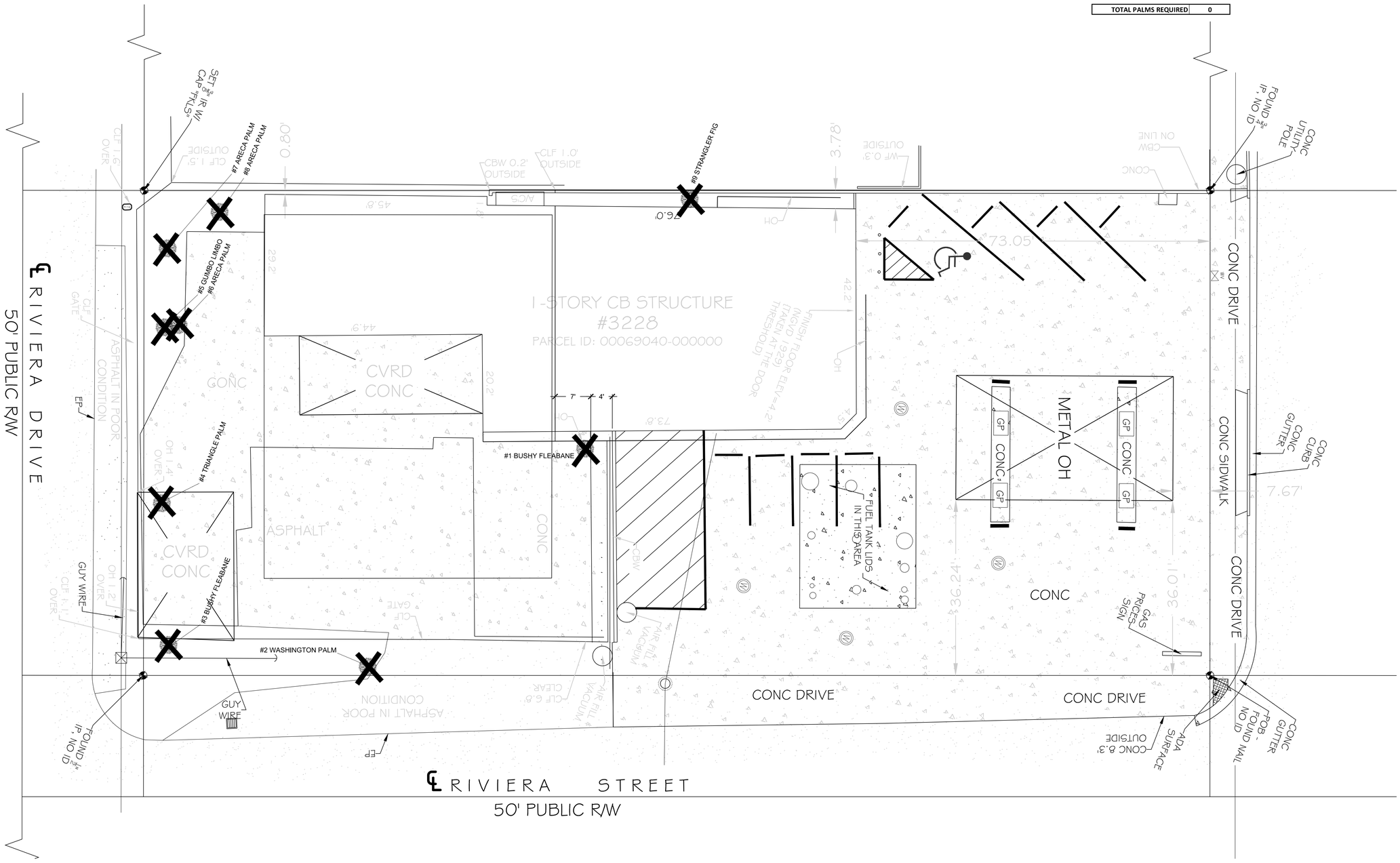
EXISTING TREE IMPACT SCHEDULE								CONDITION (Value%)					Value x DSH
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Location	Species	Condition	Mit. Req.	**Total Value**	**Inches Required**
1	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	**0**	
3	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	**0**	
5	Gumbo Limbo	Bursea simaruba	Native - Poor Condition	4"	8'	6'	X	80	100	70	y	**83.33**	**3.3"**
9	Stangler Fig	Ficus aurea	Native - Poor Condition -Shrub- not protected	2"	6'	3'	X	0	0	0	n	**0**	

TOTAL TREE MITIGATION INCHES REQUIRED	**3.3"**

EXISTING PALM IMPACT SCHEDULE								CONDITION (%)		
PALM #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Replacement Quantity	Mit. Req.	**Total**
2	Washington Palm	Washingtonia robusta	NN - not protected	12"	<10' hgt	10'	X	0	n	**0**
4	Triangle Palm	Dypsis decaryi	NN - not protected	12"	<10' hgt	8'	X	0	n	**0**
6	Areca Palm	Dypsis lutescens	NN- not protected	na	6'	4'	X	0	n	**0**
7	Areca Palm	Dypsis lutescens	NN- not protected	na	6'	4'	X	0	n	**0**
8	Areca Palm	Dypsis lutescens	NN- not protected	na	6'	4'	X	0	n	**0**

TOTAL PALMS REQUIRED	**0**



FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040

NORTH

SCALE: 1" = 10' - 0"

REGISTERED LANDSCAPE ARCHITECT LADD B. ROBERTS LA 6666692 STATE OF FLORIDA

FLAGLER AVE MIXED USE

DATE: 2.15.18

REVISIONS:

No.	Date	Notes
1.	5.15.18	REVISED TABLE
2.	7.2.18	REVISED TABLE PER STAFF

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-1

JOB #: 18002 DRAWN BY: LBR

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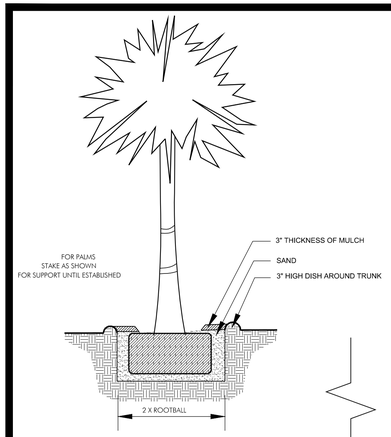
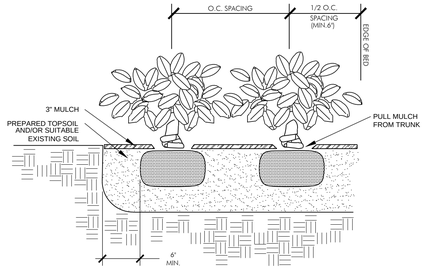


PALM PLANTING DETAIL



SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

GENERAL NOTES:

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION. THIS SYSTEM SHALL BE CONNECTED TO WATER METER AND INSTALLED IN ACCORDANCE WITH GOVERNING CODE AND REQUIREMENTS. AN AS-BUILT OF THE INSTALLED SYSTEM SHALL BE PROVIDED UPON COMPLETION.

75% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

ALL TREES TO BE PROVIDED WITH BUBBLER.

ALL SHRUB RISERS TO BE POSITIONED AT THE BACK OF BEDS AWAY FROM PEDESTRIAN CIRCULATION.

COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR/OWNER.

WATER SOURCE: METERED WATER VERIFY ON SITE

PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

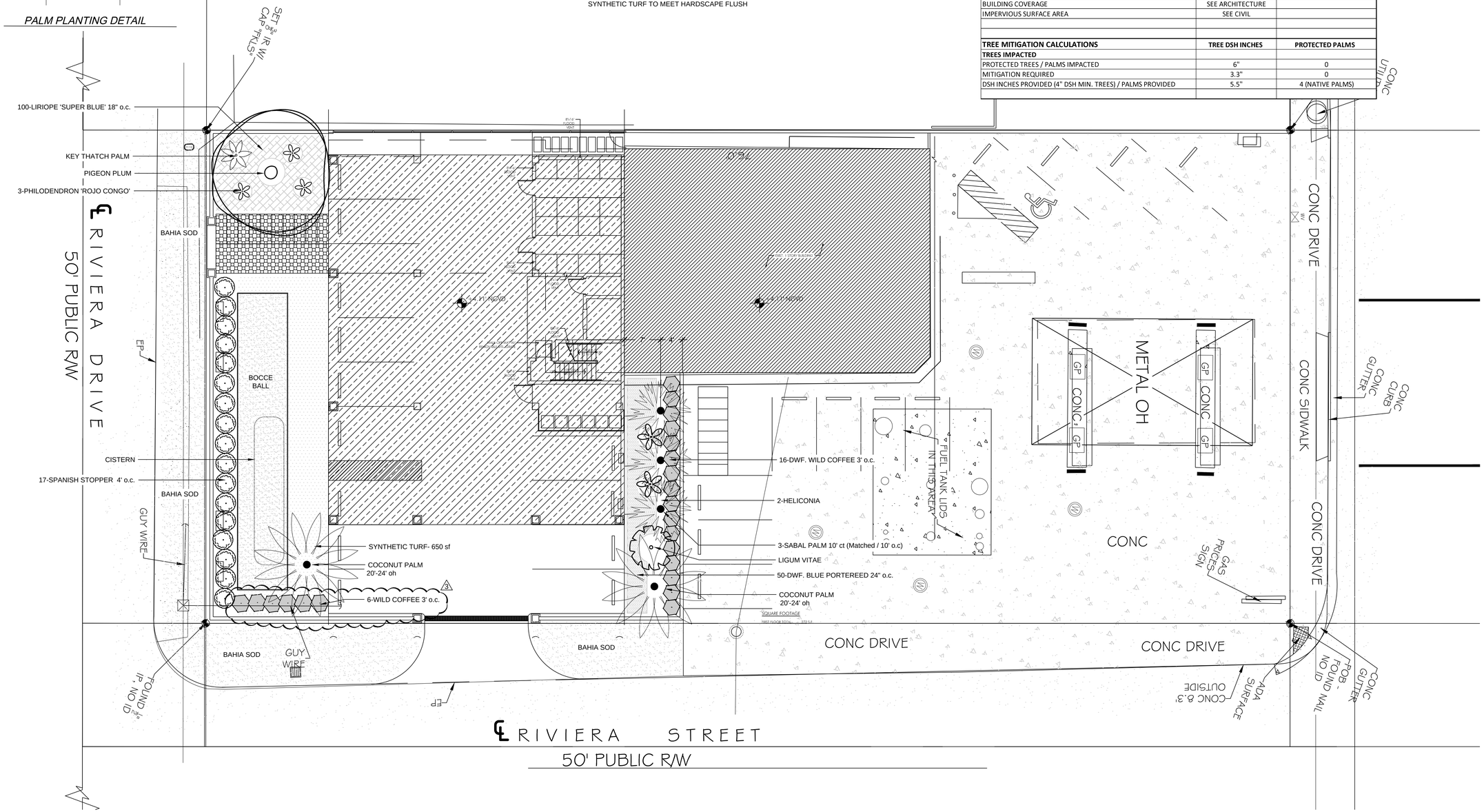
SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.

SYNTHETIC TURF TO MEET HARDSCAPE FLUSH

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS					
3	SABAL PALM	Sabal palmetto	10' clr. trnk. - per plan	FL #1	NATIVE
1	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE
2	COCONUT PALM	Cocos nucifera	20'-24' o.h.	FL #1	
TREES					
CANOPY					
1	PIGEON PLUM	Coccoloba diversifolia	4" cal., 12-14' o.h., 8-10' sprd.	FL #1	NATIVE
1	LIGNUM VITAE	Lignum vitae	1.5" cal. 6-8' o.h.	FL #1	NATIVE
SHRUBS					
17	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
21	DWARF WILD COFFEE	Psychotria ligustrifolia	3 gal., 24" -36" hgt./sprd.	FL #1	NATIVE
50	DWF BLUE PORTERWEED	Stachytarpheta jamaicensis	1 gal., full, 24" o.c.	FL #1	NATIVE
3	PHILODENDRON ROJO CONGO	Philodendron 'Rojo Congo'	15 gal., 36" - 40" hgt./sprd.	FL #1	
100	LIRIOPE 'SUPER-BLUE'	Liriope 'Super-Blue'	1 gal., full - 18" o.c.	FL #1	
2	HELICONIA	Heliconia x caribea	15 gal., full	FL #1	
650 sf	SYNTHETIC TURF	As indicated around Bocce Ball Court			
1,800 sf	BAHIA SOD	ROW GRASS			

GENERAL INFORMATION & TREE MITIGATION		
ZONING	CL	
GROSS SITE AREA	22,000 sf or .50 acres	
BUILDING COVERAGE	SEE ARCHITECTURE	
IMPERVIOUS SURFACE AREA	SEE CIVIL	
TREE MITIGATION CALCULATIONS	**TREE DSH INCHES**	**PROTECTED PALMS**
TREES IMPACTED		
PROTECTED TREES / PALMS IMPACTED	6"	0
MITIGATION REQUIRED	3.3"	0
DSH INCHES PROVIDED (4" DSH MIN. TREES) / PALMS PROVIDED	5.5"	4 (NATIVE PALMS)



FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040

NORTH

SCALE: 1" = 10' - 0"

REGISTERED LANDSCAPE ARCHITECT LADD B. ROBERTS LA 6666692 STATE OF FLORIDA

FLAGLER AVE MIXED USE

DATE: 2.15.18

REVISIONS:

No.	Date	Notes
1.	5.15.18	REVISED CALC'S / PLANTING
2.	7.2.18	REVISED TABLE PER STAFF
3.	10.22.18	RELOCATE 6 WILD COFFEE

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-2

JOB #: 18002 DRAWN BY: LBR

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
12	Rain Bird 1806 12 Series MPR	10	180	20	1.05	10'
12	Rain Bird 1806 12 Series MPR	2	90	20	0.53	10'
12	Rain Bird 1806 12 Series MPR	1	270	20	1.58	10'
15	Rain Bird 1806 15 Series MPR	4	180	20	1.50	12'
	Rain Bird 1812 15 Strip Series	3	CST	20	1.00	4'x30'
	Rain Bird 1812 15 Strip Series	4	EST	20	0.50	4'x15'
12	Rain Bird 1812 12 Series MPR	8	180	20	1.05	10'
12	Rain Bird 1812 12 Series MPR	4	90	20	0.53	10'
15	Rain Bird 1812 15 Series MPR	2	180	20	1.50	12'
15	Rain Bird 1812 15 Series MPR	4	90	20	0.75	12'
	Rain Bird 1804-1400 Flood	8	360	20	0.25	3'
	Rain Bird 1804-1400 Flood	6	360	20	0.50	3'

SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird PGA Angle 1"	3
BF	Febco 825Y 1"	1
C	Rain Bird ESP4ME	1
RS	Rain Bird RSD-BEx	1
M	Water Meter 3/4"	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	820 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/4"	60 l.f.
	Pipe Sleeve: PVC Schedule 40	160 l.f.

Irrigation water source is assumed to be a Meter through the F.K.A.A. (Contractor shall provide meter).

Irrigation Contractor shall be responsible for all applicable fees and permits.

Irrigation Contractor shall comply with all state and local codes and shall clarify any discrepancies on the plan prior to bidding.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Piping downstream of Solenoid Valve to be PR-160 P.V.C.

MainLine, Valves, etc. may be shown out of position for graphic clarity. Drawing is diagrammatic only.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces, roadways, and walkways.

All Sprinklers shall be a minimum of 18" from any building.

Shrub body sprinklers may be substituted for Hi-Pops against building(s) at owners discretion.

Contractor shall verify with owners representative all controller programming, including monthly adjustments, prior to final inspection.

This system is diagrammatic to improve clarity. All mainline and lateral piping, electric valves and wiring are to be installed in landscape areas within property boundaries.

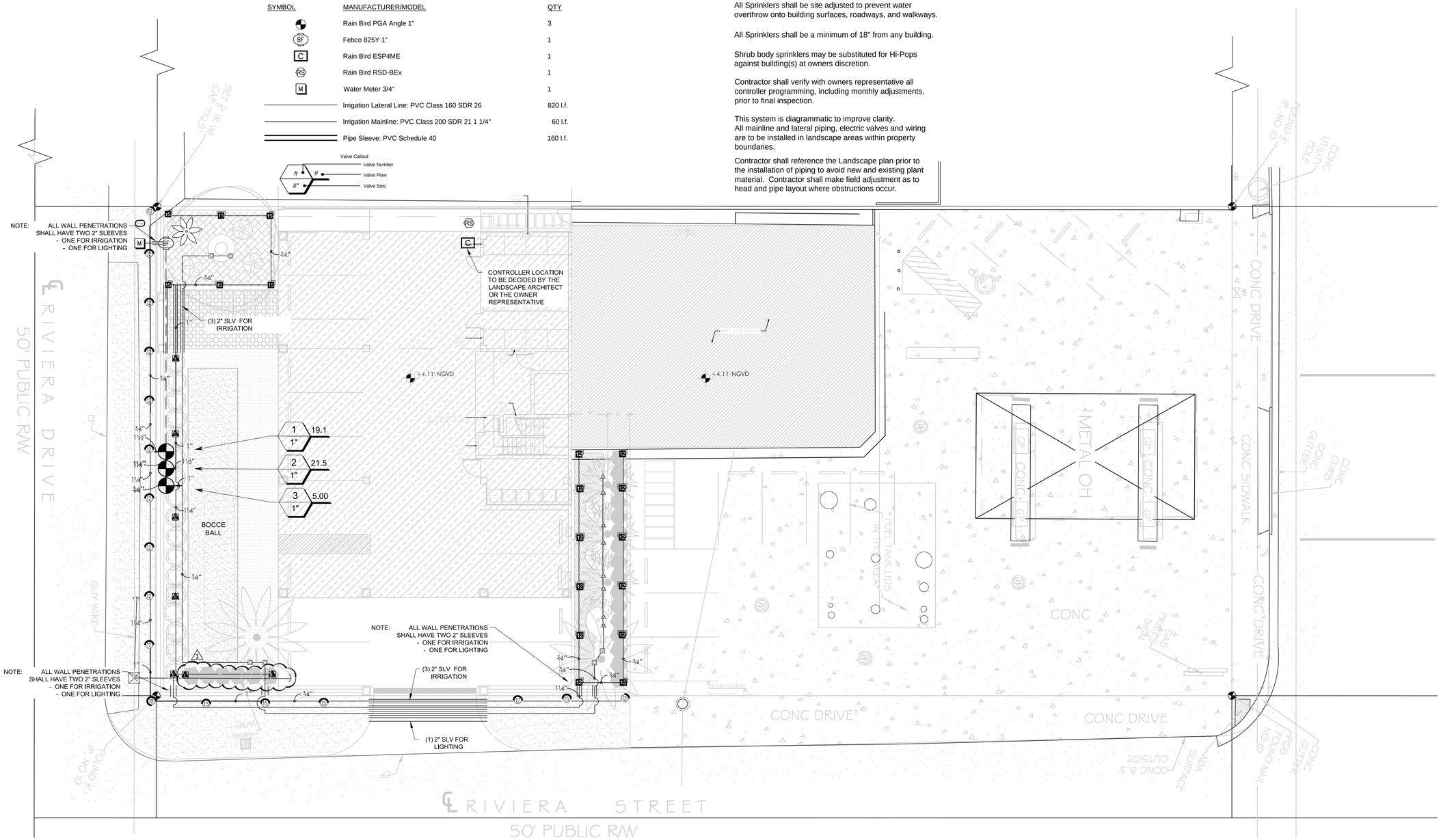
Contractor shall reference the Landscape plan prior to the installation of piping to avoid new and existing plant material. Contractor shall make field adjustment as to head and pipe layout where obstructions occur.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PGA Angle	1"	Turf Spray	19.14	104.3	27.06	45	0.99 in/h
2	Rain Bird PGA Angle	1"	Shrub Spray	21.52	107.8	26.98	46.62	1.69 in/h
3	Rain Bird PGA Angle	1"	Bubbler	5.00	111.3	26.05	38.59	1.52 in/h
	Common Wire				55.0			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PGA Angle	Turf Spray	0.99 in/h	1	61	1,168	583.8
2	Rain Bird PGA Angle	Shrub Spray	1.69 in/h	1	36	774.7	387.4
3	Rain Bird PGA Angle	Bubbler	1.52 in/h	1	40	200	100
		TOTALS:			137	2,142	1,071



FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040

NORTH

SCALE: 1" = 10' - 0"

REGISTERED LANDSCAPE ARCHITECT
LARRY B. ROBERTS
LA 6666692
STATE OF FLORIDA

FLAGLER AVE MIXED USE

DATE: 5.15.18

REVISIONS:

No.	Date	Notes
1.	10.22.18	RELOCATED 6 WILD COFFEE
2.		

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-3

JOB #: 18002 DRAWN BY: LBR

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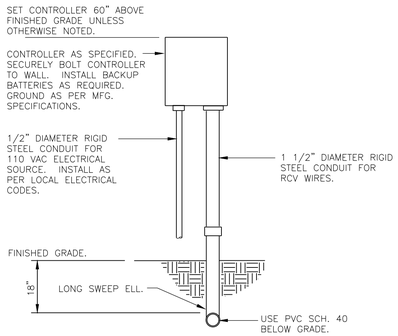
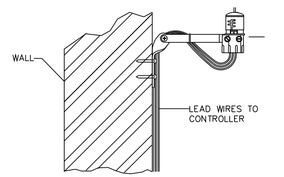


01 WALL MOUNT CONTROLLER

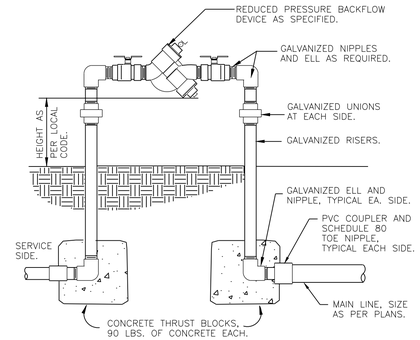
N.T.S.



NOTE:
MOUNT RAIN SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

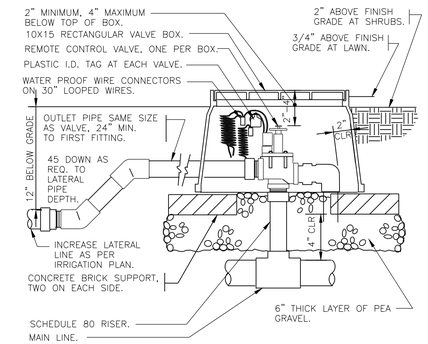
02 RAIN SENSOR

N.T.S.



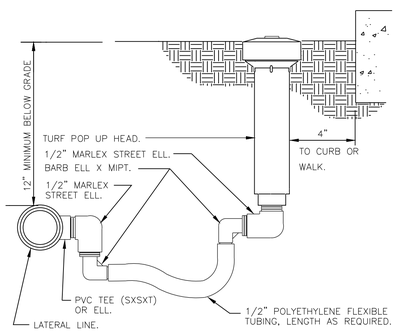
03 REDUCED PRESSURE BACKFLOW DEVICE

N.T.S.



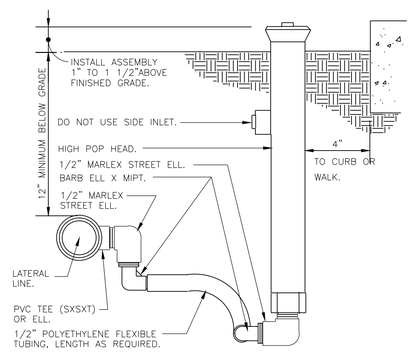
04 ELECTRIC REMOTE CONTROL VALVE

N.T.S.



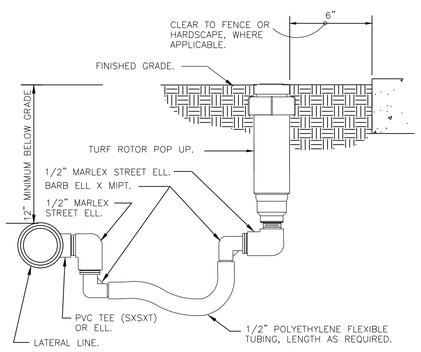
05 TURF SPRAY FLEX ASSEMBLY

N.T.S.



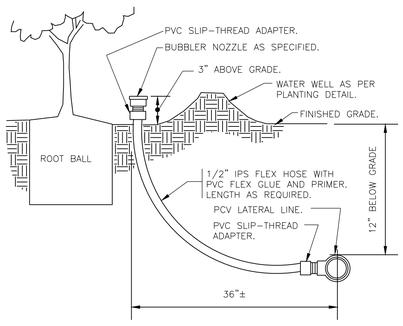
06 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY

N.T.S.



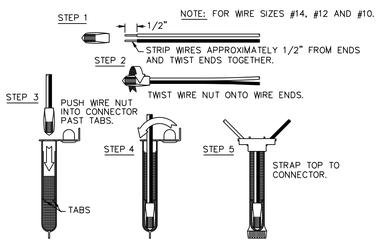
07 TURN ROTOR FLEX ASSEMBLY

N.T.S.



08 BUBBLER ON FLEX HOSE RISER

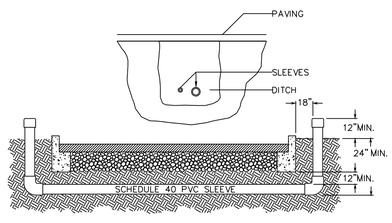
N.T.S.



NOTE: FOR WIRE SIZES #14, #12 AND #10.

09 WIRE CONNECTION DETAIL

N.T.S.

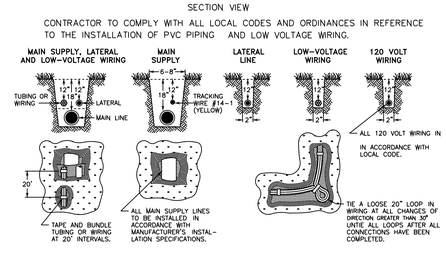


BEDDING AND COMPACTION AS PER ENGINEER'S SPECIFICATIONS

NOTES:
1. ALL PVC IRRIGATION SLEEVING TO BE SCH 40.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. INSTALLER OF SLEEVES SHALL BE RESPONSIBLE TO LOCATE SLEEVES IF NOT PROPERLY INSTALLED.

10 IRRIGATION SLEEVING

N.T.S.



SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

11 PIPE AND WIRE TRENCHING

N.T.S.

NOTE:

1. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE AND LATERAL PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES.
2. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
3. CONTRACTOR TO MAKE FIELD ADJUSTMENTS TO HEAD AND PIPE LAYOUT WHEN EXISTING OBSTRUCTIONS MAY OCCUR (SEE IRRIGATION NOTES AND SPECIFICATIONS).
4. THESE TIMINGS HAVE BEEN COMPILED USING THE MANUFACTURERS SPECIFICATIONS TO ACHIEVE 1.0 INCHES PRECIPITATION PER WEEK PRECISE WATERING TIMES MUST BE SITE DETERMINED BASED ON SEASON, RAINFALL, ETC. PRECIPITATION RATES WILL ALSO VARY BASED ON THE ELEMENTS AND SEASONS.

   DAYLIGHT SAVING TIME:

   HOUSES WITH ODD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON WEDNESDAY & SATURDAY.
   HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON THURSDAY & SUNDAY.
   NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY & FRIDAY.

   EASTERN STANDARD TIME:

   HOUSES WITH ODD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON SATURDAY.
   HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON SUNDAY.
   NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY.

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FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040

NORTH

SCALE: 1" = 10' - 0"

REGISTERED LANDSCAPE ARCHITECT
LADD B. ROBERTS
LA 6666692
STATE OF FLORIDA

FLAGLER AVE MIXED USE

DATE: 5.15.18

REVISIONS:

No.	Date	Notes
1.		
2.		

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-4

JOB #: 18002 DRAWN BY: LBR

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STAFF REPORT

DATE: October 31, 2018

RE: **3228 Flagler Avenue (permit application #T2018-0088)**

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 June 29, 2018 regarding the removal of trees in relation to the development of housing. The report is attached.

The Tree Commission gave Conceptual Approval for the landscape plan on July 9, 2018. The Planning Board approved the project on October 18, 2018.

The Final Landscape Plan submitted does incorporate all the required tree removal replacements and is over 70% native vegetation. There is one minor change from the Conceptual Landscape Plan approval to this request. The Fire Department requested that the proposed Wild Coffee shrubs along the southwest property line and parking area be moved. These plants have been moved to the southeast property line area along Riviera Drive.

Recommendation: Recommend approval of the Final Landscape Plan With Tree Removal at 3228 Flagler Avenue to include the removal of (1) Gumbo Limbo tree to be replaced with 3.3 caliper inches of native dicot and/or fruit trees from the approved list, FL#1 as per the landscape plan to be planted onsite.

THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409 - Key West, FL 33041-1409
Telephone: 305-809-3725

7/10/2018

Land 10031 LLC; Land 113 LLC; Land 1701; Land 2421; Land 2780 LLC; Land 4027 LLC; Land 7009 LLC; Land 831 LLC; Land 8601 LLC
4900 W. Hundred Road
Chester, VA 23831

To Whom It May Concern:

The City of Key West Tree Commission recently considered your permit application for Landscape Plan Approval with tree removal for 3228 Flagler Avenue, Key West, Florida, at their regularly scheduled meeting on July 9, 2018.

The Tree Commission approved the Landscape Plan to allow the project to proceed through the permitting process with the Planning Board. Once you have received approval from the Planning Board, application should be made again to the Urban Forestry for Final Landscape Plan approval with Tree Removal.

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

Sincerely,

David Jackson
Chairman, Tree Commission

Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

EXISTING TREE IMPACT SCHEDULE								CONDITION (Value%)					Value x DSH
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Location	Species	Condition	Mit. Req.	Total Value	Inches Required
1	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	0	
3	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	0	
5	Gumbo Limbo	Bursea simaruba	Native - Poor Condition	4"	8'	6'	X	60	100	50	y	70	2.8"
9	Stangler Fig	Ficus aurea	Native - Poor Condition	2"	6'	3'	X	~~20~~	~~100~~	~~40~~	~~y~~	~~53~~	~~1.06"~~

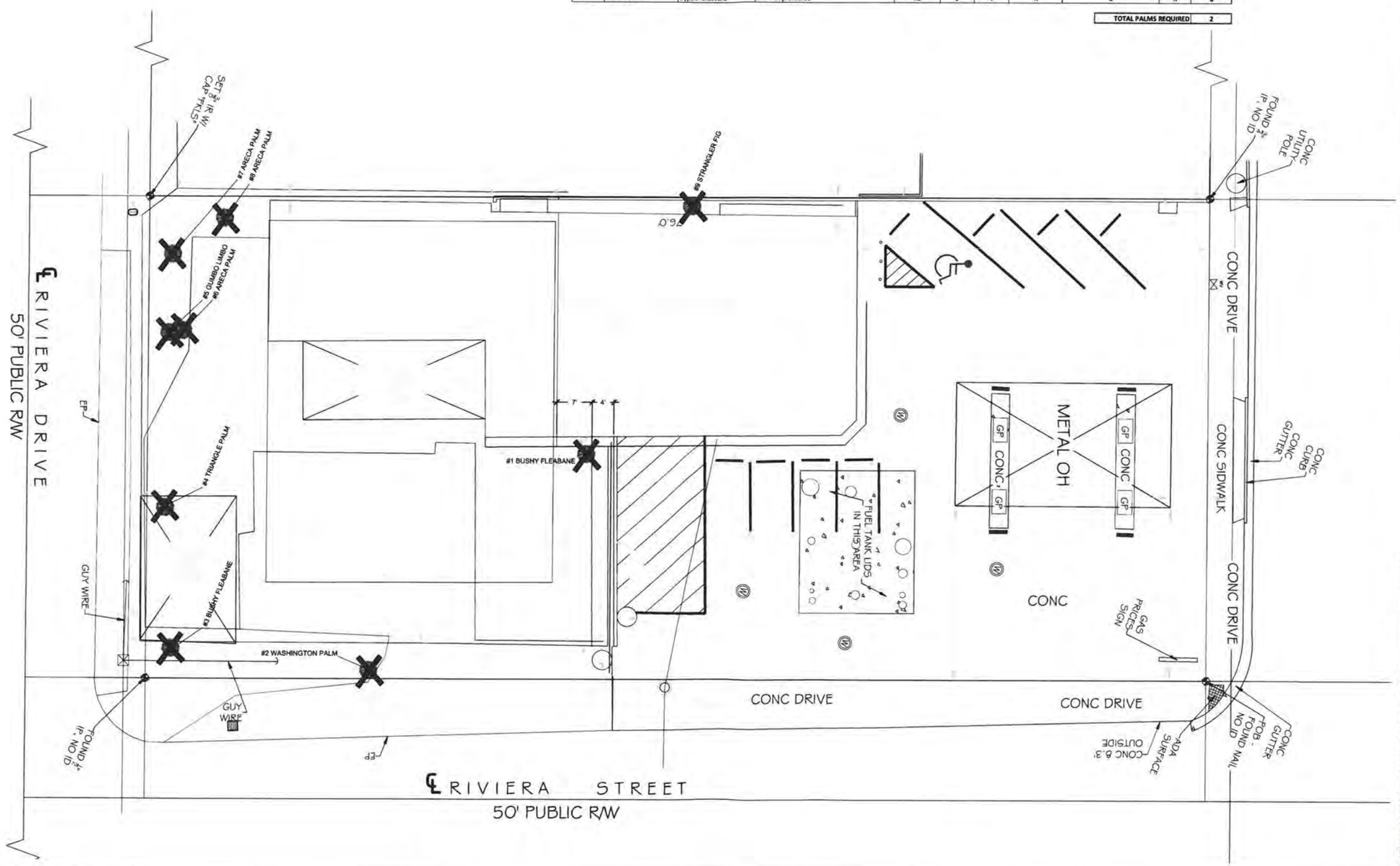
not a tree shrub

TOTAL TREE MITIGATION INCHES REQUIRED	3.86"

<10ft tall

EXISTING PALM IMPACT SCHEDULE								CONDITION (%)		
PALM #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Replacement Quantity	Mit. Req.	Total
2	Washington Palm	Washingtonia robusta	NN - Replace w/4'+ Native Palm	12"	10' oa	10'	X	1	y	1
4	Triangle Palm	Dypsis decaryi	NN - Replace w/4'+ Native Palm	12"	10' oa	8'	X	1	y	1
6	Areca Palm	Dypsis lutescens	NN- not protected	na	6'	4'	X	0	n	0
7	Areca Palm	Dypsis lutescens	NN- not protected	na	6'	4'	X	0	n	0
8	Areca Palm	Dypsis lutescens	NN- not protected	na	6'	4'	X	0	n	0

TOTAL PALMS REQUIRED	2



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FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040

NORTH

SCALE: 1" = 10'-0"

REGISTERED LANDSCAPE ARCHITECT LISD B. ROBERTS LA0000662 STATE OF FLORIDA

FLAGLER AVE MIXED USE

DATE: 2.15.18

REVISIONS:

No.	Date	Notes
1.	5.15.18	REVISED TABLE
2.		

CONSTRUCTION DOCUMENTS

SHEET NUMBER

L-1

JOB #: 18002 DRAWN BY: LBR

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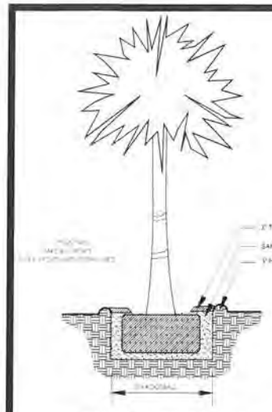
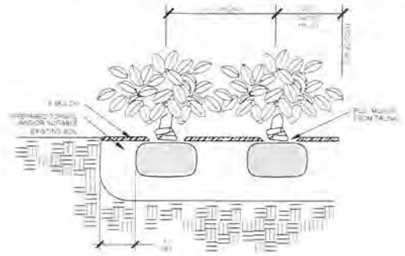


PALM PLANTING DETAIL



SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

GENERAL NOTES:

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION. THIS SYSTEM SHALL BE CONNECTED TO WATER METER AND INSTALLED IN ACCORDANCE WITH GOVERNING CODE AND REQUIREMENTS. AN AS-BUILT OF THE INSTALLED SYSTEM SHALL BE PROVIDED UPON COMPLETION.

75% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

ALL TREES TO BE PROVIDED WITH BUBBLER.

ALL SHRUB RISERS TO BE POSITIONED AT THE BACK OF BEDS AWAY FROM PEDESTRIAN CIRCULATION.

COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR/OWNER.

WATER SOURCE: METERED WATER. VERIFY ON SITE.

PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

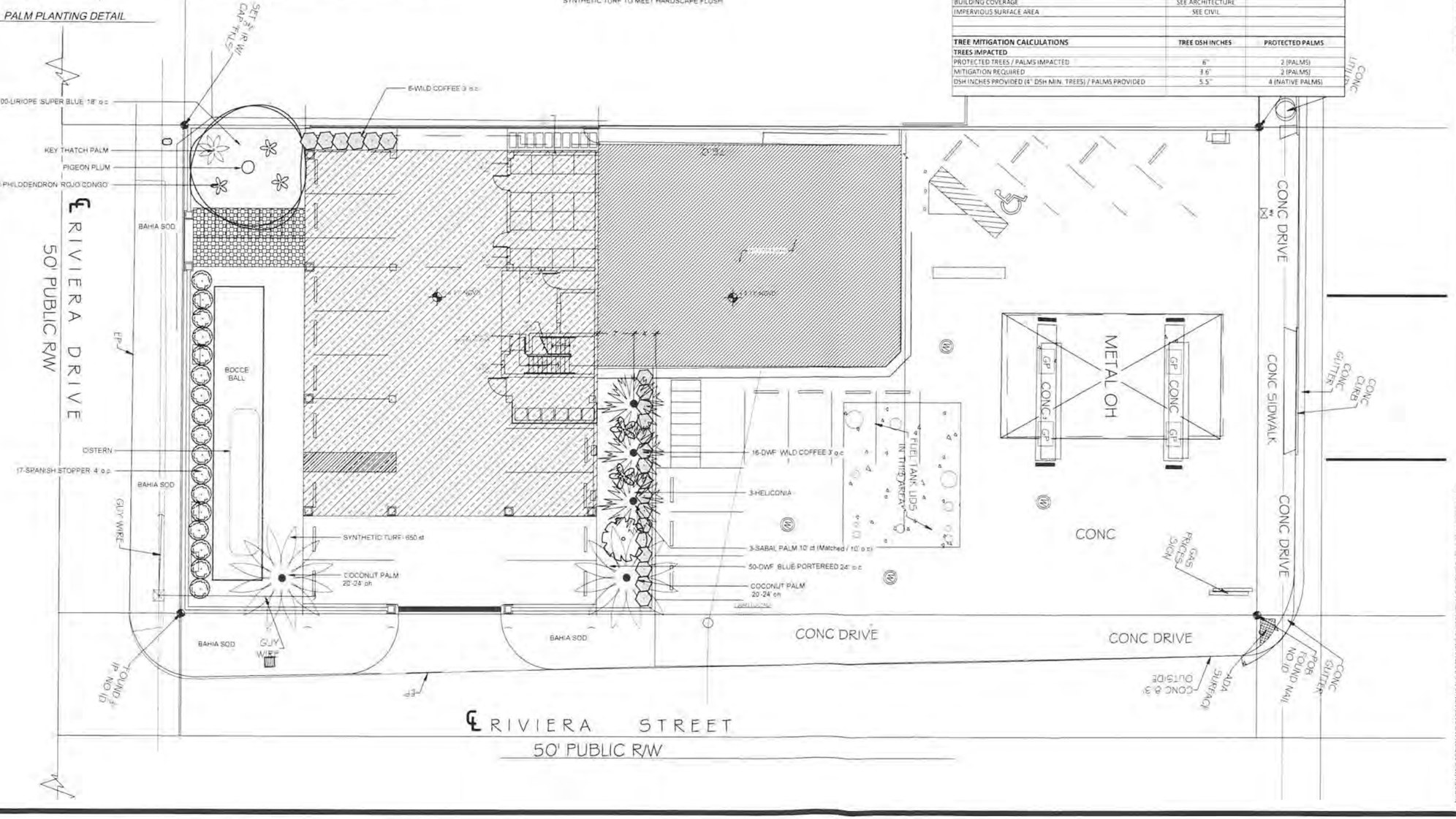
SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.

SYNTHETIC TURF TO MEET HARDSCAPE FLUSH.

PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS					
3	SABAL PALM	Sabal palmetto	10' clr. trnk. - per plan	FL #1	NATIVE
1	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE
2	COCONUT PALM	Cocos nucifera	20'-24' o.h.	FL #1	
TREES					
CANOPY					
1	PIGEON PLUM	Coccoloba diversifolia	4" cal., 12-14' o.h., 8-10 sprd.	FL #1	NATIVE
1	LIGNUM VITAE	Lignum vitae	1.5" cal., 8-8 o.h.	FL #1	NATIVE
SHRUBS					
17	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
21	DWARF WILD COFFEE	Psychotria ligustrifolia	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE
50	DWF BLUE PORTERWEED	Stachytarpheta jamaicensis	1 gal., full, 24" o.c.	FL #1	NATIVE
3	PHILODENDRON ROJO CONGO	Philodendron 'Rojo Congo'	15 gal., 36" - 40" hgt./sprd.	FL #1	
100	LIRIOPE 'SUPER-BLUE'	Liriope 'Super-Blue'	1 gal., full - 18" o.c.	FL #1	
2	HELICONIA	Heliconia x caribea	15 gal., full	FL #1	
650 sf	SYNTHETIC TURF	As indicated around Bocce Ball Court			
1,800 sf	BAHIA SOD	ROW GRASS			

GENERAL INFORMATION & TREE MITIGATION		
ZONING	CL	
GROSS SITE AREA	22,000 sf or .50 acres	
BUILDING COVERAGE	SEE ARCHITECTURE	
IMPERVIOUS SURFACE AREA	SEE CIVIL	
TREE MITIGATION CALCULATIONS	**TREE DSH INCHES**	**PROTECTED PALMS**
TREES IMPACTED		
PROTECTED TREES / PALMS IMPACTED	6"	2 (PALMS)
MITIGATION REQUIRED	3.6"	2 (PALMS)
DSH INCHES PROVIDED (4" DSH MIN. TREES) / PALMS PROVIDED	5.5"	4 (NATIVE PALMS)



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FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040

NORTH

REGISTERED LANDSCAPE ARCHITECT LADD B. ROBERTS LA 6666602 STATE OF FLORIDA

FLAGLER AVE MIXED USE

DATE: 2.15.18

REVISIONS

No.	Date	Notes
1	5.15.18	REVISED CALC'S / PLANTING
2		

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-2

JOB #: 18002 DRAWN BY: LBR

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LANDWISE DESIGN

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1806 12 Series MPR	10	180	20	1.05	10'
	Rain Bird 1806 12 Series MPR	2	90	20	0.53	10'
	Rain Bird 1806 12 Series MPR	1	270	20	1.58	10'
	Rain Bird 1806 15 Series MPR	4	180	20	1.50	12'
	Rain Bird 1812 15 Strip Series	3	CST	20	1.00	4'x30'
	Rain Bird 1812 15 Strip Series	4	EST	20	0.50	4'x15'
	Rain Bird 1812 12 Series MPR	8	180	20	1.05	10'
	Rain Bird 1812 12 Series MPR	4	90	20	0.53	10'
	Rain Bird 1812 15 Series MPR	2	180	20	1.50	12'
	Rain Bird 1812 15 Series MPR	4	90	20	0.75	12'
	Rain Bird 1804-1400 Flood	8	360	20	0.25	3'
	Rain Bird 1804-1400 Flood	8	360	20	0.50	3'

SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird PGA Angle 1"	3
BF	Febco 825Y 1"	1
C	Rain Bird ESP4ME	1
RS	Rain Bird RSD-BEx	1
M	Water Meter 3/4"	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	826 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/4"	601 l.f.
	Pipe Sleeve: PVC Schedule 40	160 l.f.

Irrigation water source is assumed to be a Meter through the F.K.A.A. (Contractor shall provide meter).

Irrigation Contractor shall be responsible for all applicable fees and permits.

Irrigation Contractor shall comply with all state and local codes and shall clarify any discrepancies on the plan prior to bidding.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Piping downstream of Solenoid Valve to be PR-160 P.V.C.

MainLine, Valves, etc. may be shown out of position for graphic clarity. Drawing is diagrammatic only.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces, roadways, and walkways.

All Sprinklers shall be a minimum of 18" from any building.

Shrub body sprinklers may be substituted for Hi-Pops against building(s) at owners discretion.

Contractor shall verify with owners representative all controller programming, including monthly adjustments, prior to final inspection.

This system is diagrammatic to improve clarity. All mainline and lateral piping, electric valves and wiring are to be installed in landscape areas within property boundaries.

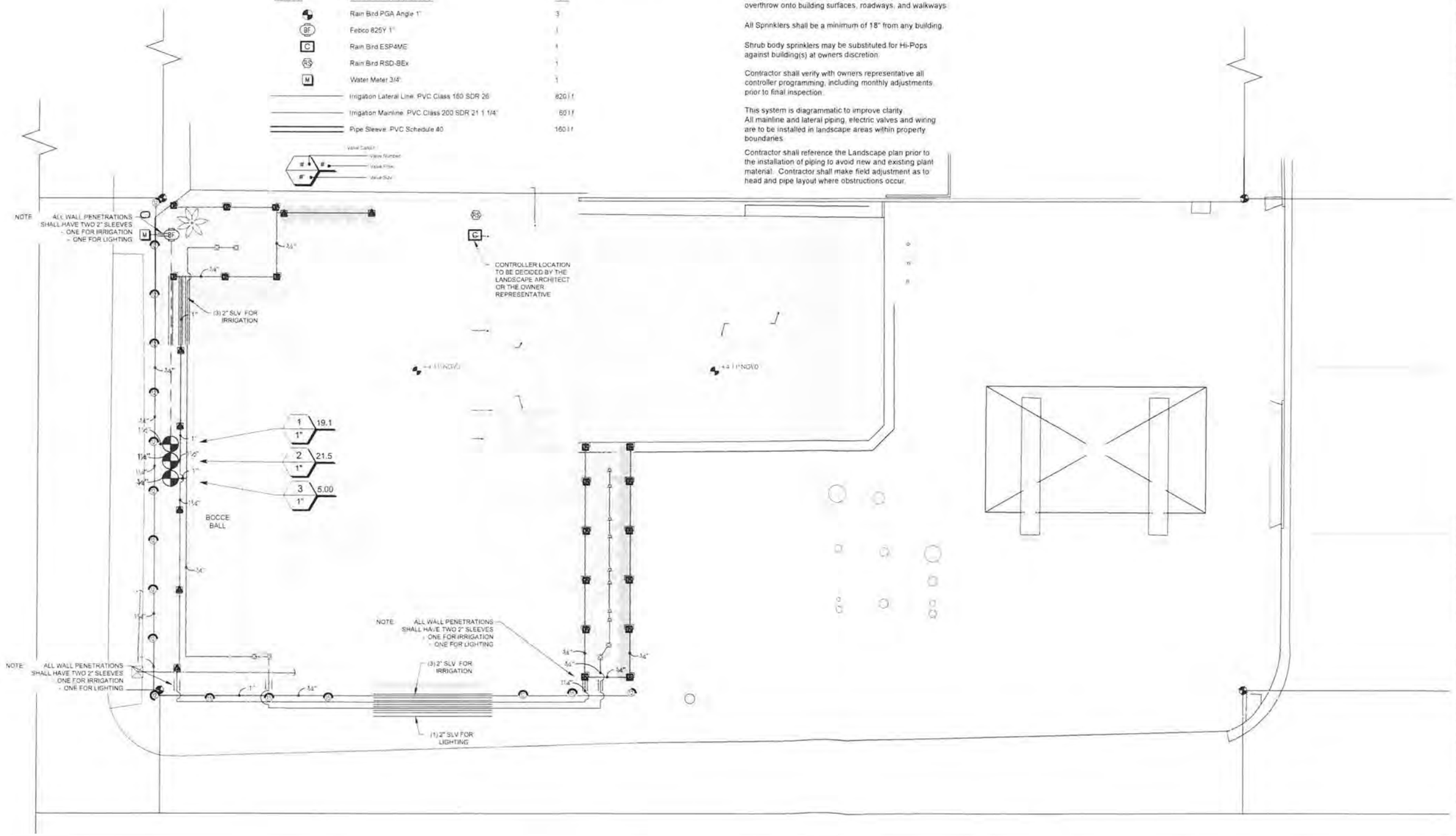
Contractor shall reference the Landscape plan prior to the installation of piping to avoid new and existing plant material. Contractor shall make field adjustment as to head and pipe layout where obstructions occur.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PGA Angle	1"	Turf Spray	19.14	104.3	27.06	45	0.99 in/h
2	Rain Bird PGA Angle	1"	Shrub Spray	21.52	107.8	26.98	46.62	1.69 in/h
3	Rain Bird PGA Angle	1"	Bubbler	5.00	111.3	28.05	38.59	1.52 in/h
	Common Wire				55.0			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN /WEEK	MIN /WEEK	GAL /WEEK	GAL /DAY
1	Rain Bird PGA Angle	Turf Spray	0.99 in/h	1	61	1,168	583.8
2	Rain Bird PGA Angle	Shrub Spray	1.69 in/h	1	36	774.7	387.4
3	Rain Bird PGA Angle	Bubbler	1.52 in/h	1	40	200	100
		TOTALS:			137	2,142	1,071



FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040

NORTH

REGISTERED LANDSCAPE ARCHITECT LARRY B. ROBERTS LA 6666592 STATE OF FLORIDA

FLAGLER AVE MIXED USE

DATE: 5.15.18

REVISIONS

No	Date	Notes
1		
2		

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-3

JOB # 18002 DRAWN BY: LBR

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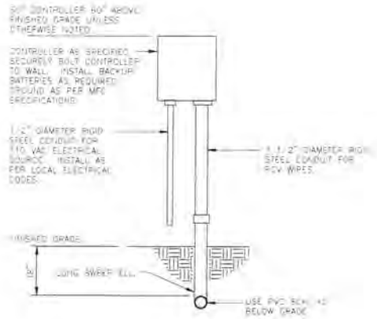
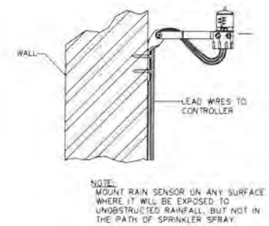
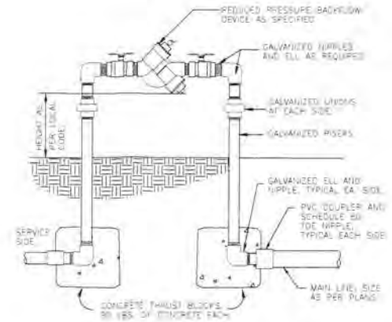


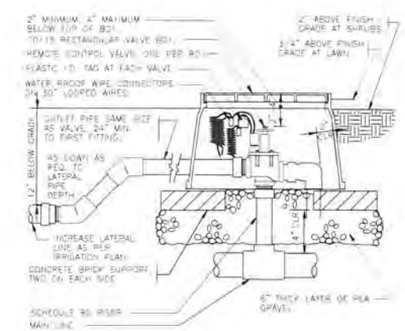
01 WALL MOUNT CONTROLLER
N.T.S.



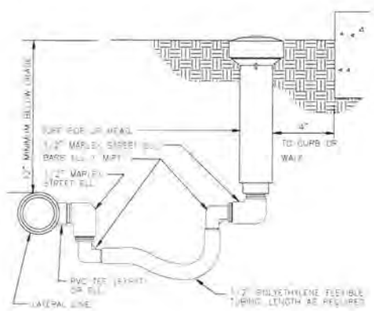
02 RAIN SENSOR
N.T.S.



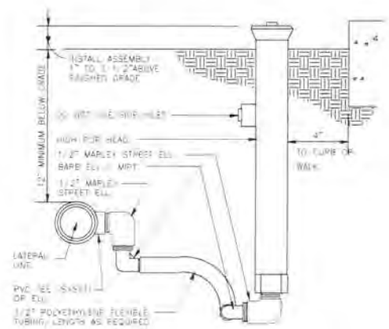
03 REDUCED PRESSURE BACKFLOW DEVICE
N.T.S.



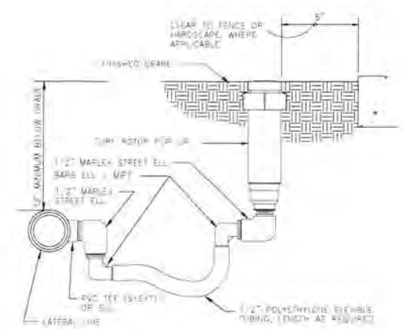
04 ELECTRIC REMOTE CONTROL VALVE
N.T.S.



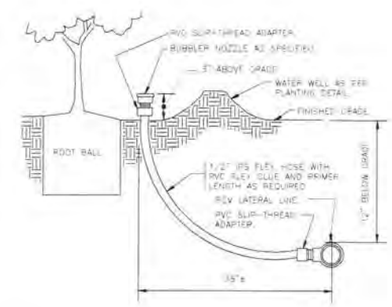
05 TURF SPRAY FLEX ASSEMBLY
N.T.S.



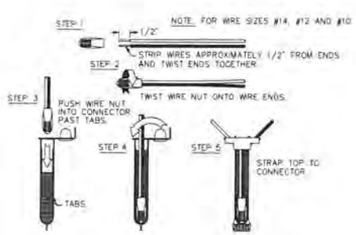
06 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
N.T.S.



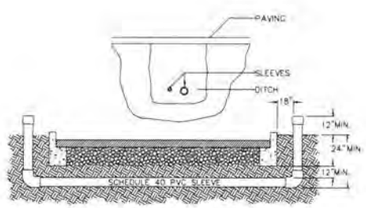
07 TURN ROTOR FLEX ASSEMBLY
N.T.S.



08 BUBBLER ON FLEX HOSE RISER
N.T.S.



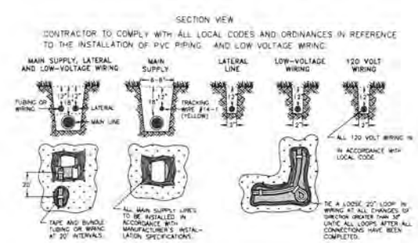
09 WIRE CONNECTION DETAIL
N.T.S.



BEDDING AND COMPACTION AS PER ENGINEER'S SPECIFICATIONS

NOTES:
1. ALL PVC IRRIGATION SLEEVING TO BE SCH 40.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. INSTALLER OF SLEEVES SHALL BE RESPONSIBLE TO LOCATE SLEEVES IF NOT PROPERLY INSTALLED.

10 IRRIGATION SLEEVING
N.T.S.



SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

11 PIPE AND WIRE TRENCHING
N.T.S.

NOTE:

1. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE AND LATERAL PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES.
2. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
3. CONTRACTOR TO MAKE FIELD ADJUSTMENTS TO HEAD AND PIPE LAYOUT WHEN EXISTING OBSTRUCTIONS MAY OCCUR (SEE IRRIGATION NOTES AND SPECIFICATIONS).
4. THESE TIMINGS HAVE BEEN COMPILED USING THE MANUFACTURERS SPECIFICATIONS TO ACHIEVE 1.0 INCHES PRECIPITATION PER WEEK. PRECISE WATERING TIMES MUST BE SITE DETERMINED BASED ON SEASON, RAINFALL, ETC. PRECIPITATION RATES WILL ALSO VARY BASED ON THE ELEMENTS AND SEASONS.

DAYLIGHT SAVING TIME:

HOUSES WITH ODD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON WEDNESDAY & SATURDAY.
HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON THURSDAY & SUNDAY.
NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY & FRIDAY.

EASTERN STANDARD TIME:

HOUSES WITH ODD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON SATURDAY.
HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON SUNDAY.
NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY.

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FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040

NORTH

REGISTERED LANDSCAPE ARCHITECT LARRY B. ROWLEY LA 0666692 STATE OF FLORIDA

FLAGLER AVE MIXED USE

DATE: 5.15.18

REVISIONS:

No	Date	Notes
1		
2		

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-4

JOB #: 18002 DRAWN BY: LBR

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STAFF REPORT

DATE: June 29, 2018

RE: **3228 Flagler Avenue** (**permit application # T18-9042)**

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

An application was received requesting Landscape Plan Approval with Tree Removal to include the removal of **(1) Gumbo Limbo tree**. The property is being redeveloped into 8 residential units. A site inspection was done and documented the following:

Tree Species: Gumbo Limbo (Bursera simaruba)

Tree #5

05/21/2018

05/21/2018

05/21/2018

05/21/2018

Diameter: 4”
Location: 80%
Species: 100% (on protected tree list)
Condition: 70% (fair, young tree)
Total Average Value = 83%
Value x Diameter = 3.3 replacement caliper inches

Photos of the rest of the property:

Tree #1

05/21/2018

STOP
Tree #3
Tree #2
05/21/2018

Tree #3
05/21/2018

Tree #4
05/21/2018

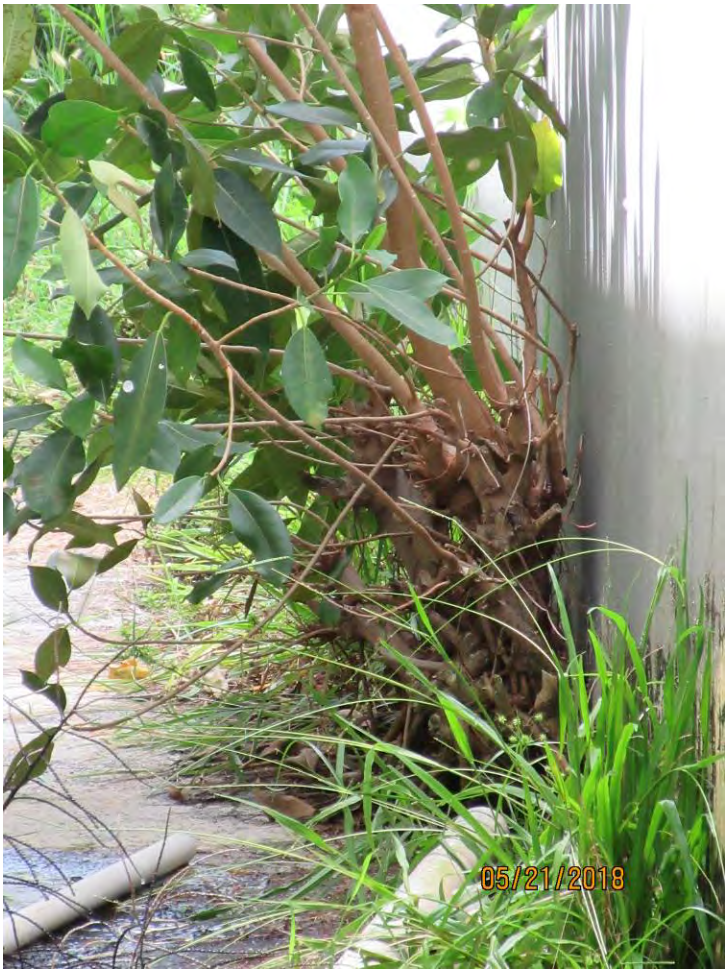
Tree #4
05/21/2018
250
RESERVED

Tree #7 & #8

Tree #9
05/21/2018

NOT FOR RESALE
05/21/2018

05/21/2018



Recommendation: Recommend approval of the Landscape plan to include the removal of (1) Gumbo Limbo tree at 3228 Flagler Avenue to be replaced with 3.3 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted on site and incorporated into the landscape plan.

Application

City of Key West Tree Commission

RECEIVED
OCT 24 2018
BY: NLH

2018-0088

Tree Permit Application

Date: October 24, 2018

Please Clearly Print All Information unless indicated otherwise.

Tree Address 3228 Flagler Ave
Cross/Corner Street Riviera Drive and Riviera Street
List Tree Name(s) and Quantity see submitted final landscape plan
Species Type(s) check all that apply ( ) Palm ( ) Flowering ( ) Fruit ( ) Shade ( ) Unsure
Reason(s) for Application:

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

Additional Information and Explanation See attached landscape plan for non protected and unhealthy trees to be removed and replaced with native landscaping on site for the redevelopment of the commercial site into 8 residential units.

Property Owner Name Land 10031, LLC C/O Uphoff Investments, LLC
Property Owner eMail Address
Property Owner Mailing Address 4900 W Hundred Rd
Property Owner Mailing City Chester **State** VA **Zip** 23831-1623
Property Owner Phone Number (305) 293 - 8983
Property Owner Signature

Representative Name Trepanier & Associates, Inc.
Representative eMail Address owen@owentrepanier.com
Representative Mailing Address 1421 First Street unit 101
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 293 - 8983

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

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

Karen DeMaria

From: Lori Thompson <lori@owentrepanier.com>
Sent: Monday, October 22, 2018 2:09 PM
To: Karen DeMaria
Cc: Owen Trepanier; Alvina Covington
Subject: 3228 Flagler Ave - final landscape plan
Attachments: 3228 Flagler Ave LS-IR Plan Set 10.22.18.pdf

Good afternoon Karen,
Attached is the final landscape plan for 3228 Flagler. I will have Alvina submit an application to you no later than Wednesday afternoon.

Lori Thompson
Trepanier & Associates
www.owentrepanier.com
1421 First Street, Key West Florida 33040
Phone: 305.293.8983 / FAX: 305.293.8748