

CON. LANDSCAPE PLAN

9104

Tree Permit Application

Date: _____

Please Clearly Print All Information unless indicated otherwise.

Tree Address 638 United Street

Cross/Corner Street Between Villa Mill Alley and Elizabeth Street

List Tree Name(s) and Quantity _____

Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure

Reason(s) for Application:

() REMOVE () Tree Health () Safety () Other/Explain below

() TRANSPLANT () New Location () Same Property () Other/Explain below

() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Conceptual Landscape plan

Property Owner Name Land 10031, LLC; Land 113 LLC; Land 1701; Land 2421

Property Owner eMail Address Land 2780 LLC; Land 4027 LLC; Land 7009 LLC; Land

Property Owner Mailing Address 4900 W Hundred Rd 8351 LLC; Land 8601 LLC

Property Owner Mailing City Chester **State** VA **Zip** 23831-1623

Property Owner Phone Number () -

Property Owner Signature [Signature], Agent

Representative Name Trepanier & Associates, Inc.

Representative eMail Address owen@owentrepanier.com

Representative Mailing Address 1421 1st 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 >>>>

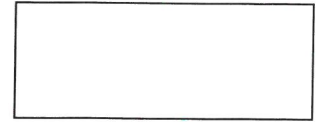
Please identify tree(s) with colored tape

Please see attached landscape plan for tree removal and replacement.

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

PA/C ✓
S ✓

RECEIVED
JUN 13 2018
BY: NLH



Tree Representation Authorization

Date: 5-17-18

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

Please Clearly Print All Information unless indicated otherwise.

Tree Address 638 United Street

Property Owner Name Land 10031 LLC; Land 7009 LLC; Land 2708 LLC; Land 1701 LLC; Land 4027 LLC; Land 2421 LLC; Land 8351 LLC; Land 8601 LLC; Land 113 LLC
Property Owner eMail Address _____
Property Owner Mailing Address 4900 W Hundred RD
Property Owner Mailing City Chester State VA Zip 23831
Property Owner Phone Number () -
Property Owner Signature _____

Representative Name Trepanier & Associates and Ladd Roberts of Land wise design
Representative eMail Address owen@owentrepanier.com
Representative Mailing Address 1421 1st Street unit 101
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 293 - 8983

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

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 17th day May 2018.

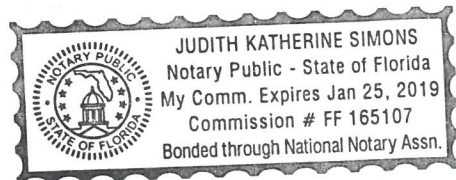
By (Print name of Affiant) JOHN CARY who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Judith Katherine Simons Notary Public - State of Florida (seal)

Print Name: Judith Katherine Simons

My Commission Expires: 1/25/19



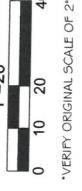
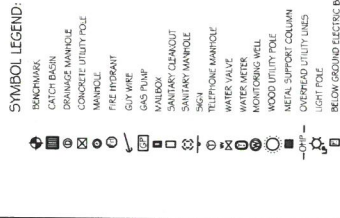
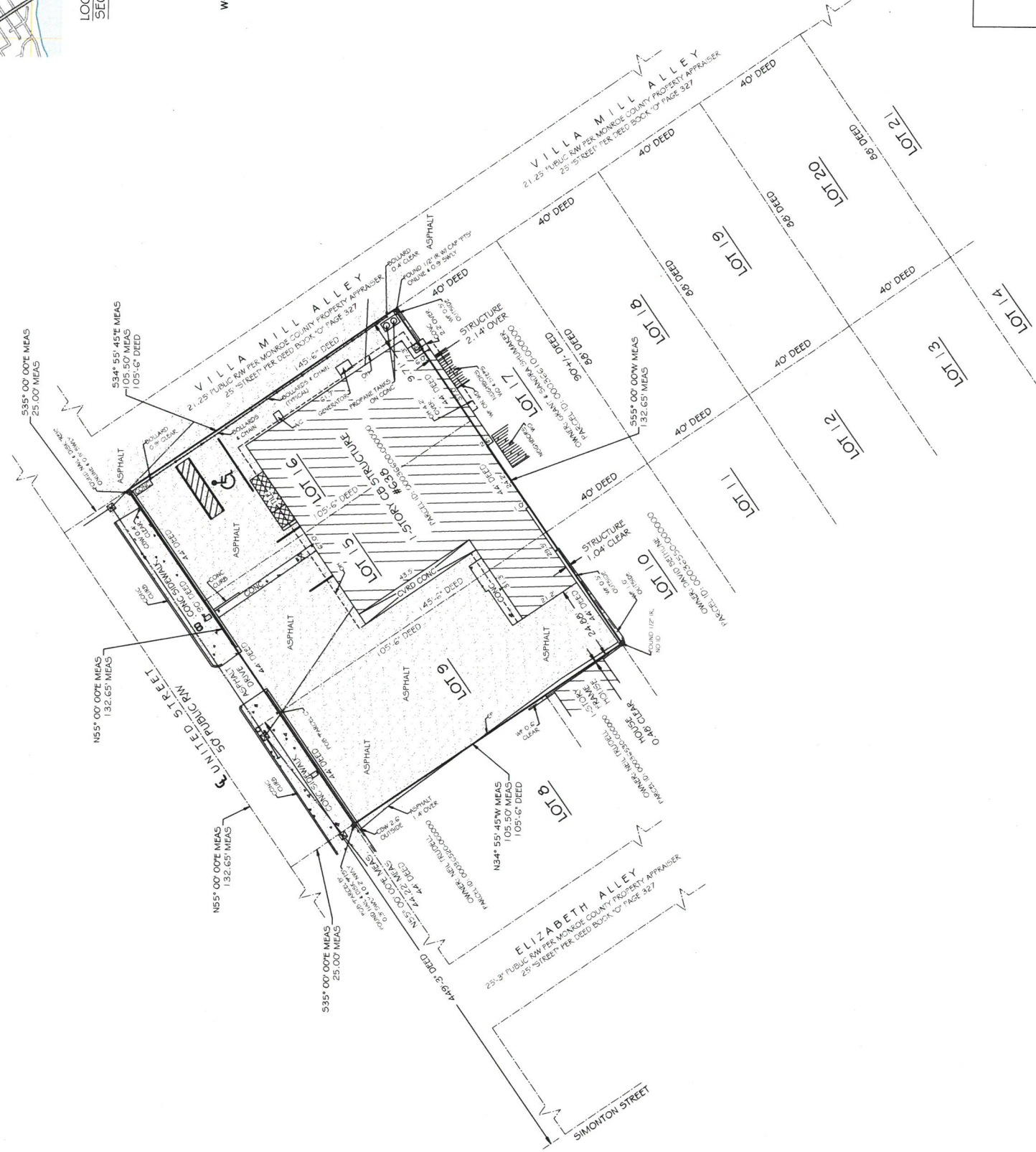
ALTA / NSPS LAND TITLE SURVEY



LOCATION MAP - NTS
SEC. 06-TG85-R25E



ASSUMED



TOTAL AREA = 13.9394.06 SQFT ±
0.32 ACRES ±

SURVEYOR NOTES

1. RUNNING BEARS: ALL BEARINGS ARE BASED ON NS55°00'00" E ASSUMED ALONG THE CENTERLINE OF UNITED STREET.
2. ALL UNITS ARE SHOWN IN SURVEY FEET.
3. ADDRESS: 636 UNITED STREET, KEY WEST, FL 33040.
4. FLOOD ZONE CLASSIFICATION: COMMUNITY NO. 1: 201 G6; MAP NO. 1: 2007C-151GK; MAP DATE: 02-18-05; FIRM REVISION DATE: 02-18-05.
5. FLOOD ZONE CLASSIFICATION: COMMUNITY NO. 2: 201 G6; MAP NO. 1: 2007C-151GK; MAP DATE: 02-18-05; FIRM REVISION DATE: 02-18-05.
6. THE CLASSIFICATION OF THE SUBJECT PROPERTY WAS NOT PROVIDED BY THE INSURANCE COMPANY. THE CLASSIFICATION OF THE SUBJECT PROPERTY WAS NOT PROVIDED BY THE INSURANCE COMPANY.
7. SQUARE FOOTAGE OF EXISTING STRUCTURES: 1-STORY CB STRUCTURE #328- 5005.00 SQFT ±. THE BUILDING HEIGHT IS 13.36 FEET ±. DEDICATED STAIRS AND HANDICAP ACCESS ARE SHOWN ON THIS SURVEY. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WAS DETERMINED BY OBSERVED EVIDENCE ONLY, AS PER THE CLIENTS REQUEST.
8. THERE ARE NO OBSERVED EVIDENCES OF EARTH MOVING WORK AT THE TIME OF THE SURVEY.
9. THERE WAS NO OBSERVED EVIDENCE OF SURVEY OR SURVEY MARKS ON OR NEAR THE PROPERTY AT THE TIME OF THE SURVEY.
10. NO WETLAND AREAS WERE IDENTIFIED TO SURVEYOR AT THE TIME OF SURVEY, AND NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE FIELD BY THE SURVEYOR AT THE TIME OF SURVEY.
11. THERE WAS NO OBSERVED EVIDENCE OF SURVEY OR SURVEY MARKS ON OR NEAR THE PROPERTY AT THE TIME OF THE SURVEY.
12. THERE WAS NO OBSERVED EVIDENCE OF SURVEY OR SURVEY MARKS ON OR NEAR THE PROPERTY AT THE TIME OF THE SURVEY.
13. THERE WAS NO OBSERVED EVIDENCE OF SURVEY OR SURVEY MARKS ON OR NEAR THE PROPERTY AT THE TIME OF THE SURVEY.

TITLE REVIEW NOTES

WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM, I HEREBY CERTIFY AS FOLLOWS:

SCHEDULE B(i) - PART II:

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquired for value of record of the estate or interest or mortgage thereon covered by this Commitment. - NOT A SURVEY MATTER.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. - NOT A SURVEY MATTER.
3. Any agreement, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. - DEPICTED ON SURVEY.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. - NOT A SURVEY MATTER.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that has a Date of Policy, or was previously under water. - NOT APPLICABLE TO SUBJECT PROPERTY.
6. Any mineral or mineral rights, leasehold, or other interests in the public records or in the records of the local tax collecting authority, at Date of Policy. - NOT A SURVEY MATTER.
7. Any mineral or mineral rights, leasehold, or other interests in the public records or in the records of the local tax collecting authority, at Date of Policy. - NOT A SURVEY MATTER.
8. Taxes and assessments for the year 2016 and subsequent years (without right of entry) (as to Parcels 15, 14 and 15). - NOT A SURVEY MATTER.
9. NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for judgments, not shown as liens in the public records shall be the basis for the insured's claim. The insured hereby acknowledges that the insured is in possession of the land, that there are no liens or encumbrances shown in the public records that would affect the insured's interest in the land, and that the insured is not claiming any interest in the land that is not shown as a pending item in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit. - NOT A SURVEY MATTER.
10. Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys, dated and executed on 30 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit. - DELETED.
11. Terms and conditions of any existing unrecorded lease(s), and all rights of lease(s), and any parties, claiming through the lease(s), as to Parcels 6, 8, 11, 12, 14, 24, 25 and 26). - NOT A SURVEY MATTER.
12. Any claim that the Title is subject to a trust or lien created under The Furable Agricultural Commodities Act (7 U.S.C. §4499a, et seq) or the Fuelby and Stockyards Act (7 U.S.C. §161 et seq) or under similar state laws, (as to Parcels 1, 2, 6, 7, 9, 10, 11, 12, 13, 14, 22, 23, 24, 25 and 26). - NOT A SURVEY MATTER.

LEGAL DESCRIPTION

"PARCEL 15" - WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY EXHIBIT A, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM:

Parcel A: On the island of Key West and known as Wm. A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a Part of Tract 17, but now better known and described as Lots 15, 19 and 20 according to D. T. Sweeney's Diagram of Part of Square 5, Tract 17, recorded in Book O, Page 327, Public Records of Monroe County, Florida.

Also:

Parcel B: On the island of Key West and known as Wm. A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a Part of Tract 17, but now better known and described as Lots 15, 16 and 17, of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows: Commencing at the intersection of United Street 44 feet Southwesterly 44 feet; thence runs Northwesterly 105 feet, 6 inches out to United Street, the Point of Beginning.

Also:

Parcel C: On the island of Key West and known as Wm. A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a Part of Tract 17, but now better known and described as Lots 15, 16 and 17, of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows: Commencing at the intersection of United Street 44 feet from the corner of United Street and runs Northwesterly 105 feet, 6 inches out to United Street, the Point of Beginning.

Less and except from Parcels A, B and C above the following described property:

On the island of Key West and known as Wm. A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a Part of Tract 17, but now better known and described as Lots 17, 18, 19 and 20 according to D. T. Sweeney's Diagram of Part of Square 5, Tract 17, recorded in Book O, Page 327, Public Records of Monroe County, Florida.

FLORIDA KEYS
LAND SURVEYING

NET VALUE OF THE MAP IS \$100.00 PER COPY. THIS VALUE DOES NOT INCLUDE THE COST OF THE SURVEYOR'S FEE AND THE COST OF THE SURVEYOR'S MATERIALS.

DATE: 04/11/2016
DRAWN BY: MFR
CHECKED BY: EA
SCALE: 1"=20'

NOTE: FOUNDATIONS BEHIND THE SURFACE ARE NOT SHOWN, UNLESS OTHERWISE INDICATED. THE FOLLOWING IS A LIST OF OBSERVATIONS THAT MAY BE FOUND ON THIS STREET:

- 1. CONCRETE UTILITY POLES
- 2. CONCRETE UTILITY POLES
- 3. CONCRETE UTILITY POLES
- 4. CONCRETE UTILITY POLES
- 5. CONCRETE UTILITY POLES
- 6. CONCRETE UTILITY POLES
- 7. CONCRETE UTILITY POLES
- 8. CONCRETE UTILITY POLES
- 9. CONCRETE UTILITY POLES
- 10. CONCRETE UTILITY POLES
- 11. CONCRETE UTILITY POLES
- 12. CONCRETE UTILITY POLES
- 13. CONCRETE UTILITY POLES
- 14. CONCRETE UTILITY POLES
- 15. CONCRETE UTILITY POLES
- 16. CONCRETE UTILITY POLES
- 17. CONCRETE UTILITY POLES
- 18. CONCRETE UTILITY POLES
- 19. CONCRETE UTILITY POLES
- 20. CONCRETE UTILITY POLES
- 21. CONCRETE UTILITY POLES
- 22. CONCRETE UTILITY POLES
- 23. CONCRETE UTILITY POLES
- 24. CONCRETE UTILITY POLES
- 25. CONCRETE UTILITY POLES
- 26. CONCRETE UTILITY POLES
- 27. CONCRETE UTILITY POLES
- 28. CONCRETE UTILITY POLES
- 29. CONCRETE UTILITY POLES
- 30. CONCRETE UTILITY POLES
- 31. CONCRETE UTILITY POLES
- 32. CONCRETE UTILITY POLES
- 33. CONCRETE UTILITY POLES
- 34. CONCRETE UTILITY POLES
- 35. CONCRETE UTILITY POLES
- 36. CONCRETE UTILITY POLES
- 37. CONCRETE UTILITY POLES
- 38. CONCRETE UTILITY POLES
- 39. CONCRETE UTILITY POLES
- 40. CONCRETE UTILITY POLES
- 41. CONCRETE UTILITY POLES
- 42. CONCRETE UTILITY POLES
- 43. CONCRETE UTILITY POLES
- 44. CONCRETE UTILITY POLES
- 45. CONCRETE UTILITY POLES
- 46. CONCRETE UTILITY POLES
- 47. CONCRETE UTILITY POLES
- 48. CONCRETE UTILITY POLES
- 49. CONCRETE UTILITY POLES
- 50. CONCRETE UTILITY POLES
- 51. CONCRETE UTILITY POLES
- 52. CONCRETE UTILITY POLES
- 53. CONCRETE UTILITY POLES
- 54. CONCRETE UTILITY POLES
- 55. CONCRETE UTILITY POLES
- 56. CONCRETE UTILITY POLES
- 57. CONCRETE UTILITY POLES
- 58. CONCRETE UTILITY POLES
- 59. CONCRETE UTILITY POLES
- 60. CONCRETE UTILITY POLES
- 61. CONCRETE UTILITY POLES
- 62. CONCRETE UTILITY POLES
- 63. CONCRETE UTILITY POLES
- 64. CONCRETE UTILITY POLES
- 65. CONCRETE UTILITY POLES
- 66. CONCRETE UTILITY POLES
- 67. CONCRETE UTILITY POLES
- 68. CONCRETE UTILITY POLES
- 69. CONCRETE UTILITY POLES
- 70. CONCRETE UTILITY POLES
- 71. CONCRETE UTILITY POLES
- 72. CONCRETE UTILITY POLES
- 73. CONCRETE UTILITY POLES
- 74. CONCRETE UTILITY POLES
- 75. CONCRETE UTILITY POLES
- 76. CONCRETE UTILITY POLES
- 77. CONCRETE UTILITY POLES
- 78. CONCRETE UTILITY POLES
- 79. CONCRETE UTILITY POLES
- 80. CONCRETE UTILITY POLES
- 81. CONCRETE UTILITY POLES
- 82. CONCRETE UTILITY POLES
- 83. CONCRETE UTILITY POLES
- 84. CONCRETE UTILITY POLES
- 85. CONCRETE UTILITY POLES
- 86. CONCRETE UTILITY POLES
- 87. CONCRETE UTILITY POLES
- 88. CONCRETE UTILITY POLES
- 89. CONCRETE UTILITY POLES
- 90. CONCRETE UTILITY POLES
- 91. CONCRETE UTILITY POLES
- 92. CONCRETE UTILITY POLES
- 93. CONCRETE UTILITY POLES
- 94. CONCRETE UTILITY POLES
- 95. CONCRETE UTILITY POLES
- 96. CONCRETE UTILITY POLES
- 97. CONCRETE UTILITY POLES
- 98. CONCRETE UTILITY POLES
- 99. CONCRETE UTILITY POLES
- 100. CONCRETE UTILITY POLES

Karen DeMaria

From: Karen DeMaria
Sent: Thursday, June 28, 2018 1:59 PM
To: 'Lori Thompson'
Subject: RE: Drafted site plan 638 United St

At first glance I see the Spanish Lime tree and the other large existing trees along the right/west side of the property are to remain. That is good. The architects need to watch the tree canopy vs the new structure height and make sure there will be no impacts to the canopy.

Please adjust your existing site map, table and landscape plan and officially resubmit the plans for processing. Make sure there is a tree protection and an irrigation plan in the file.

Sincerely,

Karen

From: Lori Thompson [mailto:lori@owentrepanier.com]
Sent: Thursday, June 21, 2018 12:13 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: Drafted site plan 638 United St

Karen,

This is a revised (draft) site plan that the architects are working on for the units in the back corner of 638 United Street. Do you see any issues with this plan before I give them the "thumbs up" to move forward? Any other information you would like to have added to the plan?

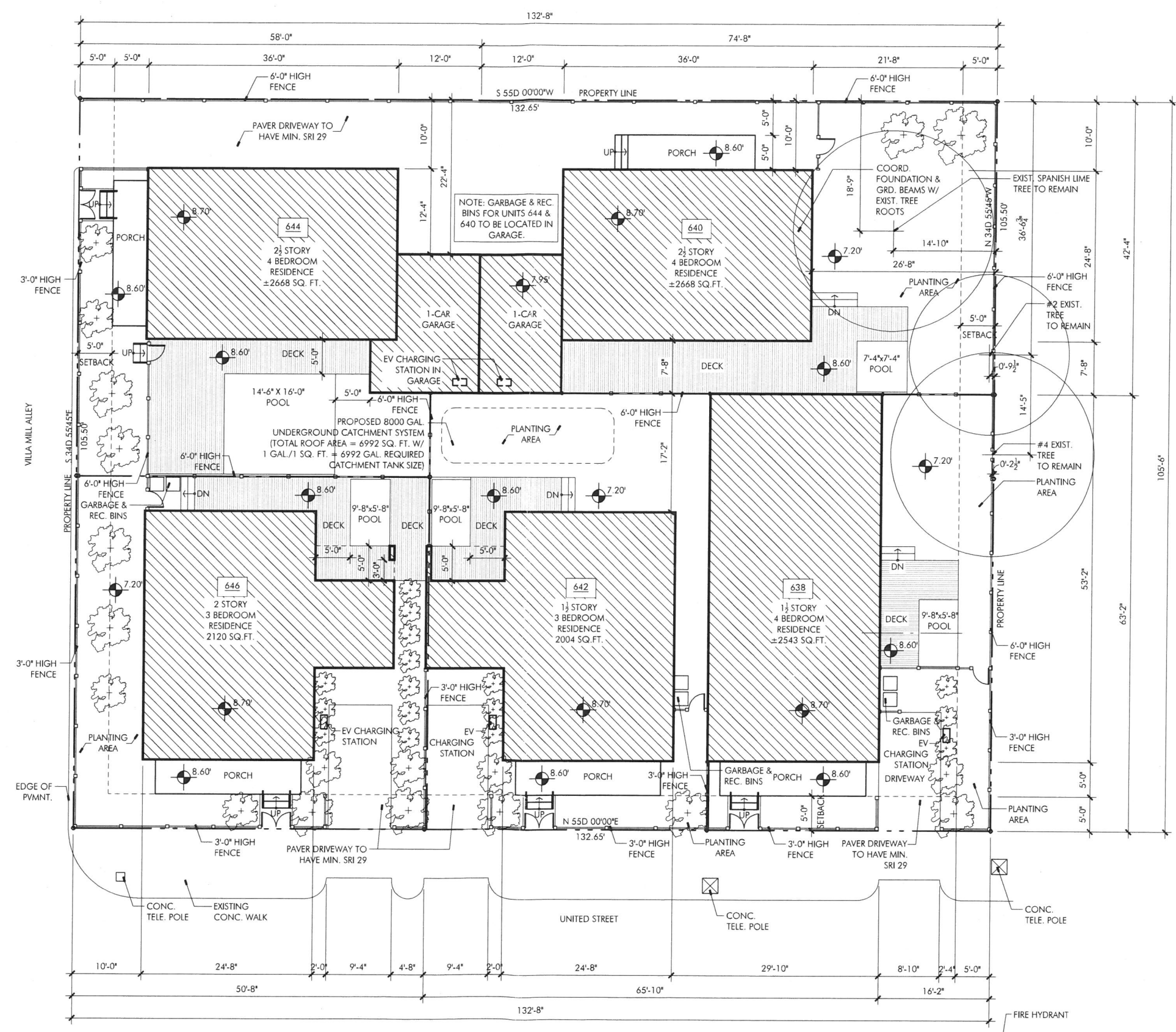
Lori Thompson

Trepanier & Associates

www.owentrepanier.com

1421 First Street, Key West Florida 33040

Phone: 305.293.8983 / FAX: 305.293.8748



NOTE: GARBAGE & REC. BINS FOR UNITS 644 & 640 TO BE LOCATED IN GARAGE.

SITE PLAN 1
1" = 10'-0"

Karen DeMaria

From: Lori Thompson <lori@owentrepanier.com>
Sent: Thursday, July 05, 2018 11:52 AM
To: Melissa Paul-Leto
Cc: Karen DeMaria; Enid Torregrosa; Owen Trepanier
Subject: 638 United Street - revisions
Attachments: 2018.06.25_United Street_elevations.pdf

Good morning Melissa,

Due to some issues of concern from the Historic Preservation Planner and the Urban Forestry Manager, the architectural plans for 638 United Street have been revised to reflect those concerns. The changes effect three of the five units; units 638, 640 and 644.

Please review and if you feel that a meeting is in order to address any particular issue(s) I am available to meet at your convenience. Please confirm our next step in the planning review process.

Thank you for your assistance with this project.

Best Regards,

Lori Thompson

Trepanier & Associates

www.owentrepanier.com

1421 First Street, Key West Florida 33040

Phone: 305.293.8983 / FAX: 305.293.8748

Karen DeMaria

From: Lori Thompson <lori@owentrepanier.com>
Sent: Wednesday, July 11, 2018 10:31 AM
To: Melissa Paul-Leto; Karen DeMaria
Cc: Natalie Hill
Subject: 638 United Street - Updated landscape plan
Attachments: 638 United St LS Plan Set 7.10.18 L1-L3.pdf

Good morning,

Since the site plan changed to accommodate the existing Spanish Lime Tree, we have updated the landscape plan to coincide with those changes. Please let me know if you have any questions or comments.

Thank you for working with us.

Lori Thompson

Trepanier & Associates

www.owentrepanier.com

1421 First Street, Key West Florida 33040

Phone: 305.293.8983 / FAX: 305.293.8748