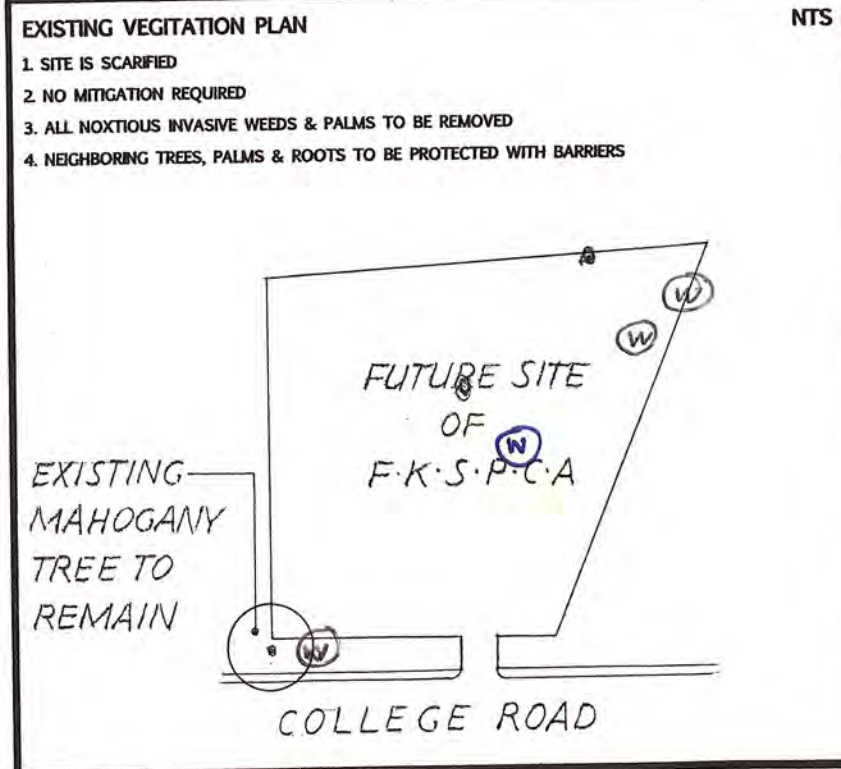


12-17-14
Kushner
Pella
+1087



GENERAL SITE INFORMATION

DISTRICT: PUBLIC SERVICES
GROSS AREA: 1.0 ACRES / 44,660 sq ft
BLDG. COVERAGE: 14,085 sq ft / 31.4%
LANDSCAPE COVERAGE: 8,932 sq ft / 20%
SUPERVISORY SURFACE: SEE CIVIL PLAN

LANDSCAPE DATA & CALCULATIONS

MINIMUM LANDSCAPE AREA	MINIMUM NATIVE PLANT REQUIREMENT	STREET FRONTAGE REQUIREMENT
REQUIRED: 8,932 sq ft / 20% PROPOSED: 8,932 sq ft / 20%	REQUIRED: 70% PROPOSED: 81.6% NATIVE PLANTS PROPOSED: 1048 EXOTIC PLANTS PROPOSED: 235	20' BUFFER W/ 40 PU / 100'

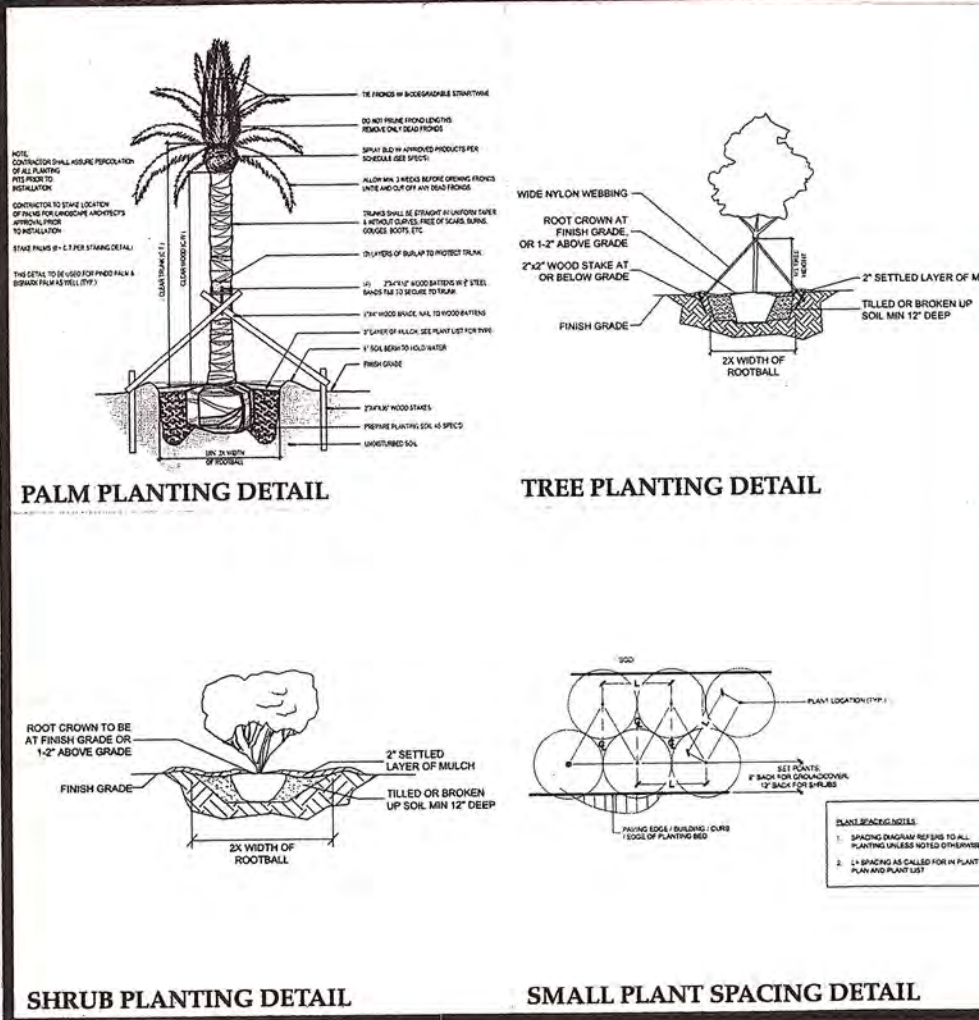
NON-VEHICULAR USE OPEN SPACE (NOS)
8,932 sq ft / 20% OF SITE IS NOS
8,932 sq ft / 2000 = 4.4 X 4 TREES = 18 TREES REQUIRED
18 = TREES PROPOSED

PERIMETER PARKING LANDSCAPE REQUIREMENT
NOT APPLICABLE

BUFFER YARD LANDSCAPE SCREENING / NOTE: ALL CALCULATIONS BELOW DO NOT INCLUDE ANY ADDITIONAL ADVANTAGE GIVEN BY PARAMETER FENCING.

NORTHEAST BUFFER:	NORTHWEST BUFFER:
15' MEDIUM BUFFER / 36 PU PER 100' 243 LF = 87 PU REQUIRED 165 PU PROPOSED	15' LOW IMPACT / 0 PU PER 100' 252 LF = 0 PU REQUIRED 25 PU PROPOSED

SOUTHEAST BUFFER:	SOUTHWEST BUFFER:
20' MEDIUM BUFFER / 40 PU PER 100' 165 LF = 66 PU REQUIRED 115 PU PROPOSED	15' LOW IMPACT / 0 PU PER 100' 204 LF = 0 PU REQUIRED 130 PU PROPOSED



- IRRIGATION NOTES
- ALL NEW PLANTINGS TO HAVE AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
 - IRRIGATION CONTRACTOR TO COORDINATE LOCATION OF MAIN LINES WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF PLANTS.
 - ALL LARGE PALMS TO HAVE TWO (2) BUBBLERS ON OPPOSING SIDES OF TRUNK.
 - ALL PIPE TO BE SCHEDULE 40 PVC.
 - ALL HEADS INSTALLED ON FLEXIBLE POLY PIPE & FITTINGS.
 - BACK-FLOW, WIRELESS RAIN SWITCH & MULTI PROGRAMMABLE CONTROLLER WITH BATTERY BACK UP REQUIRED.
 - ALL CROSSINGS UNDER PAVEMENT OR CONCRETE TO BE SLEEVED TWICE THE SPRINKLER PIPE SIZE WITH SCHEDULE 40 PIPE.
 - ALL VALVES TO BE HOUSED IN GREEN VALVE BOXES SET FLUSH WITH GRADE.
 - ALL VALVE BOXES TO BE PLACED OUT OF VIEW AND AWAY FROM PEDESTRIAN TRAFFIC.
 - IRRIGATION CONTRACTOR TO MEASURE WATER AVAILABLE TO SITE AND USE NO MORE THAN 70% OF AVAILABLE GPM.
 - ALL SPRINKLERS TO BE TORO 570 SERIES AND INSTALLED FLUSH TO GRADE.
 - ALL WIRE CONNECTIONS TO BE HOUSED IN BROWN VALVE BOXES. ALL WIRE SPLICES TO BE INSTALLED WITH WATERPROOF CONNECTORS.
 - TWO (2) WIRES TO BE RUN TO LAST VALVE IN EVERY DIRECTION.
 - CONTROLLER TO BE HARDWIRED.
 - IRRIGATION CONTRACTOR TO HOLD ALL NECESSARY LICENSES, LIABILITY AND WORKMAN'S COMP INSURANCE IS REQUIRED FOR ALL WORKERS ON SITE.
 - IRRIGATION CONTRACTOR IS TO SUPPLY AN 'AS BUILT' PLAN PRIOR TO FINAL PAYMENT.
- GENERAL LANDSCAPE NOTES
- LANDSCAPE ARCHITECT TO APPROVE ALL SITE WORK PRIOR TO IMPLEMENTATION.
 - LANDSCAPE CONTRACTOR IS TO BE FAMILIAR WITH SITE AND CONDITIONS PRIOR TO BIDDING.
 - LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT.
 - ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS 1 & 2, 1975, RESPECTIVELY.
 - LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
 - ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
 - ALL TREES ARE TO BE STAKED IN A SECURE MANNER.
 - ALL TREES, PALMS, SHRUBS AND GROUNDCOVER SHALL BE FERTILIZED AT TIME OF INSTALLATION WITH AN ALL PURPOSE INCORPORATION FERTILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - LANDSCAPE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, IRRIGATION CONTRACTOR AND IRRIGATION CONTRACTOR.
 - ALL TREES TO HAVE A 2" CALIPER AT DIA. MINIMUM FOR A 10' HEIGHT TREE.
 - ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM.
 - ALL 3 GALLON MATERIAL TO HAVE A 30" SPREAD MINIMUM.
 - NO CHANGES SHALL BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE CONTRACTOR.
 - IRRIGATION CONTRACTOR TO HOLD ALL NECESSARY LICENSES, LIABILITY AND WORKMAN'S COMP INSURANCE IS REQUIRED FOR ALL WORKERS ON SITE.

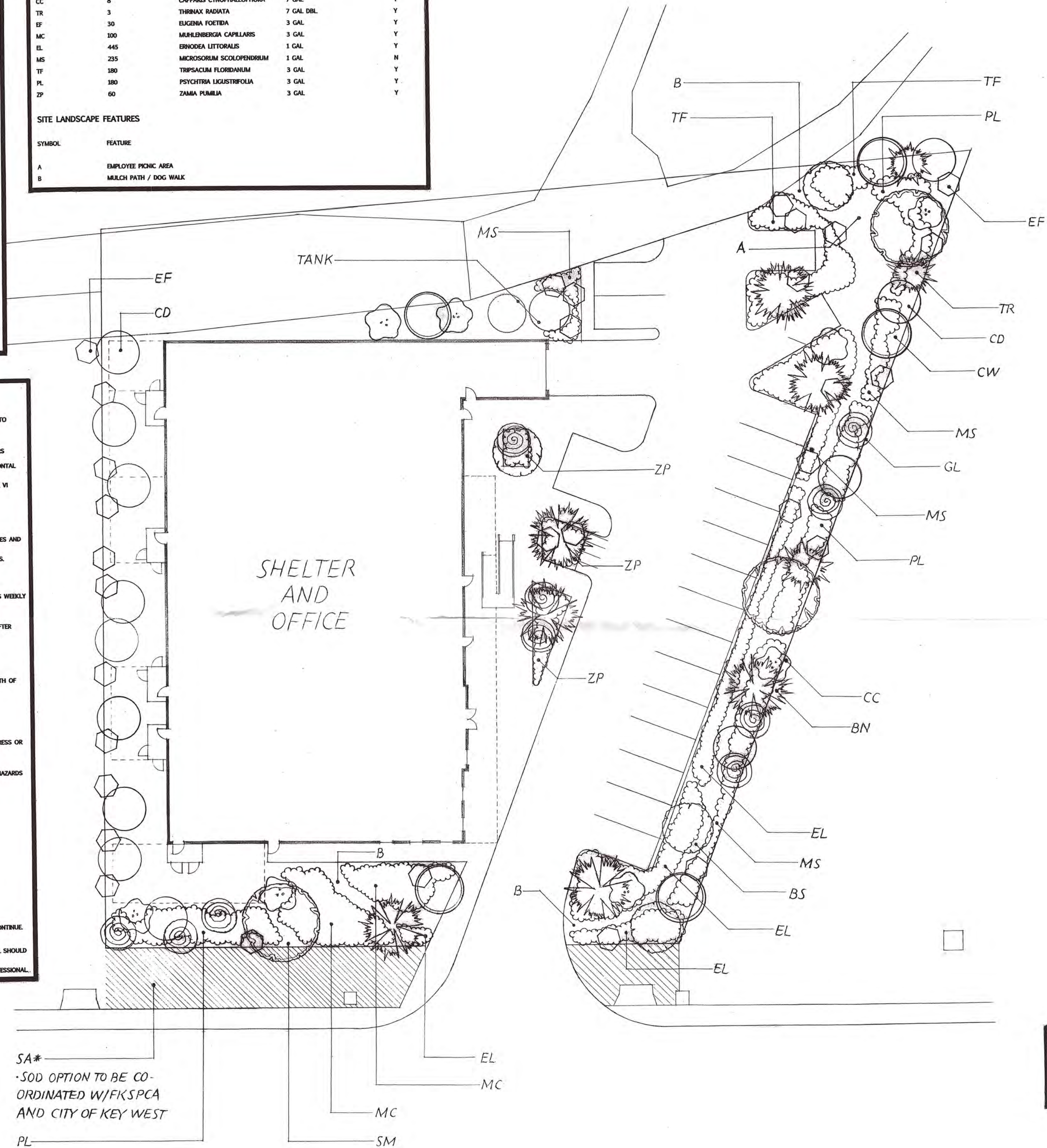
- MAINTENANCE PLAN
1. CHARACTER
- THE AESTHETIC GOAL IS TO MAINTAIN THE INFORMAL CHARACTER OF THE GARDEN. PLANTS SHOULD BE ALLOWED TO SPREAD OUTSIDE OF THEIR PARAMETERS BUT KEPT OFF OF DRIVEWAYS, WALKS AND PUBLIC RIGHT OF WAYS.
 - WITHIN REASON, GROUND COVER PLANTS SHOULD BE ALLOWED TO SCRAMBLE AND CLIMB.
 - SHRUBS SHOULD ONLY BE TRIMMED IN A NATURAL MANNER WITH HAND CLIPPER OR PRUNING SAW. HEDGE TRIMMERS SHOULD NOT BE USED.
 - GREAT CARE SHOULD BE TAKEN NOT TO 'YEDGE' SHRUBS AND TREES. WHILE TRIMMING PALMS, FRONDS AT HORIZONTAL OR ABOVE SHOULD BE LEFT IN PLACE.
 - ALL PRUNING SHALL BE CARRIED OUT IN ACCORDANCE WITH KEY WEST, CODE OF ORDINANCE CHAPTER 10, ARTICLE VI DIVISION 5 AND ALSO ADD PART 1.
2. HAZARDS
- REDUCE HAZARDS AND POTENTIAL HAZARDS WITHOUT CHANGING THE CHARACTER OF THE PLANTING SCHEME.
 - ALL DEAD PALM FRONDS SHOULD BE REMOVED WHENEVER POSSIBLE.
 - STANDARD TREE TRIMMING PRACTICES SHOULD BE FOLLOWED IN ORDER TO NOT OVER TRIM, LIFT OR HATRAK TREES AND PALMS.
 - A PRE-HURRICANE SEASON INSPECTION OF THE PROPERTY SHOULD BE CARRIED OUT IN ORDER TO IDENTIFY HAZARDS.
3. MAINTENANCE
- POST INITIAL PLANTING
- ALL PLANTING BEDS SHALL BE IRRIGATED DAILY FOR THE FIRST MONTH AFTER PLANTING AND THREE (3) TIMES WEEKLY FOR THE FOLLOWING TWO (2) MONTHS.
 - QUANTITY OF WATER SHALL THOROUGHLY SOAK ROOT MASS.
 - ALL TREE STAKING OR CUTTING SHALL REMAIN IN PLACE AND IN GOOD ORDER FOR A PERIOD OF ONE YEAR AFTER PLANTING AND SHALL REMAIN IN PLACE DURING THE ATLANTIC HURRICANE SEASON (JUNE 1- NOVEMBER 30).
- WEEKLY
- ALL PLANTING BEDS SHALL RECEIVE MINIMUM OF ONE (1) INCH OF WATER WEEKLY.
 - ALL PLANTING BEDS SHALL BE MAINTAINED WEED FREE.
 - CANOPY AND ORNAMENTAL TREES SHALL RECEIVE, ON A WEEKLY BASIS, A THOROUGH SOWING TO THE DEPTH OF THEIR ROOT BALL FOR NOT LESS THAN A YEAR.
 - LAWN AREAS ARE TO BE KEPT CUT & HEAT BUT ALLOWED (WITHIN REASON) TO OVERLAP SIDEWALK EDGES.
- MONTHLY
- PRUNING, TRIMMING AND GENERAL CLEAN UP SHALL BE CARRIED OUT IN ORDER TO PREVENT ROADWAY OR PEDESTRIAN HAZARDS.
 - MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3" USING FLORIDA MALALUCA MULCH (FLORAMULCH). CYPRESS OR ANY COLORED MULCH IS PROHIBITED. AVOID MULCH MOUNDS AT THE BASE OF ALL PLANT MATERIAL.
- PRE-HURRICANE
- A PRE-HURRICANE SEASON INSPECTION OF THE PROPERTY SHOULD BE CARRIED OUT IN ORDER TO IDENTIFY HAZARDS AND RECTIFY.
4. FERTILIZERS AND PESTICIDES
- ALL FERTILIZING SHALL BE CARRIED OUT PER ANSI A300 PART 2.
 - A FERTILIZING SCHEDULE OF THREE APPLICATIONS PER YEAR IS RECOMMENDED.
- | MARCH 15TH | JUNE 15TH | SEPTEMBER 15TH |
|---|-----------|----------------|
| THE FOLLOWING FERTILIZERS SHOULD BE USED ACCORDING TO APPLICATION RATES ON THE LABEL. | | |
| ATLANTIC FFC 'PALM SPECIAL' 9-2-12 FOR ALL PALMS. | | |
| ATLANTIC FFC 'ALL PURPOSE' FOR ALL GROUND COVER, SHRUBS & TREES. | | |
| MALORIGANT FOR ALL LAWN AREAS. | | |
- PESTICIDES
- MONITOR AND INSPECT ALL PLANTS FOR INSECT ACTIVITY.
 - A MODERATE LEVEL OF ACTIVITY IS ACCEPTABLE, IF NOT DESIRABLE, AND SHOULD BE ALLOWED TO CONTINUE.
 - PESTICIDE USE SHOULD BE KEPT TO A MINIMUM, ONLY BEING USED WHERE AN INFESTATION OCCURS.
 - ORGANIC PESTICIDES SHOULD BE USED AS A FIRST DEFENSE AND ONLY IF THEY ARE NOT SUCCESSFUL SHOULD CHEMICAL PESTICIDES BE APPLIED.
 - PESTICIDE APPLICATION AND USE SHOULD BE PERFORMED BY A CERTIFIED, LICENSED AND INSURED PROFESSIONAL.

PLANT LIST

SYMBOL	QUANTITY	PLANT	SIZE	NATIVE
CW	5	CANELA WHITEBANA	6"	Y
CD	13	COCCOLONA DIVERSEFOIA	6"	Y
GL	10	GYMANTHES LUCIDA	5"	Y
BS	5	BURSERA SMARUBA	12" (LOW BRANCHING STRUCTURE)	Y
SW	3	SWEETINA MAHOGONI	12"	Y
BN	6	BISMARCKIA NOBIS	10" GA	Y
CC	8	CAPPARIS CYTHOPHALLOPHORA	7 GAL	Y
TR	3	THIRNAX RADIALA	7 GAL DBL	Y
EF	30	EUGENIA FORTEA	3 GAL	Y
MC	100	MUNDTBERGER CAPILLARS	3 GAL	Y
EL	445	ERIOGONIA LITTORALIS	1 GAL	Y
MS	235	MICROSORUM SCOLOYENDRUM	1 GAL	N
TF	180	TRIPACIUM FLORIDANUM	3 GAL	Y
PL	180	PSYCHOTRIA LIGUSTRIFOLIA	3 GAL	Y
ZP	60	ZAMIA PUMILIA	3 GAL	Y

SITE LANDSCAPE FEATURES

SYMBOL	FEATURE
A	EMPLOYEE PICNIC AREA
B	MULCH PATH / DOG WALK



INDEX

L-1	LANDSCAPE PLAN / SITE CALCULATIONS / NOTES
L-2	IRRIGATION PLAN

SITE DATA · LANDSCAPE PLAN & NOTES · PLANT LIST · IRRIGATION NOTES · MAINTENANCE PLAN · OCTOBER 2014 · SCALE: 1"=20'-0"

FLORIDA KEYS S.P.C.A

52300 COLLEGE ROAD

STOCK ISLAND · KEY WEST · FLA

CARLGILEY
LANDSCAPE
DESIGN

1207 CRINNELL ST. · KEY WEST · FLORIDA
TELEPHONE: 305-304-1032
CARLGILLEYLANDSCAPEDESIGN.COM

THRINAX·INC

STAFF REPORT

DATE: December 24, 2014

RE: 5711 College Road (permit application # 7200)

FROM: Karen DeMaria, Urban Forestry Manager,
City of Key West

An application was received for the conceptual approval of a landscape plan in association with a Major Development Plan to build a new SPCA Shelter Facility. The property is part of the existing landfill property that is being redeveloped.

An inspection of the site indicated that there are potentially 4 Washingtonian Palms within the area of the proposed development. Two of these palms may be on adjacent property but the rear boundary marker was not clearly located during the site visit.



Near entrance of area, looking toward the west at the proposed site.



Are these two trees within the property boundaries?

Standing in the center of the proposed development site looking to the west.



This Washingtonian Palm is within the proposed site.

Standing toward the rear of the proposed development site looking toward the east toward College Road.

There are also some mahogany trees along College Road that might be within or close to the project area. An accurate existing site plan showing the locations of the trees must be submitted prior to Final Landscape Plan approval. These mahogany trees may need maintenance trimming.



Standing within the proposed development area looking toward College Road and the proposed entrance area.



Standing near College Road looking south at the existing tree area.



View of same existing tree area from the other side (south looking north).

Recommend approval of the Conceptual Landscape Plan with the condition that the locations of the trees be identified on a survey.

Application



7200

Tree Permit Application

Date: November 21, 2014

Please Clearly Print All Information unless indicated otherwise.

Tree Address ~~5230 College Road~~ 5711 College Rd
Cross/Corner Street _____
List Tree Name(s) and Quantity _____
Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure
Reason(s) for Application:

() **REMOVE** () Tree Health () Safety () Other/Explain below
() **TRANSPLANT** () New Location () Same Property () Other/Explain below
() **HEAVY MAINTENANCE** () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Other/Explain Major Development - Preliminary Approval

Reason for Request Seeking approval for preliminary landscape plan for new Florida Keys SPCA facility.

Property Owner Name FKSPCA
Property Owner eMail Address connie@fkspca.org (Connie Christian VP)
Property Owner Mailing Address 1531 Laird Street
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 923 - 7562
Property Owner Signature _____

Representative Name Carl Gilley
Representative eMail Address thrinaxinc@gmail.com
Representative Mailing Address 1207 Grinnell Street
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 304 - 1032

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached ()

<<<<< **Sketch location of tree in this area including cross/corner Street** >>>>>

Please identify tree(s) with colored tape

See attached plans

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Representation Authorization

Date: November 21, 2014

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Tree Address ~~5230~~ ⁵⁷¹¹ College Road, Stock Island

Property Owner Name Florida Keys SPCA (Connie Christian, VP)
Property Owner eMail Address connie@fkspca.org
Property Owner Mailing Address 1531 Laird Street
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (305) 923 - 7562
Property Owner Signature _____

Representative Name Carl Gilley
Representative eMail Address thrinaxinc@gmail.com
Representative Mailing Address 1207 Grinnell Street
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 304 - 1032

I Connie Christian, hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature  Vice President

The forgoing instrument was acknowledged before me on this 24 day November 2014.

By (Print name of Affiant) Constance Rene Christian who is personally known to me or has produced C 623116 618290 as identification and who did take an oath.

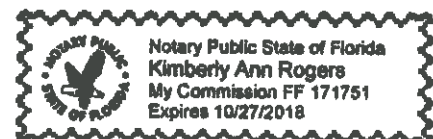
NOTARY PUBLIC

Sign Name: Kimberly Ann Rogers

Print Name: Kimberly Ann Rogers

My Commission Expires: 10/27/2018

Notary Public - State of Florida (seal)



Karen DeMaria

From: Stacy Gibson <sgibson@K2Mdesign.com>
Sent: Friday, December 19, 2014 5:01 PM
To: Karen DeMaria; thrinaxinc@aol.com; connie@fkspca.org; jane@fkspca.org
Cc: Kevin Bond; Venetia A. Flowers; Anthony Sarno
Subject: RE: New SPCA Building/Property

Karen:

The correct address is 5711. Diane Nicklaus in Engineering was who I was working with in getting a new address for this parcel.

Please let me know if you have any questions.

Thank you.

Have a great weekend.

Stacy L. Gibson, Executive Assistant



1001 Whitehead Street, Key West, Florida 33040

P: 305.292.7722 F: 305.292.2162

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From: Anthony Sarno
Sent: Friday, December 19, 2014 4:52 PM
To: Karen DeMaria; thrinaxinc@aol.com; connie@fkspca.org; jane@fkspca.org; Stacy Gibson
Cc: Kevin Bond; Venetia A. Flowers
Subject: Re: New SPCA Building/Property

Stacy will be able to assist as she has the document with the correct address.

Anthony D. Sarno, R.A. | Director of Florida Keys Operations
K2M Design, Inc.

--- Original message ---

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Date: December 19, 2014 4:49:42 PM
Subject: New SPCA Building/Property
To: Anthony Sarno <asarno@K2Mdesign.com>, thrinaxinc@aol.com, connie@fkspca.org, jane@fkspca.org
CC: Kevin Bond <kbond@cityofkeywest-fl.gov>, "Venetia A. Flowers" <vflowers@cityofkeywest-fl.gov>