

HIGHGATE KEY WEST WATERPARK

NEW WATERPARK AT THE GATES HOTEL

Planning Submittal

OWNER:
 SE Key West Owner VII LP
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 Dallas, Texas 75219
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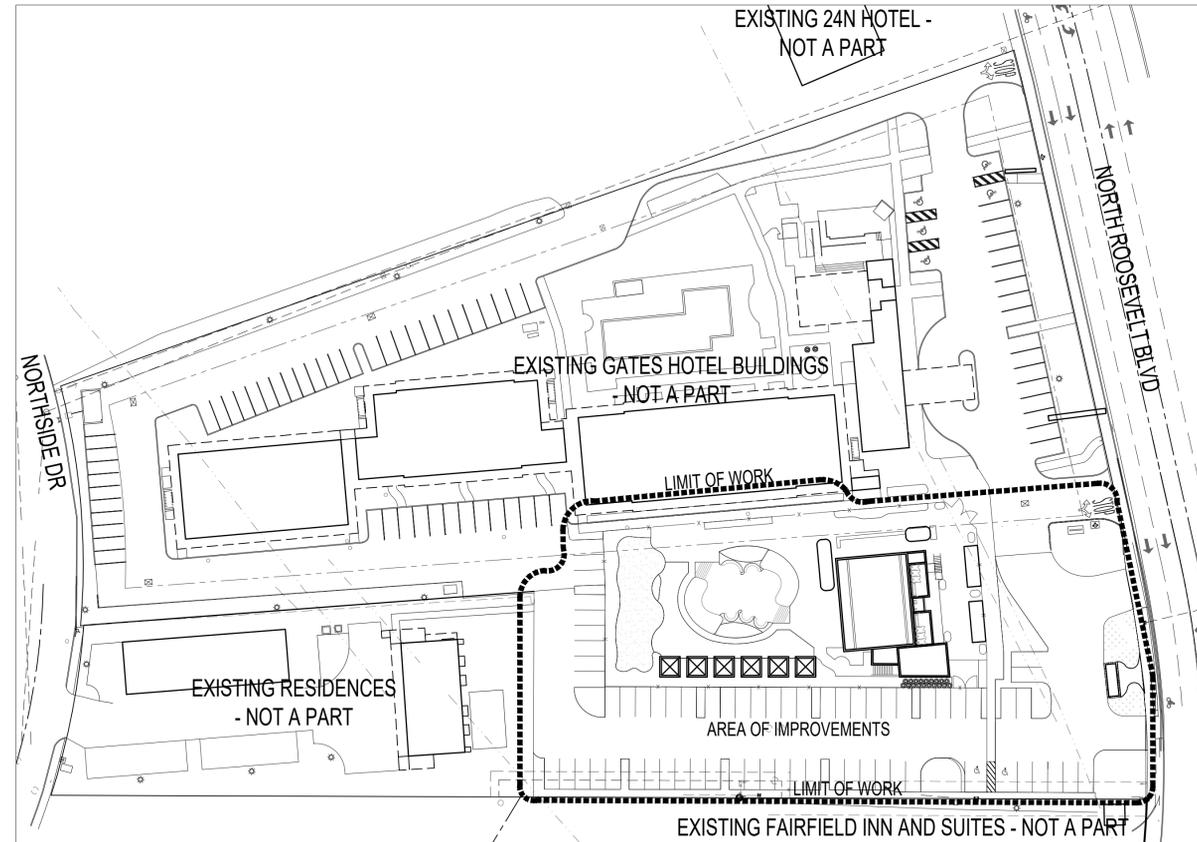
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1 SITE LOCATION

2 Site Location Enlargement

NOT TO SCALE
 NORTH

0' 25' 50' 100'
 SCALE: 1"=50'
 NORTH

RESOLVE

751 NE 83rd Street
 Miami, Florida 33138

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Project:

Keys Collection Site E
 Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
 Key West, Florida

Designed: NVD

Drawn: NVD

Reviewed: NVD

Date Issued:
 April 12, 2019

Revisions:
 June 6, 2019 - City Comments

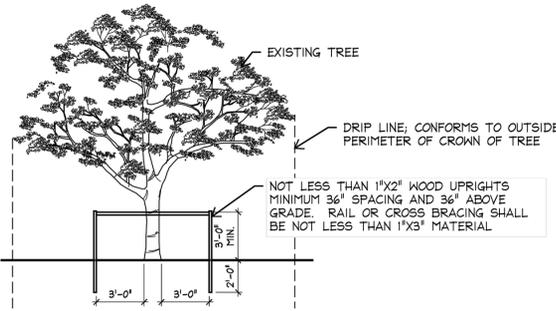
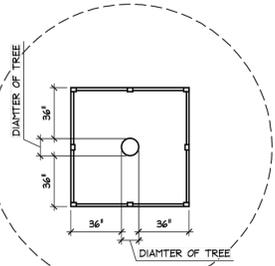
Sheet Title:
 Tree Disposition
 Plan

Sheet Number:

LC0-00

TREE PROTECTION NOTES:

- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. SEE TREE PROTECTION TREE LOCATION AND TREE PROTECTION FENCE DETAILS ON THIS SHEET.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRADING OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIFLINES.
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHED OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - CRZ DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE LANDSCAPE ARCHITECT.
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT OR OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND PILES.
- EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIFLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE HILL.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 4 FEET TO THE BUILDING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE LANDSCAPE ARCHITECT TO DISCUSS ALTERNATIVES.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIFLINE OR CRZ, WHICHEVER IS GREATER, THESE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO (2) DAYS.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIFLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- NO LANDSCAPE TOPSOIL PRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIFLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
- THE LANDSCAPE ARCHITECT HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- PRIOR TO CONSTRUCTION, ALL LOWER TREE LIMBS OVER ROADWAYS MUST BE PRUNED TO A HEIGHT OF 14 FEET FOLLOWING INDUSTRY STANDARDS AS OUTLINED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

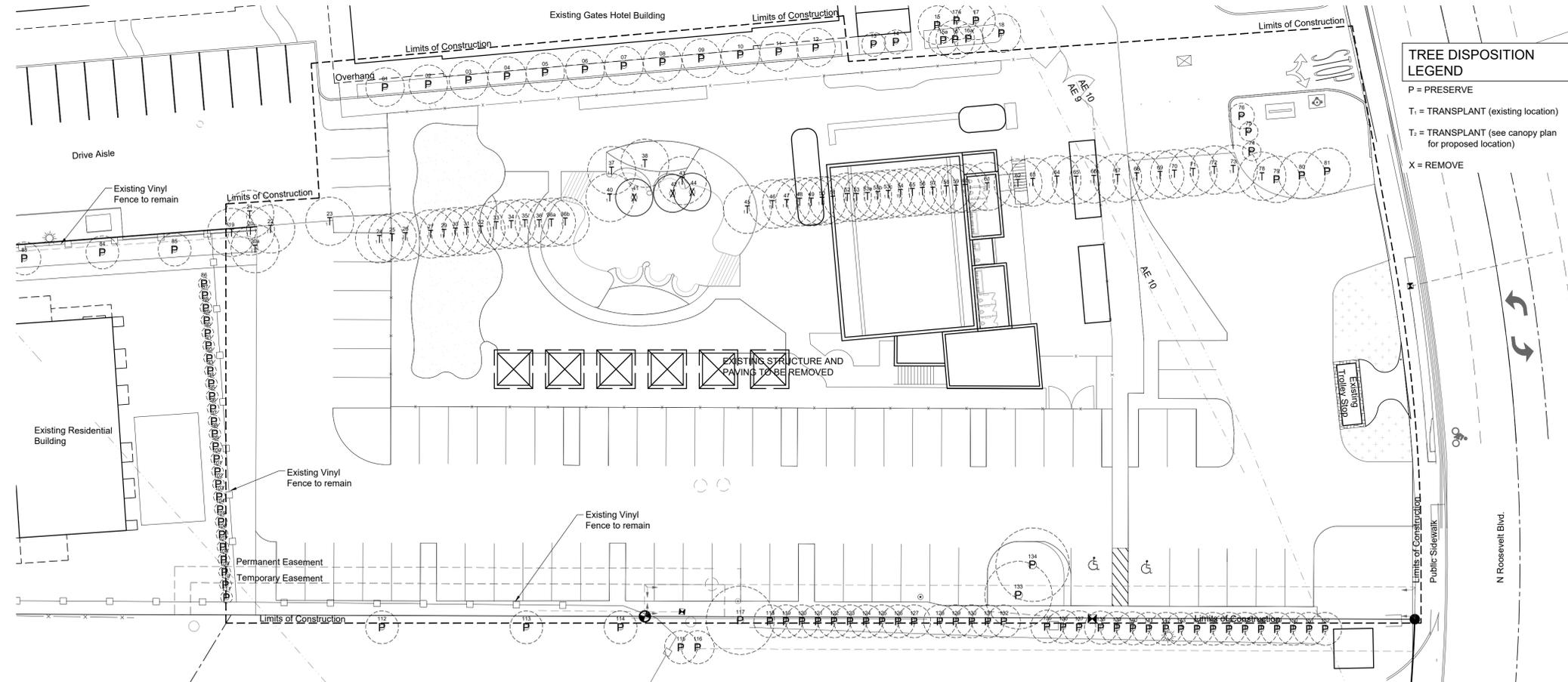


1 TREE PROTECTION PLAN
SCALE: 3/16"=1'-0"

2 TREE PROTECTION SECTION
SCALE: 3/16"=1'-0"

TREE RELOCATION NOTES:

- PRIOR TO TREE EXCAVATION AND RELOCATION, CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES FOR FLAGGING AND COORDINATION OF SERVICE DISCONNECTION AS NECESSARY TO COMPLETE WORK. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 24 HOURS PRIOR TO COMMENCING TREE RELOCATION.
- CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION IN THE AREA.
- ALL TRANSPORTING SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) REF. 1) TRANSPORTING OF TREES AND SHRUBS IN THE NORTHEASTERN UNITED STATES.
- PRIOR TO BEGINNING ANY TRANSPORTING WORK, ALL EXISTING TREES ADJACENT TO WORK SHALL BE PROTECTED BY PROVIDING TREE PROTECTION BARRIERS AROUND EXISTING TREES SUCH AS TEMPORARY SAFETY FENCING OR SIMILAR. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF TREES, PALMS AND PLANT MATERIAL. ANY EXISTING TREES DAMAGED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- EMPTY TREE PITS RESULTING FROM RELOCATED MATERIAL SHALL BE BACKFILLED WITH CLEAN FILL AND BROUGHT BACK TO FLUSH WITH SURROUNDING GRADE. STABILIZE GRADE AS REQUIRED. IF PLANTS ARE TO BE IMMEDIATELY RE-PLANTED IN RESULTING TREE PITS, APPROPRIATE PLANTING SOIL SHALL BE USED AS BACKFILL MATERIAL.
- TRIMMING AND ANY NECESSARY PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK AND MAXIMIZE SURVIVAL RATE. THE CONTRACTOR'S CREW USED FOR THE RELOCATION OF EXISTING TREES SHALL HAVE MIN. 10 YEARS EXPERIENCE IN RELOCATION OF EXISTING PLANT MATERIALS AND BE RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PRIOR TO MOVING:
 - EVALUATE EXISTING TREES AND VERIFY TREES ARE FREE OF DISEASE OR OTHER ISSUES THAT MAY REDUCE THE LIKELIHOOD OF SURVIVING TRANSPANT.
 - VERIFY FINAL GRADES HAVE BEEN ESTABLISHED IN THE FINAL LOCATION, AND THAT PREPARED PITS DRAIN BY TEST-FILLING WITH WATER BEFORE TRANSPORTATION.
- THE FOLLOWING METHODS SHALL BE USED FOR HANDLING DURING TREE PREPARATION AND TRANSPORT:
 - ROOT PRUNING: TREES SHALL BE ROOT PRUNED MIN. 45 DAYS PRIOR TO RELOCATION. PRUNING SHALL BE DONE WITH CLEAN, SHARP EQUIPMENT. AFTER ROOT PRUNING, BACKFILL WITH GOOD ROOTING MEDIA, FERTILIZER WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH. ROOT PRUNED MATERIAL SHALL BE MAINTAINED BY MULCHING, WATERING, MOWING, SPRAYING, FERTILIZING AND OTHER HORTICULTURAL PRACTICES.
 - ROOT BALL PREPARATION: BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR ACCEPTED CLOTH SUBSTITUTE. NO BALLED PLANT WILL BE ACCEPTABLE IF THE BALL IS CRACKED OR BROKEN OR IF THE STEM OR TRUNK IS LOOSE IN THE BALL, EITHER BEFORE OR DURING TRANSPORTING. ROOT BALL SIZES SHALL BE ACCORDING TO HINTON STANDARDS SET FORTH IN GRASSES AND STANDARDS FOR NURSERY PLANTS PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE.
 - CANOPY PREPARATION: SHAKE TREES RELATIVELY PRUNE AND THIN CROWN TO REMOVE APPROXIMATELY 1/3 OF THE BRANCHES PRESERVE THE BASIC SHAPE AND FORM OF THE TREE, ELIMINATE CROSS-BRANCHING AND ANY DEAD OR DISEASED BRANCHES. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI-A300 STANDARDS. PALMS: FOLLOW STANDARD PROCEDURE FOR TRANSPORTATION OF PALMS. MULTI-TRUNK TREES AND PALMS SHALL BE MOVED AS A SINGLE UNIT.
 - DURING TRANSPORT:
 - PROPERLY HANDLE TREES AND PALMS DURING MOVE TO PREVENT DAMAGE TO TRUNKS OR BRANCHES BY MEANS ACCEPTED BY THE LANDSCAPING INDUSTRY. ROOTBALLS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY, NEVER BY THE TRUNK OF THE TREE.
 - TRANSPORT TREES ON VEHICLES OF APPROPRIATE SIZE TO PREVENT OVERCROWDING, BROKEN LIMBS, FOLIAGE DAMAGE, OR ROOT BALL DAMAGE.
 - ROOT BALLS SHALL BE KEPT MOIST AT ALL TIMES DURING RELOCATION.
 - PROTECT TREE CROWNS WITH SHAKE CLOTH TO PREVENT EXCAVATION AND WIND BURN. IN ADDITION, CROWN SHALL BE PERIODICALLY SPRAYED TO ENSURE AGAIN DRYING.
 - PLANT MATERIAL SHALL BE PLANTED THE SAME DAY IT IS DUG. COORDINATE PREPARATION OF PLANTING PITS TO ENSURE THIS SCHEDULE.
 - UPON DELIVERY, PLANT IMMEDIATELY AND WATER THOROUGHLY.
- FOLLOWING TRANSPORTATION:
 - MULCH TREE PIT AREAS AND PROVIDE BRACING FOR APPROXIMATELY 1 YEAR UNTIL TREES ARE WIND-FIRM.
 - FOR THIN-BARKED SPECIES, WRAP TRUNKS AND STRUCTURAL BRANCHES TO PROTECT AGAINST SUN SCALD AND DEHYDRATION FOR A SINGLE GROWING SEASON.
 - FEED WITH A DILUTED SOLUTION OF N-P-K WITH A SOIL NEEDLE, PROVIDING WATER, AIR AND NUTRIENTS. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN-OFF NEW LEAVES.
 - AT TIME OF PLANTING, FILL AIR POCKETS AND KEEP ROOTS MOIST, LIVE AND HEALTHY.
 - PROVIDE MANUAL WATERING OF THE RELOCATED TREES FOR 90 DAYS. WATER TREES DAILY FOR THE FIRST 2 WEEKS, EVERY OTHER DAY FOR THE NEXT 3 WEEKS, AND EVERY THIRD DAY FOR THE BALANCE OF THE 3 MONTH WATERING/MAINTENANCE PERIOD. EACH WATERING SHALL SATURATE THE ROOT BALL TO ITS FULL DEPTH.
 - UPON COMPLETION OF WORK, THOROUGHLY CLEAN UP THE PROJECT SITE.
- PROVIDE ROUTINE PROGRESS EVALUATION REPORTS ON RELOCATED TREES UNTIL THE END OF THE MAINTENANCE PERIOD.
- IF THE TREE OR PALM SHOULD DIE WITHIN THE TWO-YEAR MAINTENANCE PERIOD, REMOVE THE TREE, REPLACE THE MATERIAL AND RESTORE THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- DAMAGE TO OTHER CONSTRUCTION WORK OR EXISTING STRUCTURES AS A RESULT OF TREE RELOCATION SHALL BE REPAIRED AT NO COST TO THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, DAMAGE TO CURBS, WALKS, ROADS, FENCES, FURNISHINGS, OTHER PLANT MATERIAL, ETC.



TREE DISPOSITION LEGEND
 P = PRESERVE
 T = TRANSPLANT (existing location)
 T = TRANSPLANT (see canopy plan for proposed location)
 X = REMOVE

RESOLVE

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 Miami, Florida 33138
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Project:
 Keys Collection Site E
 Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
 Key West, Florida

Designed: NVD
 Drawn: NVD
 Reviewed: NVD

Date Issued:
 April 12, 2019

Revisions:
 June 10, 2019 - City Comments

Sheet Title:
**Tree Disposition
 Plan and Details**

Sheet Number:
LT1-01

EXISTING TREES (See LT2-00 for full tree details and disposition)

Tag	Common Name	Latin Name
1	Coconut Palm	<i>Cocos nucifera</i>
2	Coconut Palm	<i>Cocos nucifera</i>
3	Coconut Palm	<i>Cocos nucifera</i>
4	Coconut Palm	<i>Cocos nucifera</i>
5	Coconut Palm	<i>Cocos nucifera</i>
6	Coconut Palm	<i>Cocos nucifera</i>
7	Coconut Palm	<i>Cocos nucifera</i>
8	Coconut Palm	<i>Cocos nucifera</i>
9	Coconut Palm	<i>Cocos nucifera</i>
10	Coconut Palm	<i>Cocos nucifera</i>
11	Coconut Palm	<i>Cocos nucifera</i>
12	Coconut Palm	<i>Cocos nucifera</i>
13	Coconut Palm	<i>Cocos nucifera</i>
14	Areca Palm	<i>Dypsis lutescens</i>
15	Coconut Palm	<i>Cocos nucifera</i>
15a	Japanese Privet	<i>Ligustrum japonicum</i>
16	Coconut Palm	<i>Cocos nucifera</i>
16a	Japanese Privet	<i>Ligustrum japonicum</i>
17	Coconut Palm	<i>Cocos nucifera</i>
17a	MacArthur Palm	<i>Pythosperma macarthurii</i>
18	Coconut Palm	<i>Cocos nucifera</i>
19	Areca Palm	<i>Dypsis lutescens</i>
20	Areca Palm	<i>Dypsis lutescens</i>
21	Areca Palm	<i>Dypsis lutescens</i>
22	Areca Palm	<i>Dypsis lutescens</i>
23	Strangler Fig	<i>Ficus Aurea</i>
24	Areca Palm	<i>Dypsis lutescens</i>
25	Daehoon Holly	<i>Ilex Cassine</i>
26	Areca Palm	<i>Dypsis lutescens</i>
27	Areca Palm	<i>Dypsis lutescens</i>
28	n/a	n/a
29	Daehoon Holly	<i>Ilex Cassine</i>
30	Areca Palm	<i>Dypsis lutescens</i>
31	Daehoon Holly	<i>Ilex Cassine</i>
32	Areca Palm	<i>Dypsis lutescens</i>
33	Daehoon Holly	<i>Ilex Cassine</i>
34	Areca Palm	<i>Dypsis lutescens</i>
35	Daehoon Holly	<i>Ilex Cassine</i>
36	Areca Palm	<i>Dypsis lutescens</i>
36a	Daehoon Holly	<i>Ilex Cassine</i>
36b	Areca Palm	<i>Dypsis lutescens</i>
37	Christmas Palm	<i>Adonia merrillii</i>
38	Christmas Palm	<i>Adonia merrillii</i>
39	n/a	n/a
40	Gumbo Limbo Tree	<i>Bursera simaruba</i>
41	Umbrella Tree	<i>Schefflera actinophylla</i>
42	Umbrella Tree	<i>Schefflera actinophylla</i>
43	Gumbo Limbo Tree	<i>Bursera simaruba</i>
44	Umbrella Tree	<i>Schefflera actinophylla</i>
45	Areca Palm	<i>Dypsis lutescens</i>
46	Areca Palm	<i>Dypsis lutescens</i>
47	Daehoon Holly	<i>Ilex Cassine</i>

Tag	Common Name	Latin Name
48	Areca Palm	<i>Dypsis lutescens</i>
49	Daehoon Holly	<i>Ilex Cassine</i>
50	Areca Palm	<i>Dypsis lutescens</i>
51	Solitaire Palm	<i>Pythosperma elegans</i>
52	Areca Palm	<i>Dypsis lutescens</i>
53	Solitaire Palm	<i>Pythosperma elegans</i>
54	Gumbo Limbo Tree	<i>Bursera simaruba</i>
55	Areca Palm	<i>Dypsis lutescens</i>
56	Sabal Palm	<i>Sabal palmetto</i>
57	Areca Palm	<i>Dypsis lutescens</i>
58	Sabal Palm	<i>Sabal palmetto</i>
59	Areca Palm	<i>Dypsis lutescens</i>
60	Sabal Palm	<i>Sabal palmetto</i>
61	Areca Palm	<i>Dypsis lutescens</i>
62	Areca Palm	<i>Dypsis lutescens</i>
63	Gumbo Limbo Tree	<i>Bursera simaruba</i>
64	Areca Palm	<i>Dypsis lutescens</i>
65	Gumbo Limbo Tree	<i>Bursera simaruba</i>
66	Areca Palm	<i>Dypsis lutescens</i>
67	Areca Palm	<i>Dypsis lutescens</i>
68	Areca Palm	<i>Dypsis lutescens</i>
69	Areca Palm	<i>Dypsis lutescens</i>
70	Areca Palm	<i>Dypsis lutescens</i>
71	Areca Palm	<i>Dypsis lutescens</i>
72	Areca Palm	<i>Dypsis lutescens</i>
73	Areca Palm	<i>Dypsis lutescens</i>
74	Verawood	<i>Bulnesia arborea</i>
75	Verawood	<i>Bulnesia arborea</i>
76	Paurotis Palm	<i>Acrolophax wrightii</i>
77	n/a	n/a
78	Areca Palm	<i>Dypsis lutescens</i>
79	Coconut Palm	<i>Cocos nucifera</i>
80	Coconut Palm	<i>Cocos nucifera</i>
81	Coconut Palm	<i>Cocos nucifera</i>
82	Avocado Tree	<i>Persea americana</i>
83	Avocado Tree	<i>Persea americana</i>
84	Avocado Tree	<i>Persea americana</i>
85	Avocado Tree	<i>Persea americana</i>
86	Simpson Stopper	<i>Myrcianthes fragrans</i>
87	Simpson Stopper	<i>Myrcianthes fragrans</i>
88	Simpson Stopper	<i>Myrcianthes fragrans</i>
89	Simpson Stopper	<i>Myrcianthes fragrans</i>
90	Simpson Stopper	<i>Myrcianthes fragrans</i>
91	Simpson Stopper	<i>Myrcianthes fragrans</i>
92	Simpson Stopper	<i>Myrcianthes fragrans</i>
93	Simpson Stopper	<i>Myrcianthes fragrans</i>
94	Simpson Stopper	<i>Myrcianthes fragrans</i>
95	Simpson Stopper	<i>Myrcianthes fragrans</i>
96	Simpson Stopper	<i>Myrcianthes fragrans</i>
97	Simpson Stopper	<i>Myrcianthes fragrans</i>
98	Simpson Stopper	<i>Myrcianthes fragrans</i>
99	Simpson Stopper	<i>Myrcianthes fragrans</i>

Note: See LP1-01 for proposed locations of transplanted trees and palms, and proposed canopy plant material

Tag	Common Name	Latin Name
100	Simpson Stopper	<i>Myrcianthes fragrans</i>
101	Simpson Stopper	<i>Myrcianthes fragrans</i>
102	Simpson Stopper	<i>Myrcianthes fragrans</i>
103	Simpson Stopper	<i>Myrcianthes fragrans</i>
104	Simpson Stopper	<i>Myrcianthes fragrans</i>
105	Simpson Stopper	<i>Myrcianthes fragrans</i>
106	Simpson Stopper	<i>Myrcianthes fragrans</i>
107	Simpson Stopper	<i>Myrcianthes fragrans</i>
108	Simpson Stopper	<i>Myrcianthes fragrans</i>
109	Simpson Stopper	<i>Myrcianthes fragrans</i>
110	Simpson Stopper	<i>Myrcianthes fragrans</i>
111	Simpson Stopper	<i>Myrcianthes fragrans</i>
112	Alexander Palm	<i>Archontophoenix alexandrae</i>
113	Alexander Palm	<i>Archontophoenix alexandrae</i>
114	Alexander Palm	<i>Archontophoenix alexandrae</i>
115	Areca Palm	<i>Dypsis lutescens</i>
116	Areca Palm	<i>Dypsis lutescens</i>
117	Strangler Fig	<i>Ficus Aurea</i>
118	Areca Palm	<i>Dypsis lutescens</i>
119	Areca Palm	<i>Dypsis lutescens</i>
120	Areca Palm	<i>Dypsis lutescens</i>
121	Areca Palm	<i>Dypsis lutescens</i>
122	Areca Palm	<i>Dypsis lutescens</i>
123	Areca Palm	<i>Dypsis lutescens</i>
124	Areca Palm	<i>Dypsis lutescens</i>
125	Areca Palm	<i>Dypsis lutescens</i>
126	Areca Palm	<i>Dypsis lutescens</i>
127	Areca Palm	<i>Dypsis lutescens</i>
128	Areca Palm	<i>Dypsis lutescens</i>
129	Areca Palm	<i>Dypsis lutescens</i>
130	Areca Palm	<i>Dypsis lutescens</i>
131	Areca Palm	<i>Dypsis lutescens</i>
132	Areca Palm	<i>Dypsis lutescens</i>
133	Green Buttonwood	<i>Conocarpus erectus</i>
134	Strangler Fig	<i>Ficus Aurea</i>
135	Areca Palm	<i>Dypsis lutescens</i>
136	Areca Palm	<i>Dypsis lutescens</i>
137	Areca Palm	<i>Dypsis lutescens</i>
138	Areca Palm	<i>Dypsis lutescens</i>
139	Areca Palm	<i>Dypsis lutescens</i>
140	Areca Palm	<i>Dypsis lutescens</i>
141	Areca Palm	<i>Dypsis lutescens</i>
142	Green Buttonwood	<i>Conocarpus erectus</i>
143	Areca Palm	<i>Dypsis lutescens</i>
144	Areca Palm	<i>Dypsis lutescens</i>
145	Areca Palm	<i>Dypsis lutescens</i>
146	Areca Palm	<i>Dypsis lutescens</i>
147	Areca Palm	<i>Dypsis lutescens</i>
148	Areca Palm	<i>Dypsis lutescens</i>
149	Areca Palm	<i>Dypsis lutescens</i>
150	Areca Palm	<i>Dypsis lutescens</i>
151	Areca Palm	<i>Dypsis lutescens</i>
152	Areca Palm	<i>Dypsis lutescens</i>

TREE DISPOSITION SCHEDULE

Tag	Common Name	Latin Name	Height	Width	DBH "	Notes	Preserve	Transplant	Remove
1	Coconut Palm	<i>Cocos nucifera</i>	35'	20'	10		x		
2	Coconut Palm	<i>Cocos nucifera</i>	30'	20'	10		x		
3	Coconut Palm	<i>Cocos nucifera</i>	35'	20'	10		x		
4	Coconut Palm	<i>Cocos nucifera</i>	30'	20'	10		x		
5	Coconut Palm	<i>Cocos nucifera</i>	26'	20'	10		x		
6	Coconut Palm	<i>Cocos nucifera</i>	35'	20'	10		x		
7	Coconut Palm	<i>Cocos nucifera</i>	35'	20'	10		x		
8	Coconut Palm	<i>Cocos nucifera</i>	30'	20'	10		x		
9	Coconut Palm	<i>Cocos nucifera</i>	30'	20'	10		x		
10	Coconut Palm	<i>Cocos nucifera</i>	26'	20'	10		x		
11	Coconut Palm	<i>Cocos nucifera</i>	26'	20'	10		x		
12	Coconut Palm	<i>Cocos nucifera</i>	30'	20'	10		x		
13	Areca Palm	<i>Dyopsis lutescens</i>	30'	20'	10		x		
14	Areca Palm	<i>Dyopsis lutescens</i>	26'	20'	10		x		
15	Coconut Palm	<i>Cocos nucifera</i>	35'	20'	10		x		
15a	Japanese Privet	<i>Ligustrum japonicum</i>	12'	12'	20 (aggr.)				
16	Coconut Palm	<i>Cocos nucifera</i>	35'	20'	10		x		
16a	Japanese Privet	<i>Ligustrum japonicum</i>	12'	12'	20 (aggr.)				
17	Coconut Palm	<i>Cocos nucifera</i>	28'	20'	10		x		
17a	MacArthur Palm	<i>Ptychosperma macarthurii</i>	25'	15'	24 (aggr.)				
18	Coconut Palm	<i>Cocos nucifera</i>	26'	20'	10		x		
19	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
20	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
21	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
22	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
23	Strangler Fig	<i>Ficus Aurea</i>	25'	25'	36" (aggr.)	root prune per arborist report at minimum of 90 days prior to transplant		x	
24	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
25	Dahoon Holly	<i>Ilex Cassine</i>	9'	6'	2"			x	
26	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
27	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
28	n/a	n/a							
29	Dahoon Holly	<i>Ilex Cassine</i>	9'	6'	2"			x	
30	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
31	Dahoon Holly	<i>Ilex Cassine</i>	9'	6'	2"			x	
32	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
33	Dahoon Holly	<i>Ilex Cassine</i>	9'	6'	2"			x	
34	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
35	Dahoon Holly	<i>Ilex Cassine</i>	09'	6'	2"			x	
36	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
36a	Dahoon Holly	<i>Ilex Cassine</i>	09'	6'	2"			x	
36b	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
37	Christmas Palm	<i>Adonidia merrillii</i>	12'	8'	15 (5"x3)			x	
38	Christmas Palm	<i>Adonidia merrillii</i>	12'	8'	10 (5"x3)			x	
39	n/a	n/a							
40	Gumbo Limbo Tree	<i>Bursera simaruba</i>	15'	18'	20 (10"+10")			x	
41	Umbrella Tree	<i>Schefflera actinophylla</i>	17'	15'	16" (8"+8")	1/3 of structure and canopy missing, asymmetrical			x
42	Umbrella Tree	<i>Schefflera actinophylla</i>	15'	12'	8"	Asymmetrical w/ heavy lean			x
43	Gumbo Limbo Tree	<i>Bursera simaruba</i>	22'	25'	28"			x	
44	Umbrella Tree	<i>Schefflera actinophylla</i>	25'	25'	40"			x	
45	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
46	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
47	Dahoon Holly	<i>Ilex Cassine</i>	9'	6'	2"			x	
48	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
49	Dahoon Holly	<i>Ilex Cassine</i>	9'	6'	2"			x	
50	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
51	Solitaire Palm	<i>Ptychosperma elegans</i>	12'	6'	N/A			x	
52	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
53	Solitaire Palm	<i>Ptychosperma elegans</i>	12'	6'	N/A			x	
54	Gumbo Limbo Tree	<i>Bursera simaruba</i>	22'	10'	6"			x	
55	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
56	Sabal Palm	<i>Sabal palmetto</i>	20'	8'	12"			x	
57	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
58	Sabal Palm	<i>Sabal palmetto</i>	20'	8'	10"			x	
59	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
60	Sabal Palm	<i>Sabal palmetto</i>	20'	8'	10"			x	
61	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
62	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
63	Gumbo Limbo Tree	<i>Bursera simaruba</i>	18'	12'	10"			x	
64	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
65	Gumbo Limbo Tree	<i>Bursera simaruba</i>	16'	10'	6"			x	
66	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
67	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
68	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
69	Areca Palm	<i>Dyopsis lutescens</i>	12'	6'	5"			x	
70	Areca Palm	<i>Dyopsis lutescens</i>	10'	6'	4"			x	
71	Areca Palm	<i>Dyopsis lutescens</i>	10'	6'	5"			x	
72	Areca Palm	<i>Dyopsis lutescens</i>	12'	6'	5"			x	
73	Areca Palm	<i>Dyopsis lutescens</i>	12'	12'	N/A			x	
74	Verawood	<i>Bulnesia arborea</i>	10'	6'	3"		x		
75	Verawood	<i>Bulnesia arborea</i>	10'	6'	3"		x		

Tag	Common Name	Latin Name	Height	Width	DBH "	Notes	Preserve	Transplant	Remove
76	Paurotis Palm	<i>Acoelorrhaphe wrightii</i>	10'	6'	N/A			x	
77	n/a	n/a							
78	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A				
79	Coconut Palm	<i>Cocos nucifera</i>	30'	20'	12"			x	
80	Coconut Palm	<i>Cocos nucifera</i>	25'	20'	12"			x	
81	Coconut Palm	<i>Cocos nucifera</i>	25'	20'	12"			x	
82	Avacado Tree	<i>Persea americana</i>	6'	3'	2.5"			x	
83	Avacado Tree	<i>Persea americana</i>	6'	3'	2.5"			x	
84	Avacado Tree	<i>Persea americana</i>	6'	3'	2.5"			x	
85	Avacado Tree	<i>Persea americana</i>	6'	3'	2.5"			x	
86	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
87	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
88	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
89	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
90	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
91	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
92	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
93	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
94	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
95	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
96	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
97	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
98	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
99	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
100	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
101	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
102	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
103	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
104	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
105	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
106	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
107	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
108	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
109	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
110	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
111	Simpson Stopper	<i>Myrcianthes fragrans</i>	6'	3'	1"			x	
112	Alexander Palm	<i>Archontophoenix alexandrae</i>	25'	8'	N/A			x	
113	Alexander Palm	<i>Archontophoenix alexandrae</i>	25'	8'	N/A			x	
114	Alexander Palm	<i>Archontophoenix alexandrae</i>	25'	15'	N/A	Double Trunk		x	
115	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
116	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
117	Strangler Fig	<i>Ficus Aurea</i>	18'	25'	25"			x	
118	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
119	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
120	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
121	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
122	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
123	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
124	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
125	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
126	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
127	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
128	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
129	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
130	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
131	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
132	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
133	Green Buttonwood	<i>Conocarpus erectus</i>	35'	25'	25"			x	
134	Strangler Fig	<i>Ficus Aurea</i>	18'	25'	25"	1/3 of main structure damaged and missing canopy		x	
135	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
136	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
137	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
138	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
139	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
140	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
141	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
142	Green Buttonwood	<i>Conocarpus erectus</i>	15'	15'	4"			x	
143	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
144	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
145	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
146	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
147	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
148	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
149	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
150	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
151	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	
152	Areca Palm	<i>Dyopsis lutescens</i>	14'	12'	N/A			x	

Note: See LP1-01 for proposed locations of transplanted trees and palms, and proposed canopy plant material

RESOLVE

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Project:

Keys Collection Site E
Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
Key West, Florida

Designed: NVD

Drawn: NVD

Reviewed: NVD

Date Issued:
April 12, 2019

Revisions:
June 10, 2019 - City Comments

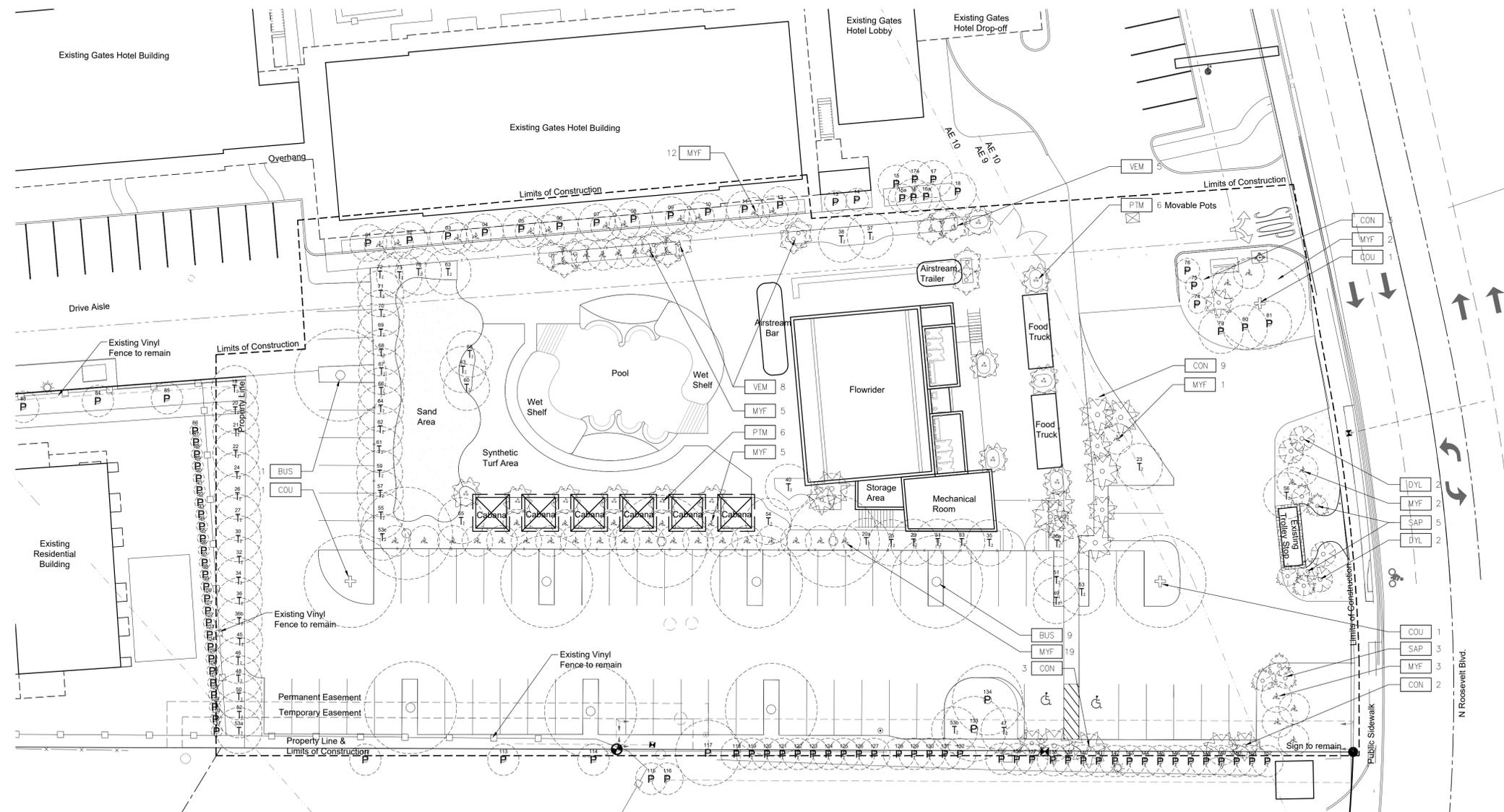
Sheet Title:
Tree Disposition
Schedule

Sheet Number:<

CANOPY PLANTING LEGEND

10	BUS	Gumbo Limbo Tree	Bursera simaruba	5" cal, 20' ht. 15' Spr. 8' Clear Ht.	See plan	Field grown or collected Specimen
50	MYF1	Simpson's Stopper Tree	Myrcianthes fragrans	Multi 3" Cal., 12' oa., 4' clear ht.	8' O.C.	Field Grown, B&B
3	COU	Seagrape	Coccoloba uvifera	10" Cal., 25' ht., 20' spr. equal qnty: 10' gw, 20' oa & 18' gw., 28' oa		field grown
17	CON	Coconut Palm	Cocos nucifera		7' O.C., see plan	Field Grown, B&B
13	VEM	Montgomery Palm	Veitchia montgomeryana	12' gw., 22' oa.	3' min, see plan	Field Grown, B&B
4	DYL	Areca Palm	Dypsis lutescens	12' ht., min. (8) 2" trunks, field grown	See plan	
12	PTM	Macarthur Palm	Ptychosperma macarthurii	12' Greywood, 20' ht., min. (3) 2" trunks		field grown
8	SAP	Sabal Palm	Sabal palmetto	7'-10' Greywood		field grown

Note: See LP3-00 for full plant material specifications



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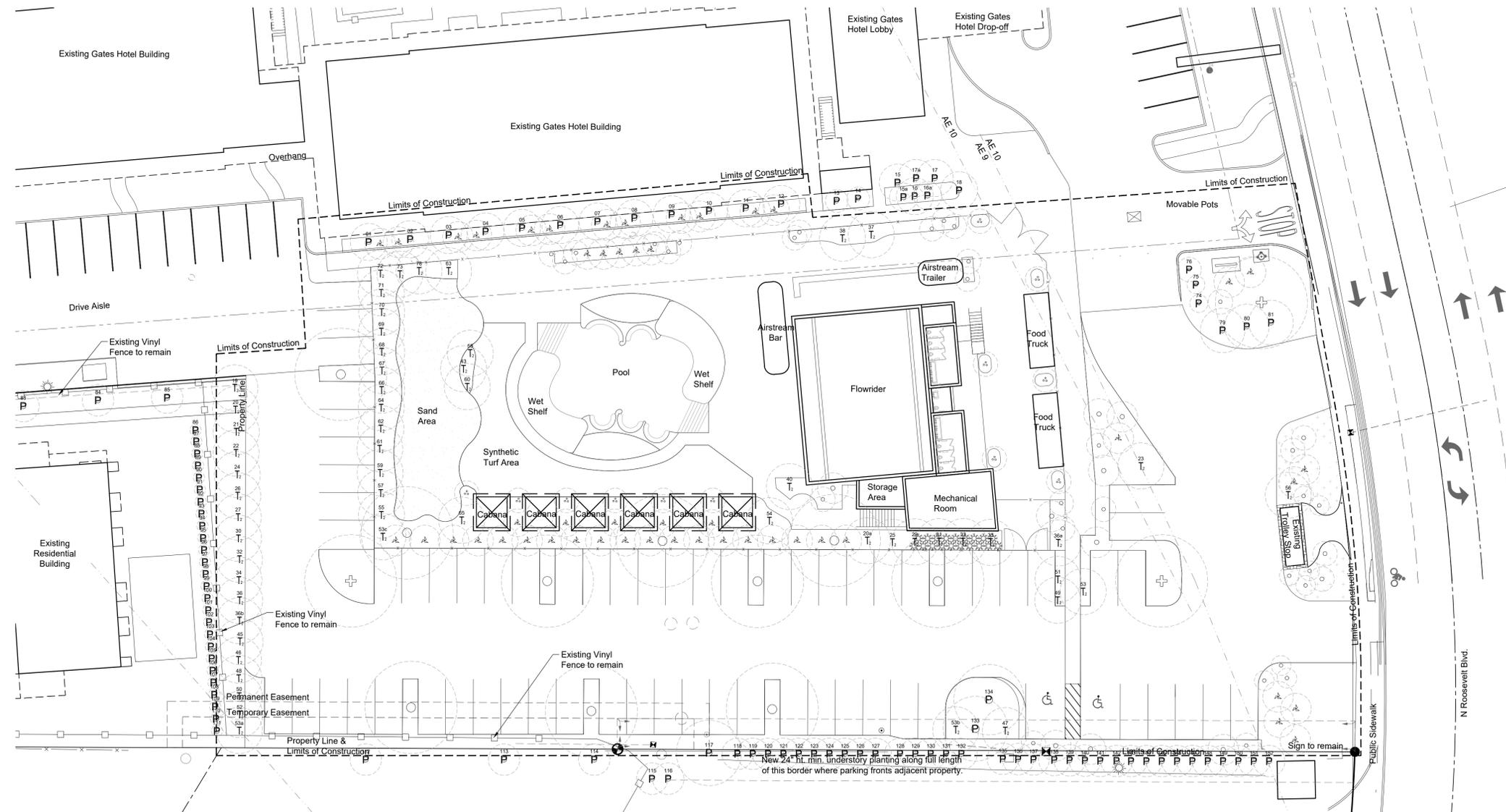
Sheet Title:
**Canopy
Planting Plan**

Sheet Number:
LP1-01

UNDERSTORY PLANTING LEGEND

Qty	Key	Common Name	Latin Name	Size	Spacing	Notes
TBD	ACD	Leather Fern	Acrostichum danaeifolium	7g, 36" ht.	36" O.C.	florida #1
TBD	PSN	Wild Coffee	Psychotria nervosa	7g, 36" ht.	30" O.C.	florida #1
TBD	RHE	Rhaphis Palm	Rhaphis excelsa	7g, 24" ht., full to ground	36" O.C.	florida #1
TBD	ZAI	Coontie	Zamia integrifolia	7g, 24" ht., 24" spr.	30" O.C.	florida #1
TBD	CHI	Red tip Cocoplum	Chrysobalanus icaco 'Red Tip'	7 gal., 36" ht., 36" spr., 36" O.C.		florida #1
TBD	AOC	California Alocasia	Alocasia odora 'California'	3g, 24" ht., 24" spr.	24" O.C.	florida #1
TBD	CAF	Yellow Canna	Canna flaccida	3g, 24" ht.	18" O.C.	florida #1
TBD	PBM	Burle Marx Philodendron	Philodendron 'Burle Marx'	3g, 24" ht., 18" spr.	15" O.C.	florida #1
TBD	NCR	Blue Walking Iris	Neomarica caerulea 'regina'	3g, 24" ht.	12" O.C.	florida #1
TBD	ERL	Golden Creeper	Ernodea littoralis	3 gal., 12" ht., 18" spr., 24" O.C.	12" O.C.	florida #1
TBD	IBM	Margarita Sweet Potato Vine	Ipomoea batatas 'margarita'	1g, 6" ht.	12" O.C.	florida #1

Note: See LP3-00 for full plant material specifications



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1

10' 10' 20' 40'
SCALE: 1"=20'
NORTH

RESOLVE

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Project:

Keys Collection Site E
Landscape Improvements

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SE Key West Owner VII LP

3840 N. Roosevelt Blvd
Key West, Florida

Designed: NVD

Drawn: NVD

Reviewed: NVD

Date Issued:
April 12, 2019

Revisions:
June 10, 2019 - City Comments

Sheet Title:
Understory
Planting Plan

Sheet Number:
LP2-01

CANOPY PLANTING SCHEDULE

Qty	Key	Common Name	Latin Name	Size	Spacing	Notes
7	BUS	Gumbo Limbo Tree	Bursera simaruba	6" cal, 20" ht. 15' Spr. 8' Clear Ht.	See plan	Collected Specimen, low open branching
50	MYF1	Simpson's Stopper Tree	Myrcianthes fragrans	Multi 3" Cal., 12' oa., 4' clear ht.	8' O.C.	Field Grown, B&B
3	COU	Seagrape	Coccoloba uvifera	10" Cal., 25' ht., 20' spr.		field grown
17	CON	Coconut Palm	Cocos nucifera	equal qty: 10' gw, 20' oa & 18' gw., 28' oa	7' O.C., see plan	Field Grown, B&B
13	VEM	Montgomery Palm	Veitchia montgomeryana	12' gw., 22' oa.	3' min, see plan	Field Grown, B&B
4	DYL	Areca Palm	Dypsis lutescens	12' ht., min. (8) 2" trunks, field grown	See plan	
12	PTM	Macarthur Palm	Ptychosperma macarthurii	12' Greywood, 20' ht., min. (3) 2" trunks		field grown
8	SAP	Sabal Palm	Sabal palmetto	7'-10' Greywood		field grown

UNDERSTORY PLANTING SCHEDULE

Qty	Key	Common Name	Latin Name	Size	Spacing	Notes
TBD	ACD	Leather Fern	Acrostichum danaeifolium	7g, 36" ht.	36" O.C.	florida #1
TBD	PSN	Wild Coffee	Psychotria nervosa	7g, 36" ht.	30" O.C.	florida #1
TBD	RHE	Rhaphis Palm	Rhaphis excelsa	7g, 24" ht., full to ground	36" O.C.	florida #1
TBD	ZAI	Coontie	Zamia integrifolia	7g, 24" ht., 24" spr.	30" O.C.	florida #1
TBD	CHI	Red tip Cocoplum	Chrysobalanus icaco 'Red Tip'	7 gal., 36" ht., 36" spr., 36" O.C.		florida #1
TBD	AOC	California Alocasia	Alocasia odora 'California'	3g, 24" ht., 24" spr.	24" O.C.	florida #1
TBD	CAF	Yellow Canna	Canna flaccida	3g, 24" ht.	18" O.C.	florida #1
TBD	PBM	Burle Marx Philodendron	Philodendron 'Burle Marx'	3g, 24" ht., 18" spr.	15" O.C.	florida #1
TBD	NCR	Blue Walking Iris	Neomarica caerulea 'regina'	3g, 24" ht	12" O.C.	florida #1
TBD	ERL	Golden Creeper	Ernodea littoralis	3 gal., 12" ht., 18" spr., 24" O.C.	12" O.C.	florida #1
TBD	IBM	Margarita Sweet Potato Vine	Ipomoea batatas 'margarita'	1g, 6" ht.	12" O.C.	florida #1

IRRIGATION NOTES:

- 1.) THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS.
- 2.) ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- 3.) ALL IRRIGATED AREAS SHALL BE INSTALLED TO RECEIVE 100% HEAD-TO-HEAD COVERAGE WITH 50% OVERLAP, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
- 4.) ALL SHRUB, TURF AND TREE BUBBLER AREAS SHALL BE ZONED SEPARATELY.
- 5.) ALL TREES SHALL RECEIVE (2) BUBBLERS AT TRUNK LOCATION.
- 6.) SYSTEM SHALL INCLUDE A RAIN SENSOR SHUT OFF DEVICE.
- 7.) THE PROPOSED LOCATION OF ALL ABOVE-GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

LANDSCAPE NOTES:

- 1.) ALL PLANT MATERIAL TO BE FLORIDA #1 QUALITY PER FNGLA GRADES AND STANDARDS.
- 2.) THE CONTRACTOR SHALL SUBMIT IMAGES OF ALL LANDSCAPE MATERIAL FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 3.) LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT OF ALL MATERIALS PRIOR TO INSTALLATION UNLESS WRITTEN APPROVAL BY LANDSCAPE ARCHITECT OR OWNER IS PROVIDED. NOTIFY LANDSCAPE ARCHITECT MINIMUM 18 HOURS PRIOR TO ALL PLANTING.
- 4.) ALL EXISTING TREES AND PALMS TO REMAIN AS NOTED MUST BE PROTECTED FROM DAMAGE. ANY DAMAGED MATERIALS RESULTING IN DEATH OF MATERIAL WILL BE CONTRACTORS RESPONSIBILITY TO REPLACE WITH EQUAL OR GREATER SPECIES.
- 5.) ALL LANDSCAPE WILL BE COVERED WITH 100% AUTOMATIC IRRIGATION. SYSTEM TO INCLUDE RAIN SENSOR AND EFFICIENT IRRIGATION PRACTICE TO MINIMIZE OVER SPRAY.
- 6.) CONTRACTOR RESPONSIBLE FOR ALL SOIL AMENDMENTS INCLUDING PRE-EMERGENT AND TIME RELEASE FERTILIZER TO BE INSTALLED AT TIME OF INSTALLATION.
- 7.) CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEER TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 8.) CONTRACTOR TO ENSURE PROPER BRACING AND SUPPORT FOR ALL MATERIALS AS DICTATED BY LOCAL CODE. ALL BRACING TO REMAIN ON THROUGH ONE FULL HURRICANE SEASON. ALL BRACING SHALL BE PAINTED AT A COLOR TO BE SPECIFIED BY THE OWNER.
- 9.) CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 10.) ENSURE ALL LARGE CANOPY TREES ARE MARKED WITH MIN. 8' RADIUS FROM CENTER OF TRUNK TO INCLUDE STRUCTURAL SOIL OR SILVA CELL (OR EQUAL TECHNOLOGY). TO BE INCLUDED ON BOTH LANDSCAPE AND CIVIL DRAWINGS.
- 11.) NOTE: SHADE TREE SHALL NOT BE INSTALLED CLOSER THAN 12' FROM FACE OF BUILDINGS. PALMS SHALL NOT BE INSTALLED CLOSER THAN 6' FROM FACE OF BUILDING.

GENERAL NOTES:

- 1.) LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
- 2.) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION AND APPROVAL.
- 3.) THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING BUT, NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- 4.) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
- 5.) THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 6.) ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7.) THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
- 8.) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
- 9.) COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- 10.) THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- 11.) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- 12.) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- 13.) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTling OR EROSION THAT HAS OCCURED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
- 14.) TREE REMOVAL AT TIME OF DEMOLITION SHALL NOT BE PERMITTED UNLESS THE MASTER PERMIT FOR REDEVELOPMENT HAS BEEN SUBMITTED FOR REVIEW.

RESOLVE

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Project:

Keys Collection Site E
Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
Key West, Florida

Designed: NVD

Drawn: NVD

Reviewed: NVD

Date Issued:
April 12, 2019

Revisions:
June 6, 2019 - City Comment

Sheet Title:

Plant Schedule
notes and
calculations

Sheet Number:

LP3-00

The Keys Collection Site E – Highgate Waterpark

June 7, 2019

Proposed Landscape Calculations and Comparison

Page 1

Prepared for:

Mr. Alan Brand – Vice President
SE KEY West Owner VII LP c.o. Highgate Hotels,
L.P.

Prepared by:

Nathan VanDeman – Managing Principal

**RESOLVE
SPACE**

Section 108-412 Minimum Landscape Requirements

(a) Minimum site landscaped areas: 20% of building site area

- Note: The meaning of the term “building site area” as used in this section of the code of ordinances is unclear in its context and also is not defined in the definitions section, nor are the terms “building site” or “site area”. So, we proceeded under 2 assumed scenarios and are in compliance with each.

Scenario 1 - “building site area” assumed to be all building areas within site. This “building area” includes all areas under canopy, building overhangs and port cochere.

Existing (Bldg. Site: 29,215 sf)

Required: 5,843 sf

Provided: 42,894 sf

Proposed (Bldg. Site: 30,345 sf)

Required: 6,069 sf

Provided: 46,840 sf

Scenario 2 - “building site area” assumed to be area of entire site which is to contain proposed building/improvements (i.e. area within property line)

Existing (Bldg. Site: 131,653 + 48,211 = 179,864)

Required: 26,331 + 9,623 = 35,954 sf

Provided: 37,458 + 5,413 = 42,894 sf

Proposed (Bldg. Site: 179,864 sf)

Required: 35,972 sf

Provided: 46,840 sf

(b) Minimum native planting: 70% of minimum required landscaping

Scenario 1

Existing

Required: 4,090 sf

Provided: Unknown

Proposed

Required: 4,249

Provided: 4,250 or greater.

Scenario 2

Existing

Required: 18,432 + 6,737 = 25,168

Provided: Unknown

Proposed

Required: 25,181

Provided: 25,182 or greater

Commented [NV1]: This number represents portion of affordable housing site to be joined with Gates site

Commented [NV2]: This number represents required landscape necessary for the portion of affordable housing site which is to be joined with Gates site

Commented [NV3]: This number represents provided landscape area for the portion of affordable housing site which is to be joined with Gates site

Commented [NV4]: Specific understory quantities to be defined within Permit Documents

Commented [NV5]: Specific understory quantities to be defined within Permit Documents

The Keys Collection Site E – Highgate Waterpark

June 7, 2019

Proposed Landscape Calculations and Comparison

Page 2

Section 108-413 Requirements along Street Frontage

(b) Minimum Standards:

1) Number of plant units per 100 linear feet of ROW for 3+ acre sites

Existing (ROW: 452 lf @ 160 units /lf)
Required: 724 units
Provided: +/-1,450 units

Proposed (ROW: 452 lf @ 160units /lf)
Required: 724 units
Provided: +/- 2,020 units

Commented [NV6]: From code: plant unit is a measurement describing the amount of required plant material in flexible units based on the unit values in the following: 1 canopy tree or shade tree = 10 plant units, 1 evergreen tree or ornamental tree = 3 plant units, 1 Shrub = 1 plant units

2) Width of Required Landscaping for 3+ acre sites

Existing
Required: 40' width
Provided: Gates Site: 22', Site E: 0'

Proposed
Required: 40' width
Provided: Gates Site: 22', Site E: varies*
*40' West PL, 20' trolley stop, 30' East PL

Commented [NV7]: Calculation notes:
1292 understory units (235lf gates x 22lf depth @1 per 4sf)
117 orn. Tree units (39 @3 units per)
40 canopy tree units (4 @ 10 units per)
Total: 1449

Commented [NV8]: Calculation notes:
1790 understory units (325lf Gate&E x 22lf depth @1 per 4sf)
180 orn. tree units (22:E, 39:Gates @3 units per)
50 Canopy units (1: E, 4: Gates @ 10 units per)
Total: 2020 units

Section 108-415 Perimeter landscape Requirements

(a) Perimeter Landscaping Width for 20,000-50,000 sf building site

Existing (building site: 29,215 sf)
Required: 7.5' width
Provided: 10' width

Proposed (building site: 30,335 sf)
Required: 7.5' width
Provided: 4' width (East of Site)

(b) 1 tree per 35 linear ft

Existing (length:800 lf)
Required: 23 canopy trees
Provided: 13 canopy trees

Proposed (length:800 lf)
Required: 23 canopy trees (17 native)
Provided: 14 canopy trees (14 native)

Commented [NV9]: Includes 4 proposed in exterior islands, 4 existing at a PL shared w/ Fairfield, 6 existing at PL shared w/ affordable housing

Section 108-416 Other landscape requirements for nonvehicular use areas.

(a) Trees in nonvehicular open space (NOS): (4 trees per 2,500 sf NOS)

Existing (NOS: 36,685 sf)
Required: 73 (4 trees per 2,000 sf nos)
Provided: more than 75 trees and palms

Proposed (NOS: 58,125 sf)
Required: 93 trees (66 native)
Provided: + 93 trees and palms (72 native)

Commented [NV10]: 55 new and relocated native trees and palms within new limit of construction interior areas. 17 existing native palms in pool area,