

## GENERAL LANDSCAPE NOTES

- All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS 'Grades and Standards for Nursery Stock'.
- Tree caliper measurements shall be taken at six (6") inches above natural grade. Measurements for trees over four (4") inches of caliper shall be taken at twelve (12") above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
- The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
- In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
- If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
- Landscape contractor shall provide documentation of plant 'variety' when specified. Plants specified by Genus and Species alone shall not require documentation.
- All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.
- All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
- The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.
- The General Contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/swales with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.
- All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.
- All B&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
- Mulch shall match existing mulch. Sod shall be St. Augustine 'Floratum'.
- The landscape contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturer's recommendations and supervised by licensed applicators. The landscape contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.
- The landscape contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.
- The landscape contractor shall provide a replacement warranty for trees of one year's duration and shrub/groundcover for three months duration from Final Acceptance.
- Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/root contact but not produce indentations from pedestrians.
- All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect, (727-343-1809).

## FERTILIZATION SCHEDULE

- All plant material shall be fertilized upon installation but prior to mulching. Plant material adjacent to open bodies of water shall be mulched immediately following fertilization to reduce translocation of the granules.
- Fertilizer shall be Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation. Contractor may use the Standard or Lo-Start mixes depending on the level of existing fertilizer from plant nursery applications.
- Each containerized plant shall receive fertilization at the rates shown for each container size. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.

1 Gallon Container	15 plants per cup
3 Gallon Container	1/4 cup
7 Gallon Container	1/2 cup
15 Gallon Container	3/4 cup
25 Gallon Container	1-1/2 cups
30 Gallon Container	1-3/4 cups
45 Gallon Container	2-1/4 cups
65 Gallon Container	2-1/4 cups
100 Gallon Container	3 cups
- Each balled and burlapped plant shall receive one half (0.5) cup of Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation for every caliper inch of trunk. One (1) cup equals two hundred eighty (280) grams of Osmocote 'Classic' 19-6-12 fertilizer.
- Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation shall be applied to sodded or seeded areas at a rate of ten (10) pounds per one thousand (1000) square feet.
- Scotts Osmocote 'Plus' 15-9-12 in the twelve (12) month release formulation shall be applied to palms at a rate of five (5) cups per one hundred (100) square feet of palm canopy. One (1) cup equals two hundred fifty (250) grams of Osmocote 'Plus' 15-9-12 fertilizer. If diplane of palm extends into lawn or other shrub/groundcover areas, the palm fertilizer shall be the only fertilizer applied to the area under the diplane of the palm.

## OPTIONAL FERTILIZATION TECHNIQUES

- The Contractor may substitute Scotts Agriform 20-10-5 Planting Tablets Plus Minors for fertilization of trees, and large containers. The application rate shall be three (3) twenty-one (21) gram tablets per inch of caliper. Use Manufacturer's recommendations for palm fertilizer tablet application rate. Contractor shall notify Landscape Architect of the election to use fertilizer tablets prior to substantial completion inspection.
- Sodded or seeded areas over one half (0.5) acre may be fertilized (at contractor's choice) with a quick release granular fertilizer with the formulation that delivers three and one half (3.5) pounds of nitrogen, one half (0.5) pound of phosphate and one and one half (1.5) pounds of potash per one thousand (1000) square feet.
- Palms may be fertilized (at contractor's choice) with Florikan 8-2-12 Plus Magnesium under entire drip line of palm. The application rate to be fifteen (15) pounds per one thousand (1000) square feet.

## IRRIGATION DESIGN NOTES

EXISTING IRRIGATION SOURCE (POTABLE WATER) IS TO PROVIDE IRRIGATION WATER TO THE PROPOSED PLANT MATERIAL.

SHRUB AND GROUND COVER BEDS ARE TO RECEIVE DRIP IRRIGATION COVERAGE TREES AND PALMS ARE TO RECEIVE SPRAY BUBBLER COVERAGE TURF AREAS ARE TO RECEIVE SPRAY HEAD COVERAGE EXISTING (NATURAL AREAS) WILL NOT BE PROVIDED IRRIGATION COVERAGE

A PROGRAMMABLE IRRIGATION CONTROLLER WITH A AUTO SHUT-OFF RAIN SENSOR WILL BE PROVIDED.

## EXOTIC AND NUISANCE VEGETATION REMOVAL

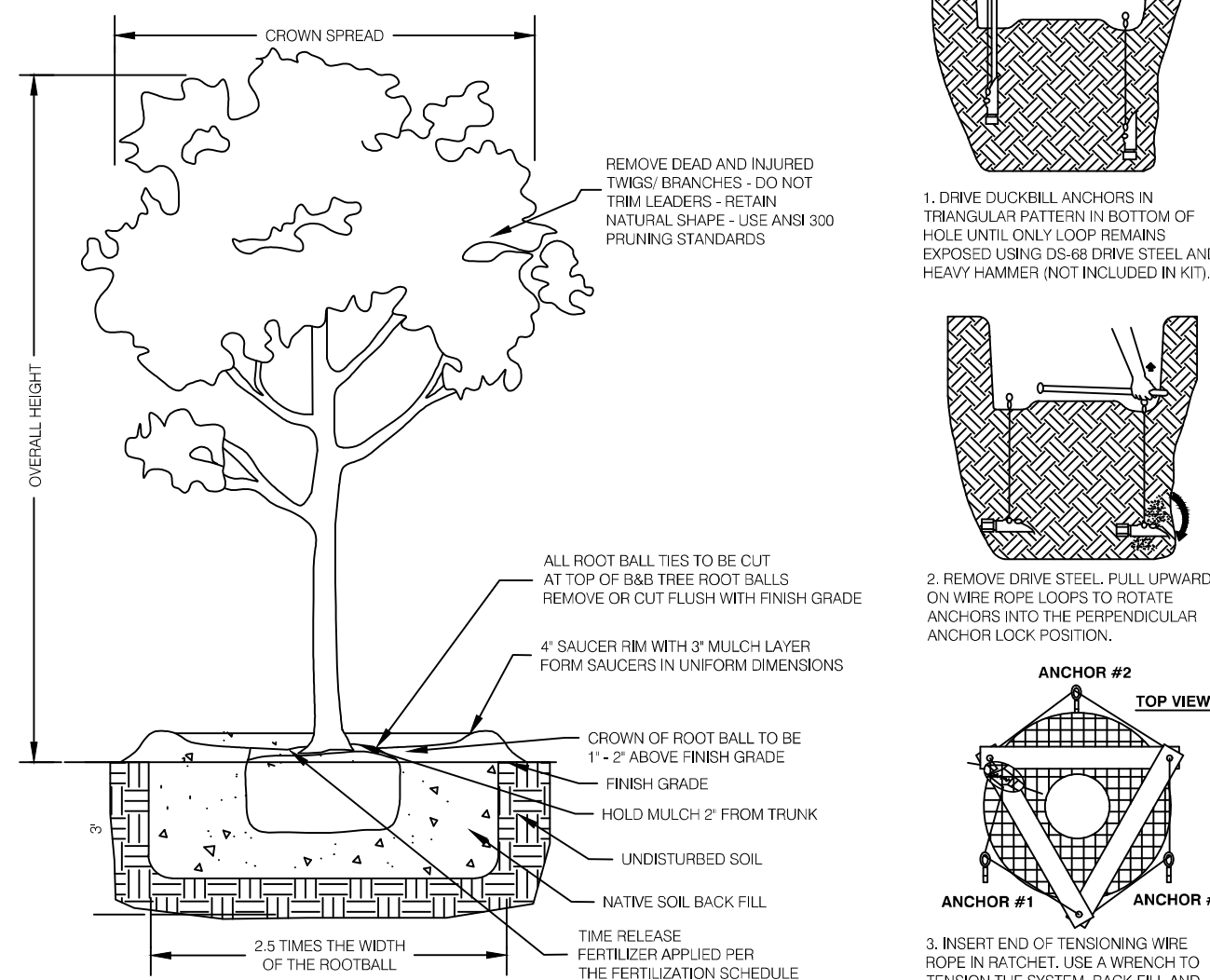
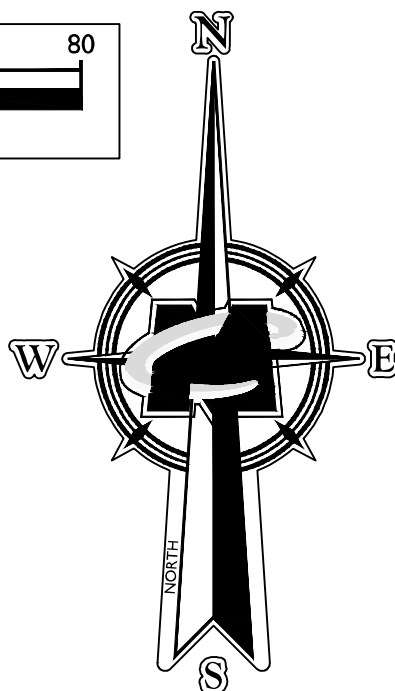
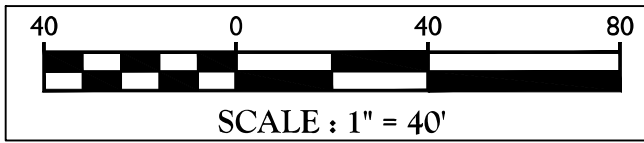
THE NATURAL LANDSCAPE OF THE SITE SHALL BE PRESERVED AS MUCH AS POSSIBLE FOR PURPOSES OF ENHANCING THE GENERAL APPEARANCE OF THE SITE AS WELL AS TO PREVENT EXCESSIVE STORMWATER RUNOFF, EROSION, SILTATION AND DUST. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW DEVELOPMENT, THE OWNER/APPLICANT SHALL REMOVE ALL NUISANCE AND INVASIVE EXOTIC VEGETATION FROM THE SITE FOR WHICH A DEVELOPMENT ORDER OR PERMIT IS REQUESTED. NUISANCE PLANTS INCLUDE THOSE PLANTS WHICH MAY OR MAY NOT BE NATIVE, AND THEIR GROWTH HABITS ARE HARD TO CONTROL OR THEY EXHIBIT SOME UNDESIRABLE FEATURES. INVASIVE EXOTIC VEGETATION IS THOSE PLANTS WHICH HAVE BEEN INTRODUCED INTO THE AREA AND MAY HAVE UNDESIRABLE GROWTH HABITS OR MAINTENANCE CONSTRAINTS.

NOTE: THE REQUIRED REMOVAL OF EXOTIC VEGETATION ON THE PROPERTY INCLUDES REMOVAL WITHIN THE CONSERVATION AREAS ON THE PARCEL.

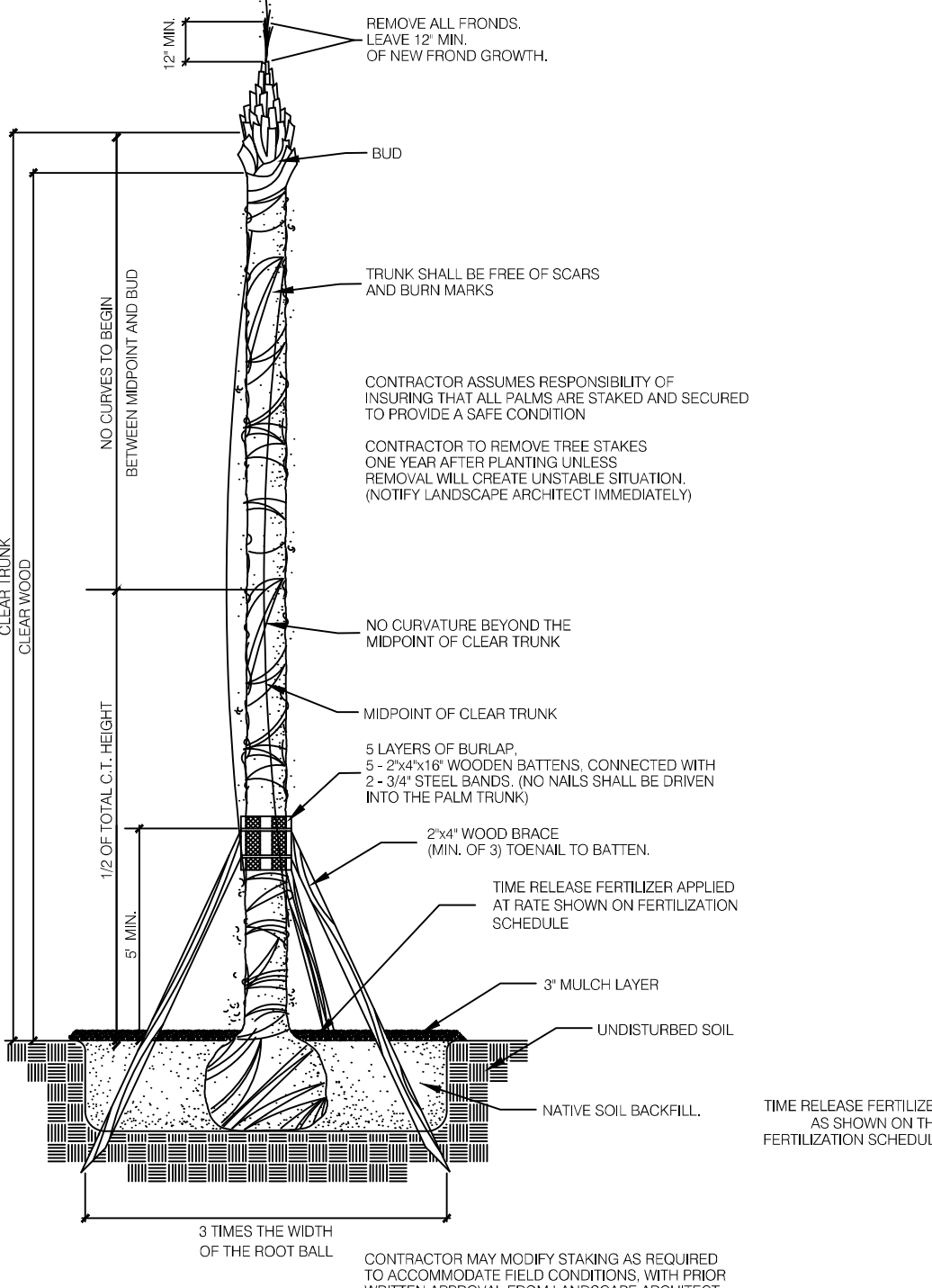
PLANT MATERIAL SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
CD	5	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	3" CAL., 12' HT. X 4" SPD.	AS SHOWN	YES
CI	61	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	3 GAL., 20" HT.	2.5' O.C.	YES
COS	2	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	30 GAL., 7' HT. X 4" SPD.	AS SHOWN	YES
EL	220	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL., 12-15" SPD.	2' O.C.	YES
ZP	77	ZAMIA PUMILA	COONTIE	3 GAL., 16-18" SPD.	2.5' O.C.	YES

### STANDING NOTES:

- STANDING DETAIL ONLY FOR TREES WITH 3 INCH OR GREATER THAN 3" CALIPER MEASUREMENTS. SEE ALTERNATE STANDING DETAIL FOR TREES LESS THAN 3 INCH CALIPER (SMALL TREE PLANTING MARKING).
- DUCKBILL ROOT BALL STRAP ANCHORS MODEL # 68 RBK BY FOREBRIGHT PRODUCTS, LLC. (800) 325-5360 WWW.ABTHORP.COM. OTHER TREE STANDING SYSTEMS MAY BE ACCEPTABLE IF APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REMOVE STAKING AND GUYSING MATERIALS AFTER ONE GROWING SEASON.
- STAKING TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1 9 LARGE TREE PLANTING DETAIL (3" OR GREATER CALIPER)



2 9 SABAL PALM PLANTING DETAIL

3 9 SHRUB & GROUND COVER PLANTING DETAIL

## LAND DEVELOPMENT CODE REQUIREMENTS

### TREE REMOVAL MITIGATION

EXISTING TREES PROPOSED FOR REMOVAL:

- (1) 8" DBH MAHOGANY
- (1) 12" DBH MAHOGANY

NOTE:

- (2) SABAL PALMS PROPOSED TO BE TRANSPLANTED

PROPOSED MITIGATION:

20" MAHOGANY IN GOOD CONDITION x .73 FACTOR = 15" REPLACEMENT TREE CALIPER - (5) PIGEON PLUM 3" CAL.

### SCREENING AND BUFFERS

REQUIRED BUFFER YARD AND SCREENING: EXISTING BUFFER YARDS WITH EXISTING VEGETATION PROVIDE SCREENING TO ADJACENT USES

ROADWAY BUFFER REQUIREMENTS ALONG STREET RIGHTS-OF-WAY FOR 6.06 ACRE SITE: 40' WIDTH BUFFER REQUIRED WIDTH PROVIDED WITH EXISTING PARKING LOT GEOMETRY HAS ENROACHMENTS OF HARDSCAPE INTO BUFFER 160 PLANTING UNITS REQUIRED/100 LINEAR FT.: 160 x 4.02 = 644 PLANTING UNITS 31 TREES/PALMS (MAHOGANY, COCONUT PALM, SABAL PALM) x 10 = 160 UNITS 20 ORNAMENTAL TREES (THATCH PALM, SEA GRAPE) x 3 = 60 UNITS 165 SHRUBS (COCOPLUM, COONTIE) x 1 = 165 UNITS ASSUMED 26 ADDITIONAL TREES WITHIN CONSERVATION AREA = 260 UNITS

### VEHICULAR USE AREA

54,220 SQ. FT. VEHICULAR USE AREA x 20% = 10,844 SQ. FT. OF REQUIRED VUA LANDSCAPE AREAS 4,723 SQ. FT. OF VUA LANDSCAPE AREAS PROVIDED PLUS AN ASSUMED 6,121 SQ. FT. WITHIN CONSERVATION AREA 109 TREES REQUIRED 20 TREES PROVIDED PLUS AN ASSUMED 89 TREES WITHIN CONSERVATION AREA

### NON-VEHICULAR USE OPEN SPACE

66% OF SITE IS OPEN SPACE = 174,813 SQ. FT. 4 TREES REQUIRED PER 4,000 SQ. FT. OF NON-VEHICULAR OPEN SPACE TREES REQUIRED: 174,813 / 4000 x 4 = 175 TREES 175 EXISTING TREES ARE ASSUMED TO BE WITHIN THE CONSERVATION AREA

**MASER CONSULTING P.A.**  
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Landscape Architects ■ Environmental Scientists

Office Locations:

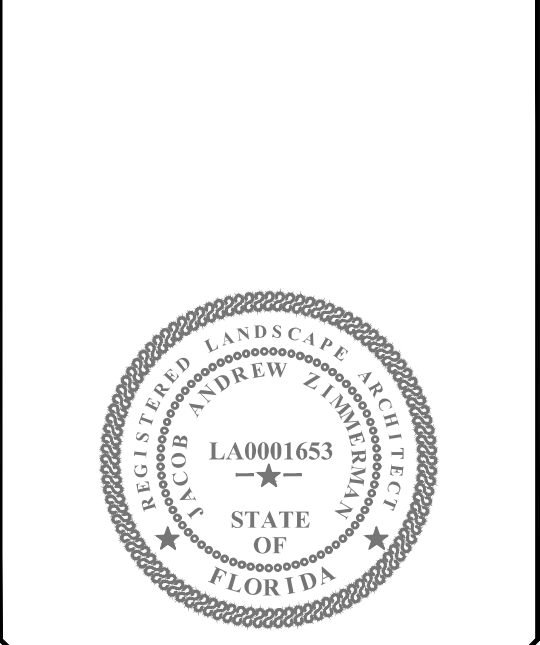
- Red Bank, NJ
- Clinton, NJ
- Hamilton, NJ
- Egg Harbor, NJ
- Montvale, NJ
- Mt. Arlington, NJ
- St. Laurent, NJ
- New Windsor, NY
- Westchester, NY
- Columbia, MD
- Lehigh Valley, PA
- Exton, PA
- Philadelphia, PA
- Pittsburgh, PA
- Tampa, FL
- Orlando, FL
- Miami, FL
- Stirling, VA
- Norfolk, VA
- Albuquerque, NM
- Charlotte, NC

State of F.L. Certificate of Authorization: 30301 / LB7388

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DATE	DESCRIPTION	ADDED RETAINING WALL DETAIL AND CROSS SECTIONS PER CITY KEY WEST.	REV	DATE	DESCRIPTION
1	2/17/17	JAZ	2	3/2/18	JAZ



**MAJOR DEVELOPMENT PLAN**  
FOR  
**CHOICE STORAGE CENTERS**  
SECTION 33  
TOWNSHIP 67  
RANGE 25  
PARCEL #: 00065010-000000  
CITY OF KEY WEST  
MONROE COUNTY  
FLORIDA

**TAMPA OFFICE**  
5471 West Waters Avenue  
Suite 100  
Tampa, FL 33634  
Phone: 813.207.1061  
Fax: 813.281.1050

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	3/2/18	JAZ	JAZ

PROJECT NUMBER:	DRAWING NAME:
17003454A	18003

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
9 of 10



# STAFF REPORT

DATE: April 25, 2018

RE: **2600 N. Roosevelt Blvd-Choice Storage  
(permit application # T18-8956)**

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

An application was received for Final Landscape Plan Approval with Tree Removal. A staff report was created on February 27, 2018 regarding the removal and transplantation of trees in relation to the expansion of the existing facility. The report is attached.

The Tree Commission gave Conceptual Approval for the landscape plan on March 13, 2018. The Planning Board approved the project on April 19, 2018..

The Final Landscape Plan submitted does incorporate all the required tree removal replacements and is over 70% native vegetation. The plans also include a statement that all nuisance and exotic vegetation will be removed from the property and conservation area.

**Recommendation: Recommend approval of the Final Landscape Plan with Tree Removal at 2600 N. Roosevelt Blvd to include the removal of (2) Mahogany trees to be replaced with a total of 15 caliper inches of native dicot and/or fruit trees from the approved list, FL#1, and the transplanting of (2) Sabal Palms to be planted onsite. Additionally, all nuisance and exotic vegetation will be removed and eradicated from the property and conservation area.**

# STAFF REPORT

DATE: February 27, 2018

RE: **2600 N. Roosevelt Blvd (permit application # T18-8836)**

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

An application was received requesting Conceptual Landscape Plan approval with Tree Removal. The applicant is expanding an existing storage facility and requests approval for the removal of **(2) Mahogany trees and the transplantation of (2) Sabal Palms**. A site inspection was done on November 1, 2017 and January 26, 2018 and documented the following:

Tree Species: Mahogany (Swietenia mahagoni)











Diameter: 8"

Location: 80% (planted too close to other mahogany tree-competition with roots and canopy)

Species: 100% (on protected tree list)

Condition: 75% (overall good, some structural issues due to lack of maintenance)

Total Average Value = 85%

**Value x Diameter = 6 replacement caliper inches**

Diameter: 12"

Location: 80% planted too close to other mahogany tree-competition with roots and canopy)

Species: 100% (on protected tree list)

Condition: 75% (overall good, some structural issues due to lack of maintenance)

Total Average Value = 85%

**Value x Diameter = 9 replacement caliper inches**

**Total required replacement inches = 15 caliper inches**



## Photos of Existing conditions of property:

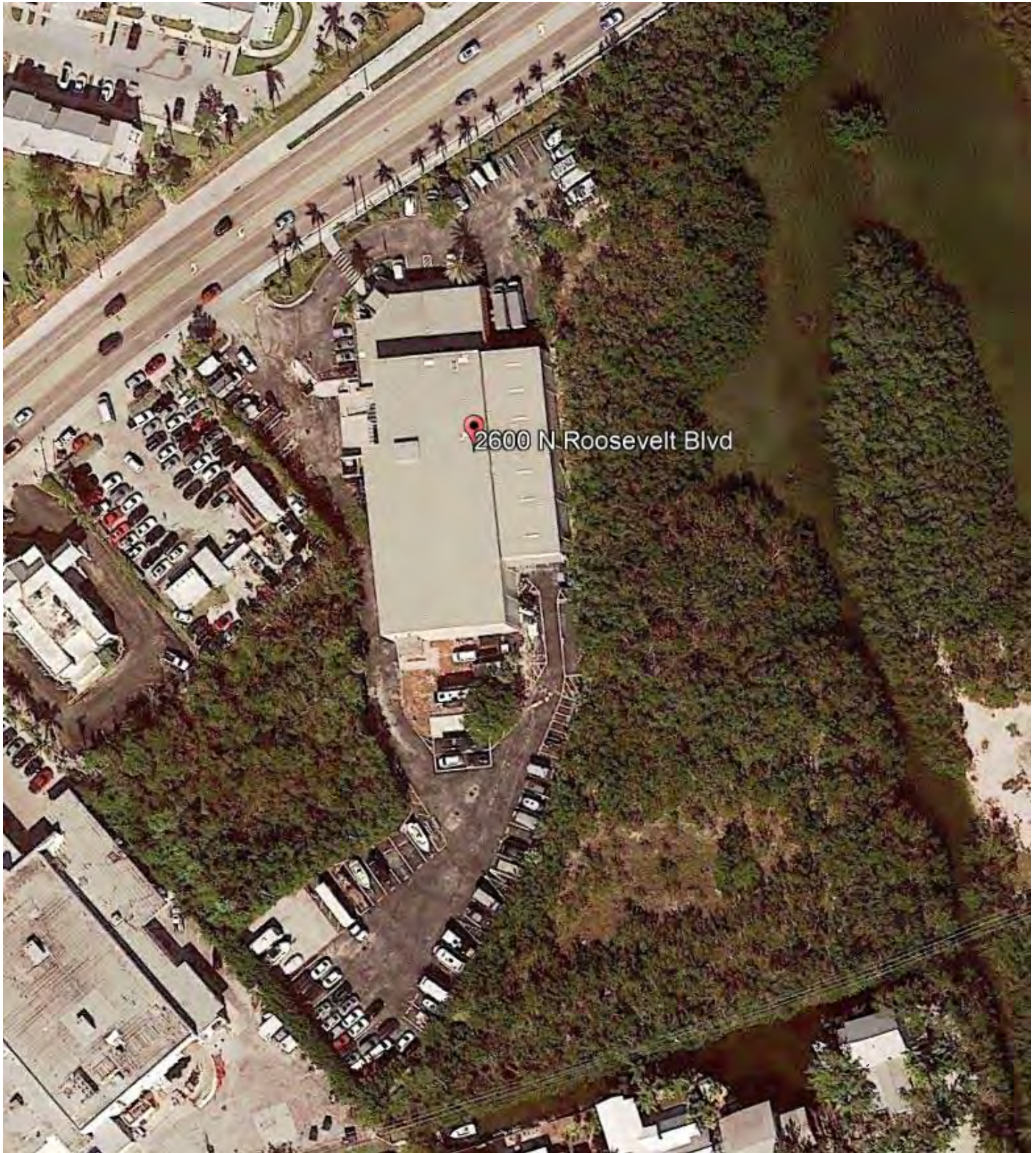


Photo taken December 2017-property includes large area of wetlands that are part of an existing conservation easement. Rear of property is a large parking lot surrounded by conserved lands.





Back of property  
directly behind  
building =  
proposed  
expansion area



Entrance area to  
rear of property  
and proposed  
work area.













View of  
conservation  
area.













Photo of the (2) Sabal Palms to be transplanted.



The landscape plans show over 70% native vegetation being planted and include a statement regarding the removal of invasive exotics from the property. During the site visits it was noticed that Brazilian Pepper was growing along the upland and conservation area. This Brazilian Pepper must be removed from the Conservation Area.

The landscape plan shows enhancements to the existing landscaping to the front area of the property to include the planting of shrubs between N. Roosevelt Blvd and a smaller parking area. The applicant is not showing any improvements to the larger rear parking area. The rear parking area is surrounded by a deeded conservation area dominated by buttonwood and mangrove trees. It is recommended that the plans incorporate a statement that trees adjacent to the rear parking area be properly trimmed so the canopy branches are not hanging over the parking area during construction.

The existing landscape plans need to include a statement regarding the transplanting procedures for the (2) Sabal Palms and sheet 9 of 9 needs to be reprinted to show (2) Sabal Palms being transplanted not (3) Sabal Palms being removed. The landscape plan does incorporate all the required tree replacements (15 caliper inches) if authorization is given to remove the (2) Mahogany trees.



## Karen DeMaria

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**From:** Karen DeMaria  
**Sent:** Tuesday, February 27, 2018 11:35 AM  
**To:** 'tmaxey@maserconsulting.com'  
**Subject:** 2600 N. Roosevelt Blvd-Choice Storage

Ty:

As we discussed, I noticed that sheet 9 of 9 states that (3) Sabal palms are to be removed but the application states that (2) Sabal Palms are to be relocated. I am only aware of (2) Sabal Palms being within the proposed work area. Please have this sheet corrected to reflect (2) Sabal Palms to be transplanted. Also, a plan and procedure for the transplanting needs to be on the plans (immediately planted with tree protection? Stored and taken care of until planting?). Please e-mail me the corrected sheet and I will incorporate it into the file.

My review of the mahogany tree values requires the replacement of 15 caliper inches of dicot trees on the property. The landscape plan does incorporate that requirement.

During my site visits to the property I did notice some Brazilian Pepper growing in the conservation area. I was glad to see the plans included a requirement of removing exotic and nuisance vegetation from the property. I do expect that to include the conservation area, especially the perimeter areas.

This application will be placed on the March 13, 2018 Tree Commission agenda. I look forward to seeing you then.

Sincerely,

Karen

Karen DeMaria  
Urban Forestry Manager/Tree Commission  
Certified Arborist  
305-809-3768



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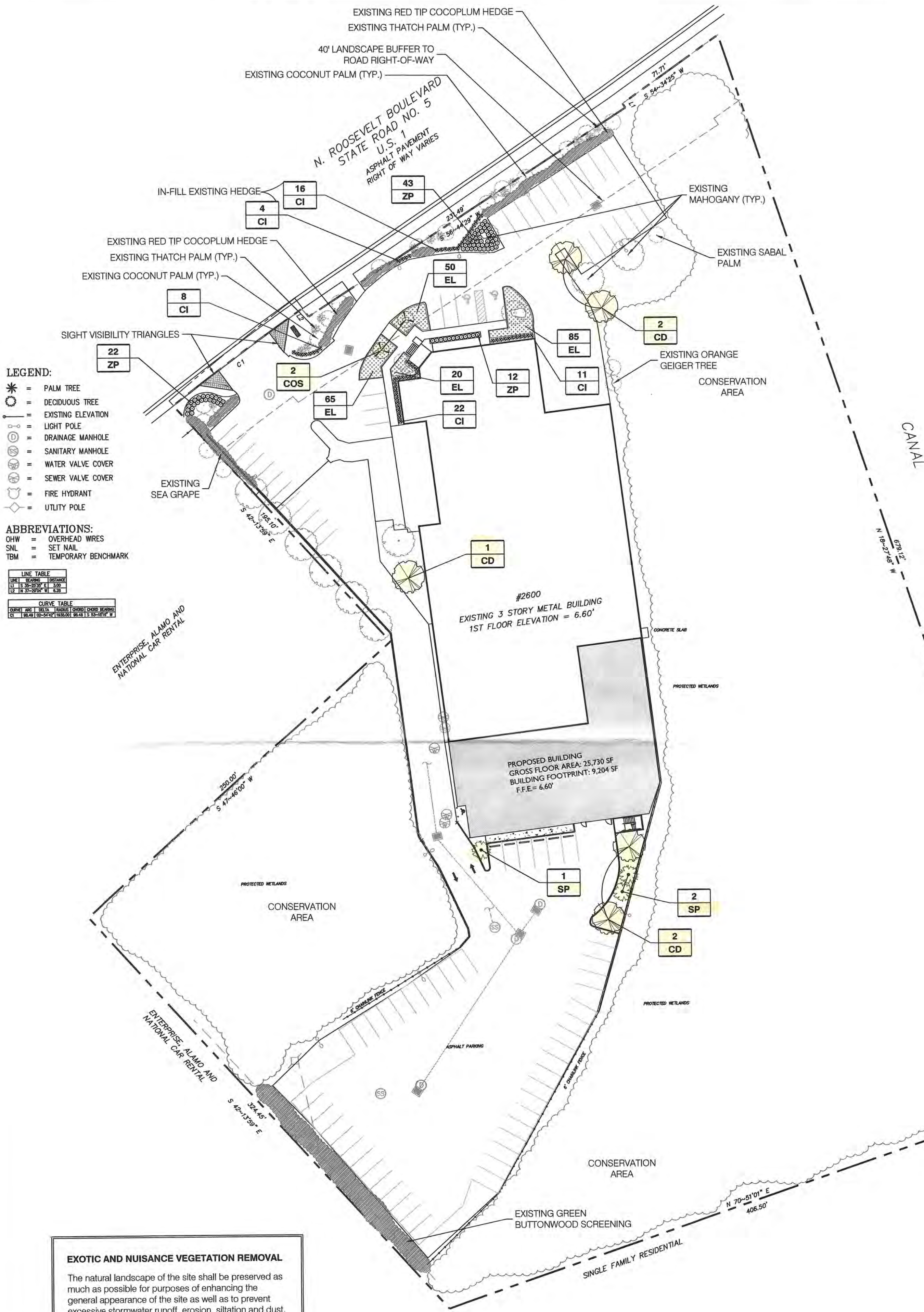
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TURF AREAS ARE TO RECEIVE SPRAY HEAD COVERAGE  
EXISTING (NATURAL AREAS) WILL NOT BE PROVIDED IRRIGATION COVERAGE

A PROGRAMMABLE IRRIGATION CONTROLLER WITH A AUTO SHUT-OFF RAIN SENSOR WILL BE PROVIDED.



- LEGEND:**
- \* PALM TREE
  - DECIDUOUS TREE
  - EXISTING ELEVATION
  - LIGHT POLE
  - DRAINAGE MANHOLE
  - SANITARY MANHOLE
  - WATER VALVE COVER
  - SEWER VALVE COVER
  - FIRE HYDRANT
  - UTILITY POLE

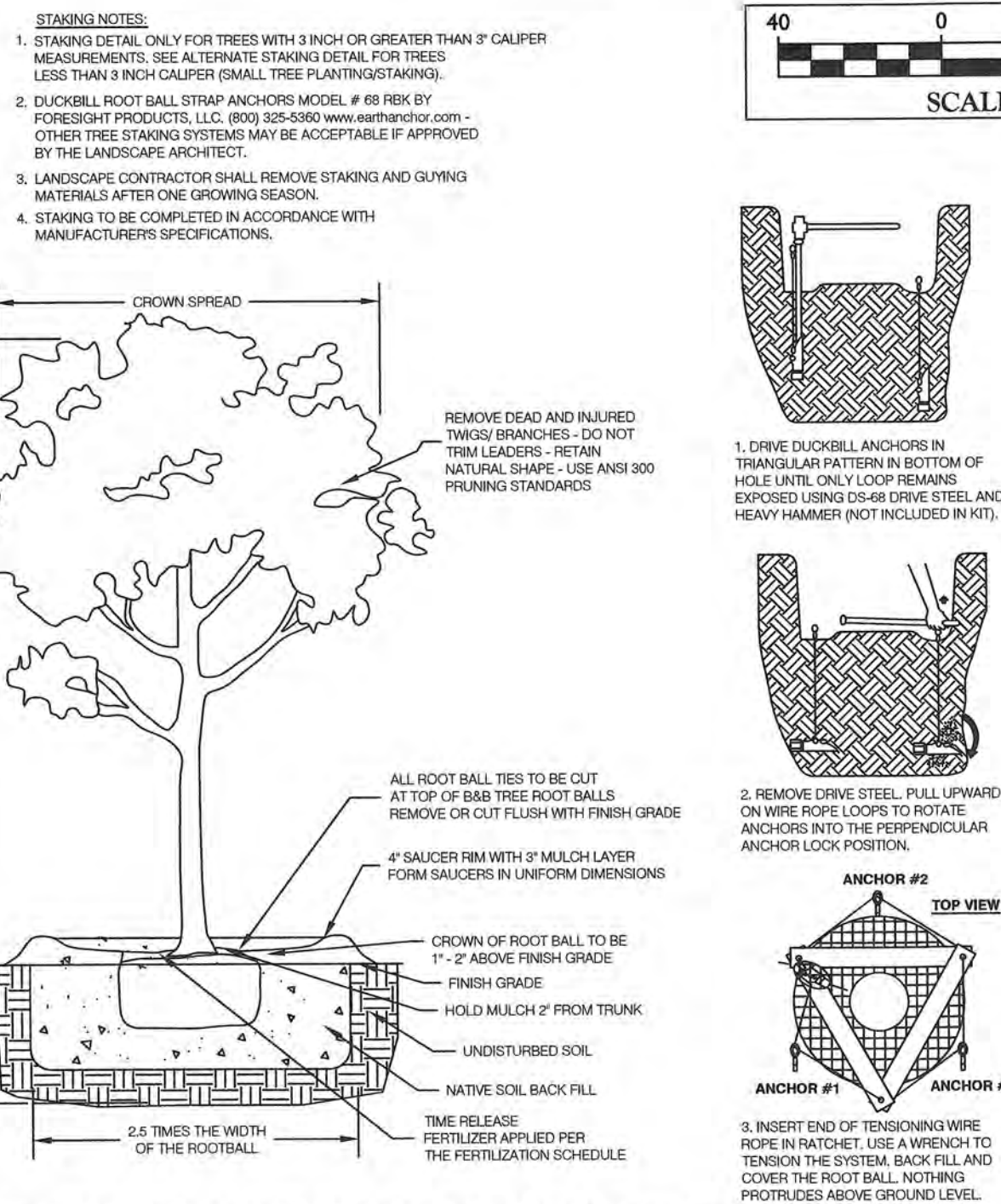
**ABBREVIATIONS:**  
OHW = OVERHEAD WIRES  
SNL = SET NAIL  
TBM = TEMPORARY BENCHMARK

LINE TABLE	CURVE TABLE
LINE 1: 10'-0" RADIUS	CURVE 1: 10'-0" RADIUS
LINE 2: 10'-0" RADIUS	CURVE 2: 10'-0" RADIUS
LINE 3: 10'-0" RADIUS	CURVE 3: 10'-0" RADIUS

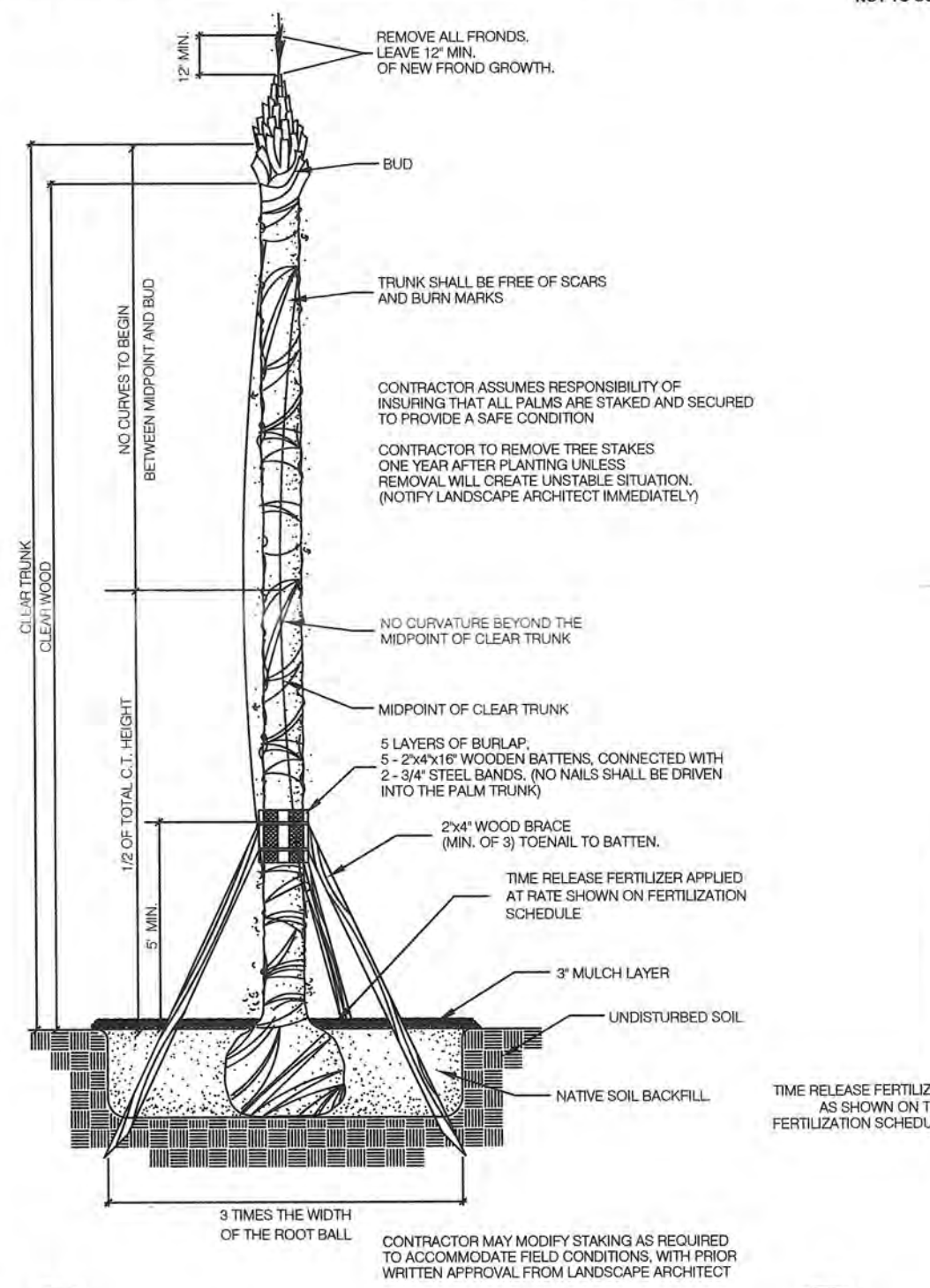
## EXOTIC AND NUISANCE VEGETATION REMOVAL

The natural landscape of the site shall be preserved as much as possible for purposes of enhancing the general appearance of the site as well as to prevent excessive stormwater runoff, erosion, siltation and dust. Prior to the issuance of a certificate of occupancy for a new development, the owner/applicant shall remove all nuisance and invasive exotic vegetation from the site for which a development order or permit is requested. Nuisance plants include those plants which may or may not be native, and their growth habits are hard to control or they exhibit some undesirable features. Invasive exotic vegetation is those plants which have been introduced into the area and may have undesirable growth habits or maintenance constraints.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
CD	5	COCOLOBIA DIVERSIFOLIA	PIGEON PLUM	3" CAL., 12' HT. X 4' SPD.	AS SHOWN	YES
CI	61	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	3 GAL., 20" HT.	2.5' O.C.	YES
COS	2	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	30 GAL., 7' HT. X 4' SPD.	AS SHOWN	YES
EL	220	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL., 12-15" SPD.	2' O.C.	YES
SP	3	SABAL PALMETTO	CABBAGE PALM	15' C.T. HT.	AS SHOWN	YES
ZP	77	ZAMIA PUMILA	COONTIE	3 GAL., 16-18" SPD.	2.5' O.C.	YES



**LARGE TREE PLANTING DETAIL (3" OR GREATER CALIPER)**



**SABAL PALM PLANTING DETAIL**

**SHRUB & GROUND COVER PLANTING DETAIL**

## LAND DEVELOPMENT CODE REQUIREMENTS

### TREE REMOVAL MITIGATION

EXISTING TREES PROPOSED FOR REMOVAL:

- (1) 8" DBH MAHOGANY
- (1) 12" DBH MAHOGANY
- (1) SABAL PALMS

PROPOSED MITIGATION:

- 20' MAHOGANY IN GOOD CONDITION x .73 FACTOR = 15' REPLACEMENT TREE CALIPER - (5) PIGEON PLUM 3" CAL.
- (3) PROPOSED SABAL PALMS

### SCREENING AND BUFFERS

REQUIRED BUFFER YARD AND SCREENING:

EXISTING BUFFER YARDS WITH EXISTING VEGETATION PROVIDE SCREENING TO ADJACENT USES

ROADWAY BUFFER REQUIREMENTS ALONG STREET RIGHTS-OF-WAY FOR 6.06 ACRE SITE:

- 40' WIDTH BUFFER REQUIRED
- WIDTH PROVIDED WITH EXISTING PARKING LOT GEOMETRY HAS ENCROACHMENTS OF HARDSCAPE INTO BUFFER
- 160 PLANTING UNITS REQUIRED/100 LINEAR FT.: 160 x 4.02 = 644 PLANTING UNITS
- 31 TREES/PALMS (MAHOGANY, COCONUT PALM, SABAL PALM) x 10 = 160 UNITS
- 20 ORNAMENTAL TREES (THATCH PALM, SEA GRAPE) x 3 = 60 UNITS
- 165 SHRUBS (COCOPLUM, COONTIE) x 1 = 165 UNITS
- ASSUMED 26 ADDITIONAL TREES WITHIN CONSERVATION AREA = 260 UNITS

### VEHICULAR USE AREA

- 54,220 SQ. FT. VEHICULAR USE AREA x 20% = 10,844 SQ. FT. OF REQUIRED VUA LANDSCAPE AREAS
- 4,723 SQ. FT. OF VUA LANDSCAPE AREAS PROVIDED PLUS AN ASSUMED 6,121 SQ. FT. WITHIN CONSERVATION AREA
- 109 TREES REQUIRED
- 20 TREES PROVIDED PLUS AN ASSUMED 89 TREES WITHIN CONSERVATION AREA

### NON-VEHICULAR USE OPEN SPACE

- 68% OF SITE IS OPEN SPACE = 174,813 SQ. FT.
- 4 TREES REQUIRED PER 4,000 SQ. FT. OF NON-VEHICULAR OPEN SPACE
- TREES REQUIRED: 174,813 / 4,000 x 4 = 175 TREES
- 175 EXISTING TREES ARE ASSUMED TO BE WITHIN THE CONSERVATION AREA



- Red Bank, NJ
- Clinton, NJ
- Edison, NJ
- Hamilton, NJ
- Philadelphia, PA
- Pittsburgh, PA
- Tampa, FL
- Orlando, FL
- Miami, FL
- Westchester, NY
- Columbia, MD
- Lehigh Valley, PA
- Exton, PA
- Philadelphia, PA
- Pittsburgh, PA
- Tampa, FL
- Orlando, FL
- Miami, FL
- Westchester, NY
- Columbia, MD
- Charlotte, NC

State of F.L. Certificate of Authorization: 30301 / LB7388  
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REV	DATE	DESCRIPTION
1	10/17/17	ADDED RETAINING WALL DETAIL AND CROSS SECTIONS PER CITY OF KEY WEST.

**Jacob A. Zimmerman**  
Digitally signed by Jacob A. Zimmerman  
DN: cn=J. Zimmerman, o=Jacob A. Zimmerman, ou=Jacob A. Zimmerman, email=jacob@zimmerman.com, c=US  
Date: 2018.01.22 23:04:41 -0500



## MAJOR DEVELOPMENT PLAN

## FOR CHOICE STORAGE CENTERS

SECTION 33  
TOWNSHIP 67  
RANGE 25  
PARCEL #: 00065010-000000

CITY OF KEY WEST  
MONROE COUNTY  
FLORIDA

**TAMPA OFFICE**  
5471 West Waters Avenue  
Suite 100  
Tampa, FL 33634  
Phone: 813.207.1061  
Fax: 813.281.1050

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	11/10/17	JAZ	JAZ

PROJECT NUMBER: 17003454A  
DRAWING NAME: 18003

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NUMBER: 9 of 9