patterns and ensure proper coverage.
 Verify populps retract effer operation. If not, repairreplace as needed.

H, Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports

I, check rain shul-off device monthly and clear/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lide are in place and locked.

K. Inspeed backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at

L inspect all litters monthly and clean/repair/replace as needed.

M. Check pump etritions for proper operation, pressures, fillration, sattings, etc. - refer to pump station operations manual.

 O. Winfordte, if applicable, an weather in your zero dictries. Jollow menufacturer recommendation all frees and equament using compressed air. Purform sessonal startup of system as per manufacturer recommendation. N. Check and deen intake screens on all suction lines quarterly, at minimum, Class end/or repair, so needed. etions and blow out

P. Conduct additional inspections, mainte nce belo, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Pface sil soil moieture sensor wiring in 1" SCH 40 PVC conduit

Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations Controller shall be set to the Florida Automated Westher Network's urban schodular sattings using the SMS as a moleture out off device (like a rein exiticit) per manufecturer directions.

Joh Signatur



Irrigation Plan
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711 Elsanhower Drive
Key West, Florida