

SITE PLAN AND CALCULATIONS

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
5. ALL INSTALLED TREES SHALL BE A MINIMUM OF 12' IN HEIGHT WITH A SIX FOOT CLEAR TRUNK. ALL INSTALLED SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT AT PLANTING.
6. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.
7. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND WORK SHALL BE IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS, AS NEEDED) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH PLANS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY REQUIREMENTS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. THE HEIGHT OF ALL TREES SHALL BE MEASURED FROM FINISHED GRADE AT PLANTING LOCATION. SHRUBS INTENDED FOR BUFFERING SHALL BE MEASURED FROM THE HEIGHT OF THE ADJACENT PARKING GRADE IF PARKING IS ADJACENT TO THE BUFFER.
19. ALL CODE REQUIRED LANDSCAPING SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO INCLUDE A RAIN SWITCH SHUT OFF AND ALL BACKFLOW DEVICES AS REQUIRED BY LOCAL UTILITY PROVIDERS.
20. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
21. CONTRACTOR TO PROVIDE BACKFLOW DEVICE AND METERING AS REQUIRED BY LOCAL UTILITY AUTHORITY.

Landscape Calculations

Site Data

PARCEL #: 00065720-000000
ZONING / LANDUSE: GENERAL COMMERCIAL (CG)
TOTAL PROJECT AREA: 31,653 S.F. (0.73 AC)

*Open Space Requirements

Commercial / Nonresidential requires 20% open space
31,653 S.F. site x 20% = 6,330 S.F. required
Open space provided = *5,922 S.F. per hatching.

*General On-Site Tree Requirements

Commercial developments require 1 tree per 2,000 S.F.
31,653 S.F. / 2,000 = 16 Trees required and * 14 provided,
labeled as (General).

*Internal Parking Landscape Requirement

Landscaped Area required at 20% of the parking area. One tree
required / 100 S.F. of interior landscaped area.
19,768 S.F. x 20% = 3,954 S.F. required and * 3,427 S.F. provided per
hatching.
3,954 S.F. of required interior area / 100 S.F. = 40 trees required
and *38 provided, labeled as (Parking).

Buffer Requirements

[SECTION 108-415. - PERIMETER LANDSCAPE REQUIREMENTS]

NORTH PROJECT BUFFER:

COMMERCIAL (V.U.A.) - COMMERCIAL
1 CANOPY SHADE TREE & 10 SHRUBS / 35' L.F. REQUIRED
128' L.F. / 35' L.F. = 4 SHADE TREES REQUIRED AND 4 PROVIDED.
128' L.F. / 35' L.F. x 10 = 37 SHRUBS REQUIRED AND 41 PROVIDED.
121 PLANT UNITS PROVIDED; LABELED AS (NORTH BUFFER).

SOUTH PROJECT BUFFER:

COMMERCIAL (V.U.A.) - COMMERCIAL
1 CANOPY SHADE TREE & 10 SHRUBS / 35' L.F. REQUIRED
90' L.F. / 35' L.F. = 3 SHADE TREES REQUIRED AND 3 PROVIDED.
90' L.F. / 35' L.F. x 10 = 26 SHRUBS REQUIRED AND 67 PROVIDED.
97 PLANT UNITS PROVIDED; LABELED AS (SOUTH BUFFER).

*EAST PROJECT BUFFER:

COMMERCIAL - COMMERCIAL (ALLEY) (292' L.F.)
2.5' TYPE 'B' BUFFER PROVIDED
45 PLANT UNITS PER 100' L.F. REQUIRED
292'/100' = 2.92 (45) = 132 PLANT UNITS REQUIRED.
97 PLANT UNITS PROVIDED; LABELED AS (EAST BUFFER).

WEST PROJECT BUFFER:

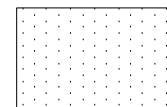
COMMERCIAL - STREET FRONTAGE
(SEC. 108-413; BASED ON SITE AREA PROVIDED)
108 PLANT UNITS PROVIDED; LABELED AS (WEST BUFFER).

CALCULATIONS NOTE:

* DENOTES REQUIRED DEVIATIONS TO LANDSCAPE STANDARDS, DUE
TO FIRE APPARATUS DRIVE ISLE ACCESS WIDTH REQUIREMENTS.

NOTE:

EXISTING VEGETATION HAS BEEN LOCATED PER AERIAL
PHOTOGRAPHY AND CROSS REFERENCED TO THE PROVIDED SITE
SURVEY.



TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)

CALL 48 HOURS
BEFORE YOU DIG

811

IT'S THE LAW!
DIAL 811

Know what's BELOW.
Call before you dig!

FLORIDA STATE ONE CALL OR FLORIDA, INC.



DMJA

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L.A. LICENSE: LC 0000063

PROJECT INFORMATION:

SONIC
RESTAURANT

2312 N. ROOSEVELT
BLVD. KEY WEST, FL
33040

PREPARED FOR:

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CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 949 DATE:
STATE OF FLORIDA

PROJECT NO.	216150
PROJECT MGR.	Gregory J. Diserio, RLA
FILE NAME:	SONIC-KEY WEST_LS
DESIGNER:	GJD
CAD TECH:	JAP
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT REVIEW

ISSUED DATE:	FEB. 16, 2017
REVISIONS:	
MAY 3, 2017; REVIEW COMMENTS	
MAY 24, 2017; REVIEW COMMENTS	
JUNE 2, 2017; REVIEW COMMENTS	

SHEET TITLE:

LANDSCAPE
CALCULATIONS

SHEET NUMBER:

L - 1



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DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
FLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO. 216150

PROJECT MGR: Gregory J. Diserio, RLA

FILE NAME: SONIC-KEY WEST_LS

DESIGNER: GJD

CAD TECH: JAP

CHECKED BY: GJD

ISSUED FOR:

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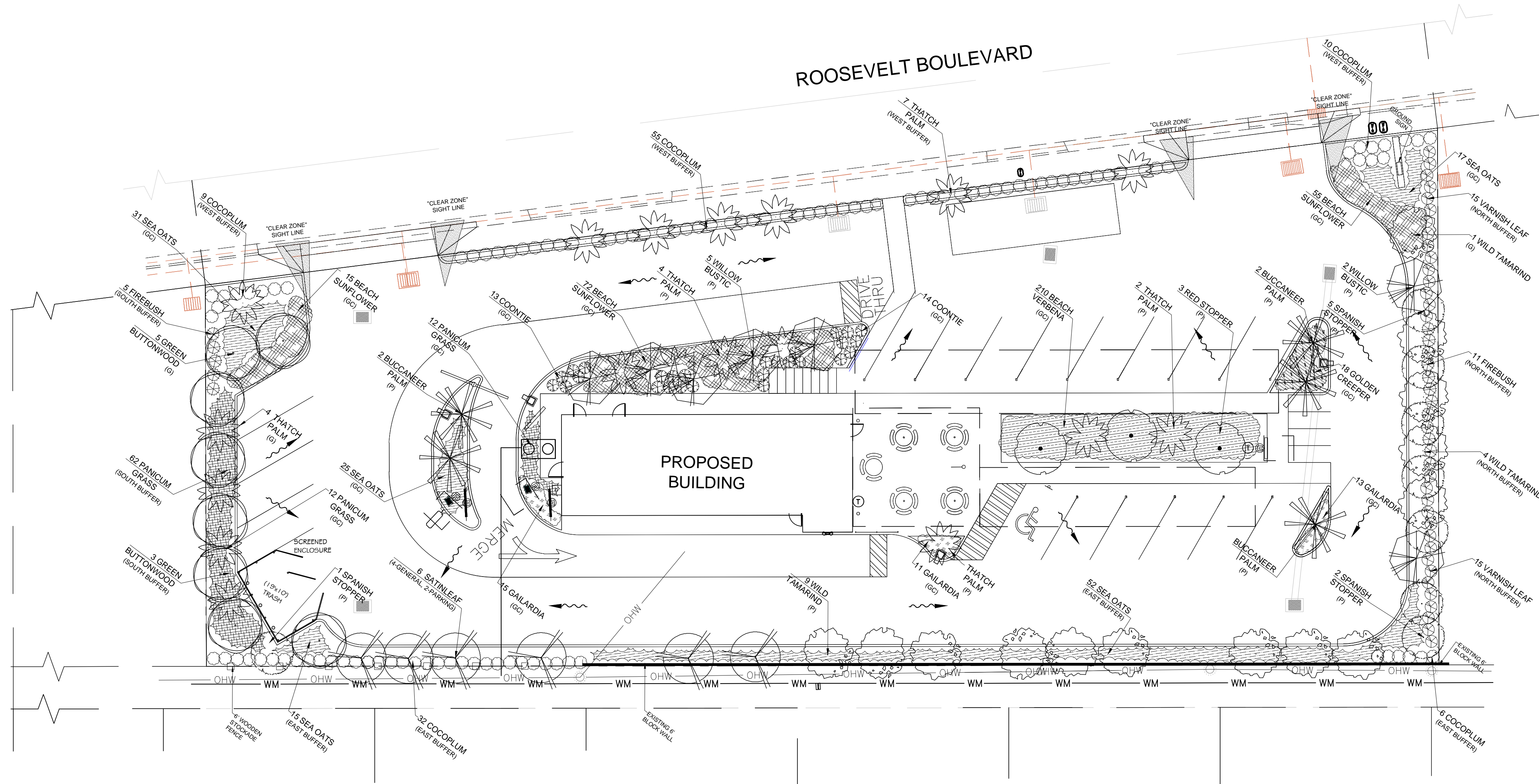
JUNE 2, 2017; REVIEW COMMENTS

SHEET TITLE:

**LANDSCAPE PLAN
& DETAILS**

SHEET NUMBER:

L - 2

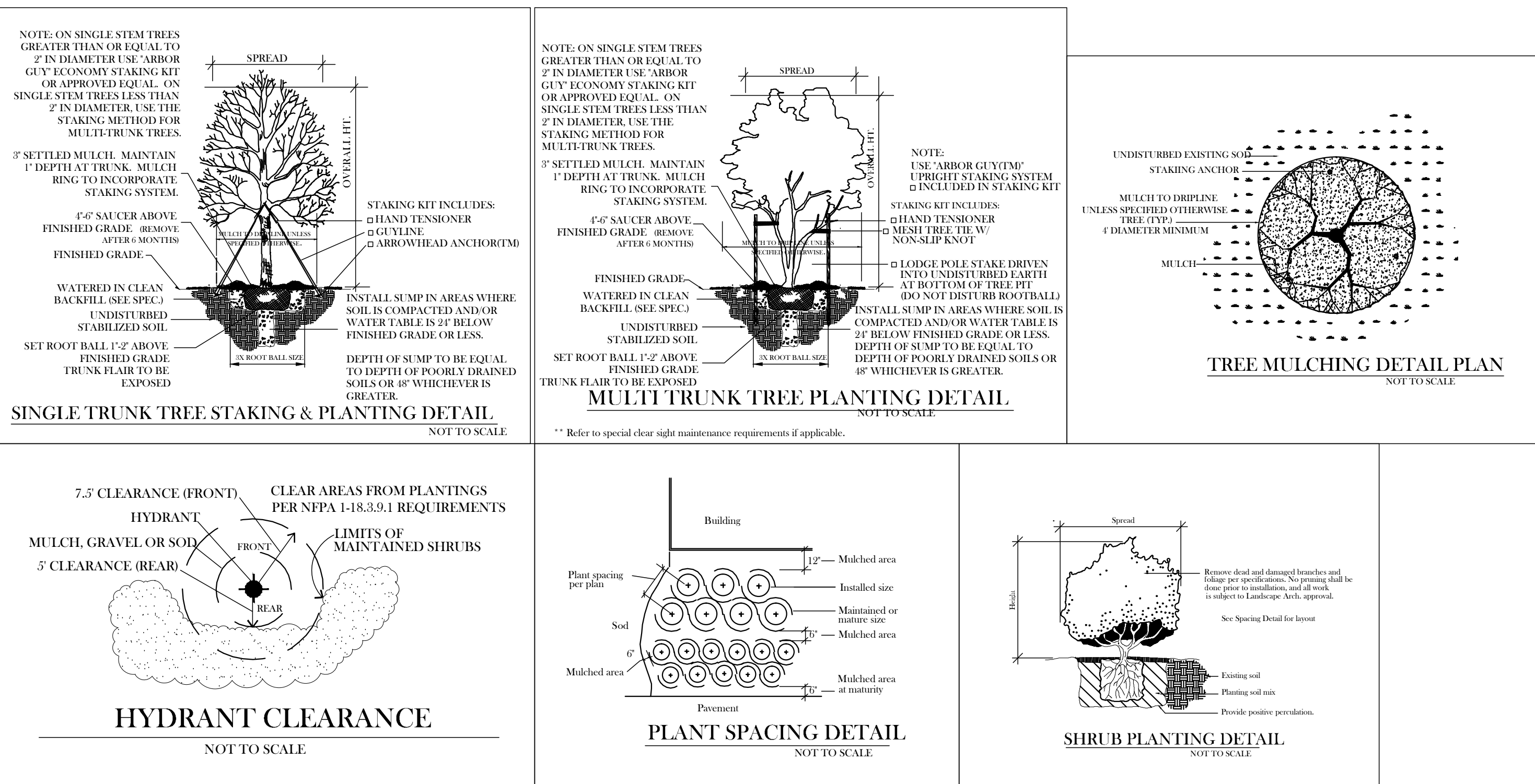


LANDSCAPE PLAN

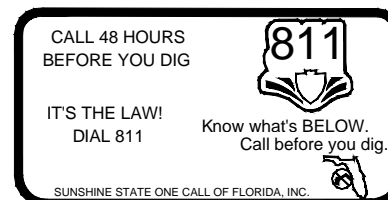
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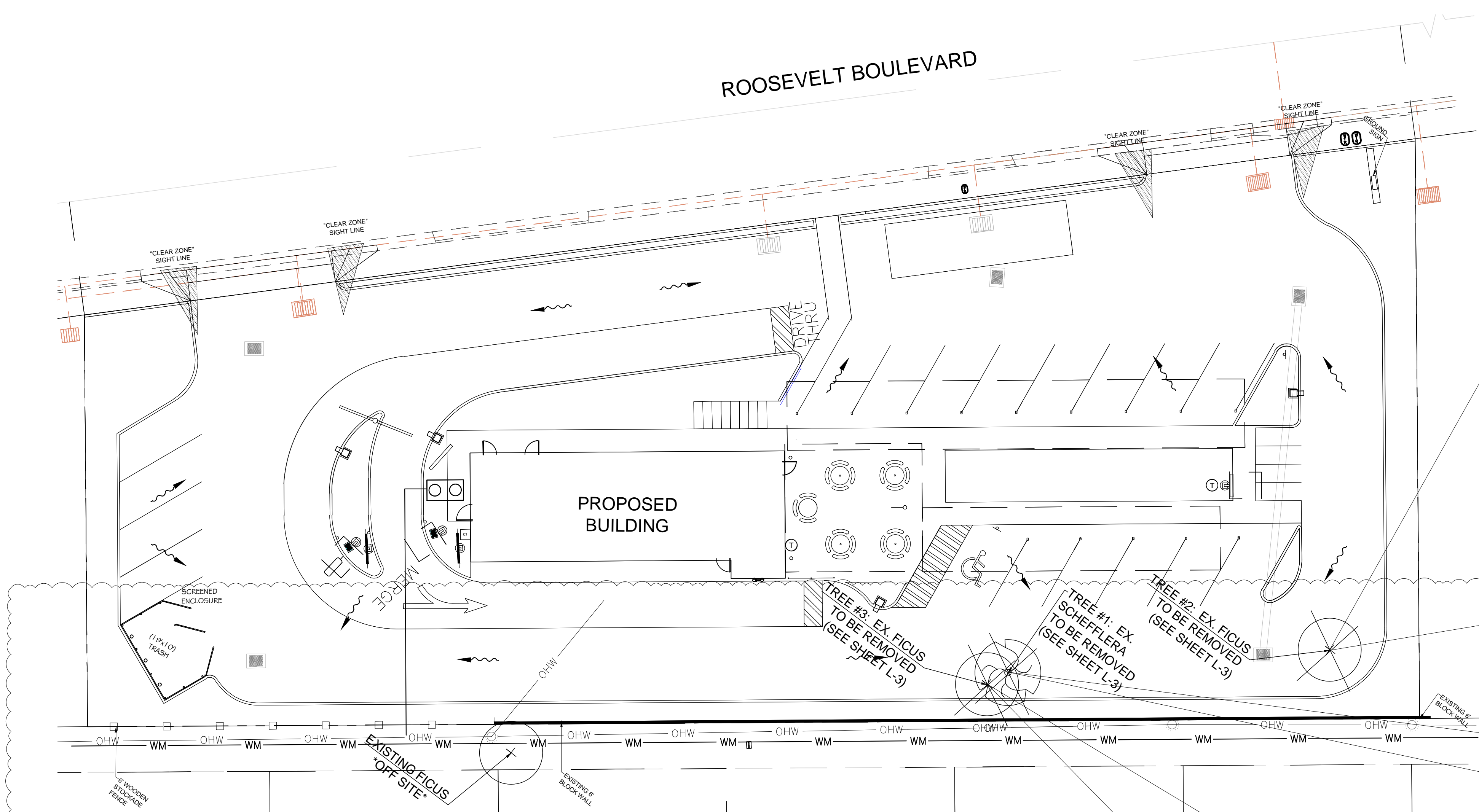
PLANT SCHEDULE

Native	Botanical Name	Common Name	Description	Quantity
TREES				
Yes	<i>Chrysophyllum oliviforme</i>	Satinleaf	Min. 12' ht., 6' C.T.	6
Yes	<i>Conocarpus erectus</i>	Green Buttonwood	Min. 12' ht., 6' C.T.; 3" cal.	8
Yes	<i>Lysiloma latisiliquum</i>	Florida Wild Tamarind	Min. 12' ht., 6' C.T.	13
Yes	<i>Eugenia foetida</i>	Spanish Stopper	Min. 12' ht., 6' C.T.	8
Yes	<i>Eugenia confusa</i>	Red Stopper	Min. 12' ht., 6' C.T.; 3" cal.	3
Yes	<i>Pseudophoenix sargentii</i>	Buccaneer Palm	6'-8' Overall Ht.	5
Yes	<i>Sideroxylon salicifolium</i>	Willow Busic	Min. 12' ht., 6' C.T.; 3" cal.	7
Yes	<i>Thrinax morrisii</i>	Key Thatch Palm	8' Overall Ht.	18
SHRUBS				
Yes	<i>Chrysobalanus icaco</i>	Cocoplum	Min. 24" ht., 3 gallon	112
Yes	<i>Dodonaea viscosa</i>	Varnish Leaf	Min. 24" ht., 3 gallon	30
Yes	<i>Hamelia patens</i>	Firebush	Min. 24" ht., 3 gallon	16
Yes	<i>Panicum amarum</i>	Panic Grass	Min. 16" ht., 1 gallon	78
GROUNDCOVERS				
Yes	<i>Ernatea littoralis</i>	Golden Creeper	12" ht./spr. 1 gallon	18
Yes	<i>Gaillardia pulchella</i>	Gaillardia	12" ht./spr. 1 gallon	30
Yes	<i>Helianthus debilis</i>	Beach Sunflower	12" ht./spr. 1 gallon	142
Yes	<i>Uniola paniculata</i>	Sea Oat	12" ht./spr. 1 gallon	140
Yes	<i>Verbena maritima</i>	Beach Verbena	12" ht./spr. 1 gallon	210
Yes	<i>Zamia floridana</i>	Coontie Fern	12" ht./spr. 1 gallon	26
PLANT COUNT IS FOR REFERENCE ONLY				
MISC.				
	Grade B Shredded Mulch		3" depth, planting beds	



TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)





EXISTING TREE MAP

EXISTING TREE LEGEND

TREE #1: EXISTING MULTI-TRUNK SCHEFFLERA (*Schefflera actinophylla*) TREE TO BE REMOVED - NOT REGULATED - Est. TOTAL DIAMETER AT BREAST HEIGHT (D.B.H.) = 45" (TOTAL ALL TRUNKS)

TREE #2: EXISTING MULTI-TRUNK STRANGLER FIG (*Ficus aurea*) TREE TO BE REMOVED- ESTIMATED TREE DATA: HEIGHT = ~55' SPREAD = ~30' (ON ONE SIDE) D.B.H. = Est. 110" (TOTAL ALL TRUNKS) CONDITION - NOT A PRIME CANDIDATE FOR PRESERVATION DUE TO CONTINUED AND REGULAR PRUNING ACTIVITIES TO AVOID OVERHEAD UTILITY CONFLICTS.

NOTE: EXISTING VEGETATION HAS BEEN LOCATED PER AERIAL PHOTOGRAPHY AND CROSS REFERENCED TO THE PROVIDED SITE SURVEY AND SUPPLEMENTAL PHOTOGRAPHIC DOCUMENTATION.

TREE #3: EXISTING DOUBLE-TRUNK STRANGLER FIG (*Ficus aurea*) TREE TO BE REMOVED- ESTIMATED TREE DATA: HEIGHT = ~35' SPREAD = ~30' (ON ONE SIDE) TOTAL D.B.H. = Est. 16" (TOTAL ALL TRUNKS) CONDITION - DECAYED AND DYING TRUNKS

EXISTING STRANGLER FIG (*Ficus aurea*) TO BE REMOVED:
- TREE GROWTH CONFLICTS WITH ADJACENT OVERHEAD UTILITIES
- TREE IS NOT OF EXCEPTIONAL QUALITY DUE TO SUBSTANTIAL OVER PRUNING.

EXISTING UMBRELLA TREE WITH MIXED STRANGLER FIG TREES TO BE REMOVED:
- CONFLICTS WITH PROPOSED DEVELOPMENT AND LANDSCAPE AESTHETIC
- TRUNK(S) STRUCTURE MAY PRESENT A POTENTIAL FOR HAZARD.



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CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

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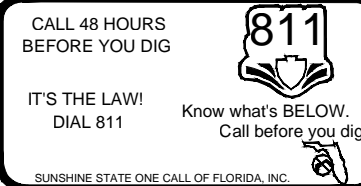
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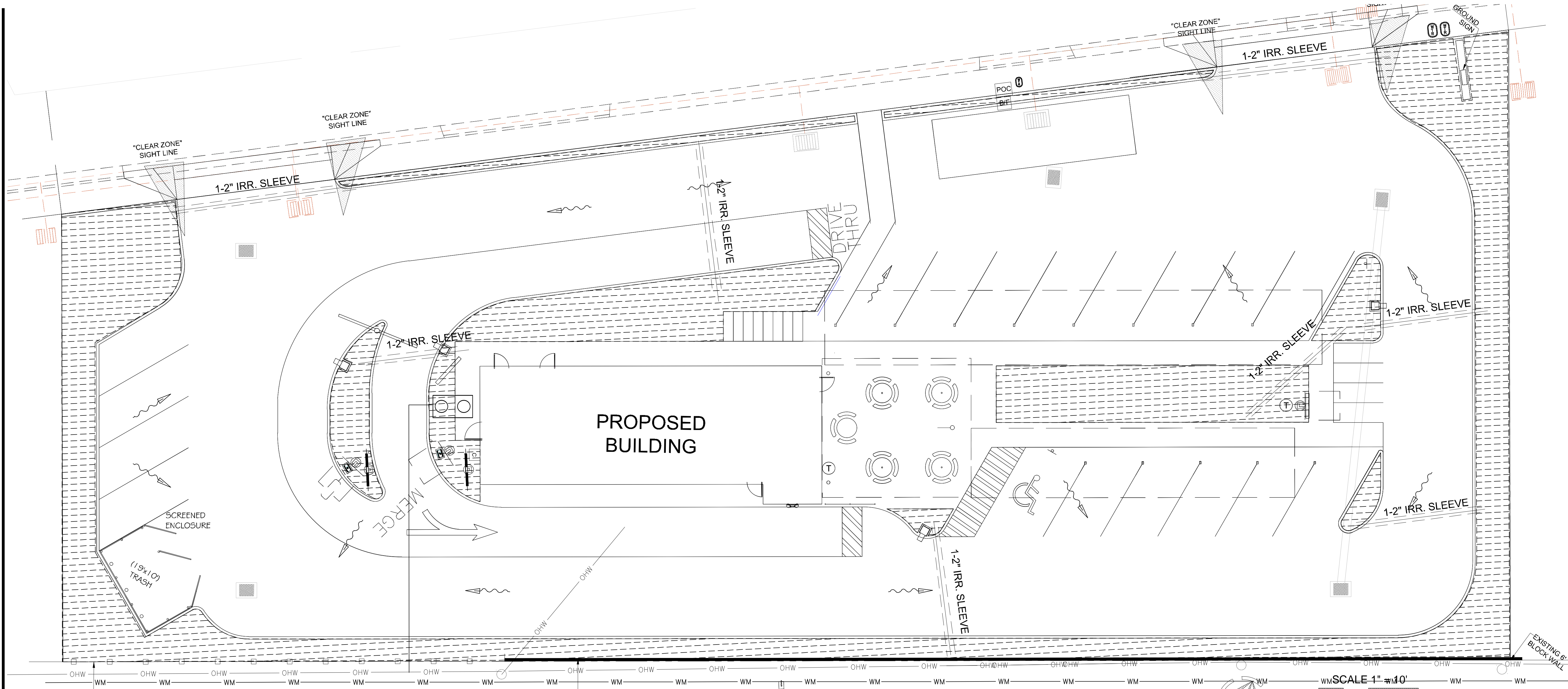
SHEET TITLE:
TREE REMOVAL
PLAN

SHEET NUMBER:

L - 3

TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)





GENERAL IRRIGATION NOTES

- All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- Irrigation heads shall be a minimum of 12" from buildings.
- This design is diagrammatic. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this

notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
- All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
- Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.
- Irrigation system shall be designed for complete coverage only. Verify with owner limits of irrigation prior to bidding.
- The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
- Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
- The installer shall provide property owners and users with post-construction documentation including: as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off

method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.

- Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
- The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits.
- The irrigation system shall be connected to an irrigation well or other suitable source, depending on availability. Contractor to design a drip irrigation system to provide 100% coverage based on water source size and pressure at point of connection.

IRRIGATION LEGEND

SYM	DESCRIPTION
	LANDSCAPE DRIPLINE RAINBIRD XFD-09-12-500 @ 18" DRIP LINE SPACING
	IRRIGATION POINT OF CONNECTION CONTRACTOR TO OBTAIN SFWMD WATER USE PERMIT
	IRRIGATION CONTROLLER
	BACKFLOW PREVENTION DEVICE PROVIDED BY CONTRACTOR
	Schedule 40 Sleeve
	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS (UNLESS OTHERWISE SPECIFIED ON PLANS)
	4 SCH. 40 MAINLINE

PIPE SIZING CHART

GPM	SIZE
0-10	3/4"
11-16	1"
17-26	1-1/4"
27-36	1-1/2"
37-55	2"
56-80	2-1/2"

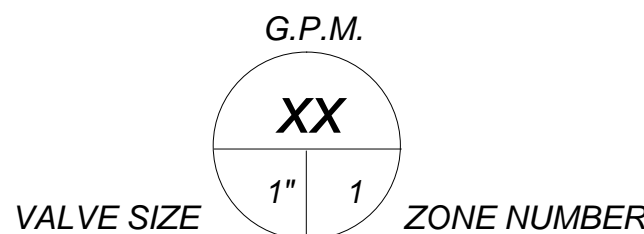
CLASS 200

GPM	SIZE
1-8	3/4"
9-13	1"
14-22	1-1/4"
23-30	1-1/2"
31-50	2"
51-70	2-1/2"

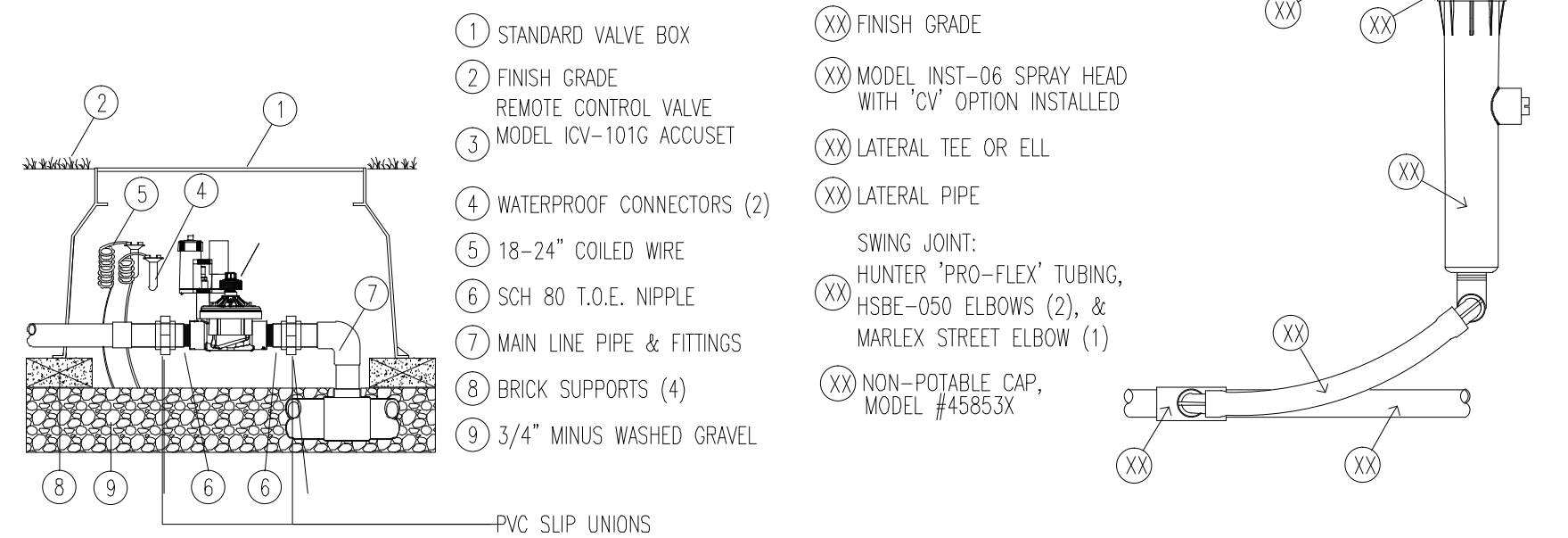
SCHEDULE 40

Flows shall maintain velocities of less than 5 feet per second

VALVE CODING



IRRIGATION DETAILS



ICV GLOBE VALVE

XX INST-06 SPRAY HEAD
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)



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SHEET TITLE:

**IRRIGATION
MASTER PLAN**

SHEET NUMBER:

IR-1

STAFF REPORT

DATE: September 27, 2017

RE: **2312 & 2318 N. Roosevelt Blvd
(permit application # T17-8629)**

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 27, 2017 regarding the removal of trees in relation to the development of a commercial business (Sonic Restaurant). The report is attached. On September 27, 2017, a site visit was conducted on the property. The two strangler fig trees are still standing, therefore, the replacement values contained in the report remain valid.







The Tree Commission gave Conceptual Approval for the landscape plan and tree removal on July 11, 2017. The project has received approval from the Planning Board that included landscape waivers.

The Final Landscape Plan submitted does incorporate all the required tree removal replacements (46.3 caliper inches) and is over 70% native vegetation.

Recommendation: Recommend approval of the Final Landscape Plan with Tree Removal to include the removal of (2) Strangler Fig trees at 2318 N. Roosevelt Blvd. The approval requires the replacement of 46.3 caliper inches of native dicot and/or fruit trees from the approved list, FL#1, to be planted onsite and incorporated into the landscape plan.

STAFF REPORT

DATE: June 27, 2017

RE: **2312 & 2318 N. Roosevelt Blvd**
(permit application # T17-8521)

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

An application was received requesting the removal of **(2) Strangler Fig trees**. The request is in association with a Minor Development Plan to build a Sonic Restaurant at a previously developed commercial property. A site inspection was done on June 14, 2017 and documented the following:

There are no regulated trees on 2312 N. Roosevelt Blvd. A young mahogany tree and a strangler fig growing at the base of a telephone pole are on City property (alley) and are not part of this application.

Location of young mahogany with
Brazilian pepper trees in alley area.



Strangler fig in alley area





Standing in the alley and looking down the rear property line area. Telephone poles and utility lines are in the alley.



Both Strangler Fig trees to be removed are located in the rear of 2318 N. Roosevelt Blvd. Tree Species: Strangler Fig (*Ficus aurea*)

Tree#3: Growing behind and in Schefflera tree (no permit required to remove Schefflera tree)









Schefflera

Strangler
Fig



Strangler Fig

Schefflera





Diameter: 11"

Location: 40% (part of Schefflera tree, very close to structure)

Species: 100% (on protected tree list)

Condition: 30% (very poor structure)

Total Average Value = 56%

Value x Diameter = 6.1 replacement caliper inches

Tree #2



Tree # 1
and #3

Tree#2:





06/14/2017





06/14/2017







06/14/2017



06/14/2017









Diameter: 61"

Location: 60% (close to structure)

Species: 100% (on protected tree list)

Condition: 40% (poor, lots of decay throughout tree)

Total Average Value = 66%

Value x Diameter = 40.2 replacement caliper inches

The proposed landscape plan appears to incorporate all the required replacement inches and is over 70% native and salt tolerant vegetation.

Recommendation: Recommend approval of the Conceptual Landscape Plan to include the approval to remove (2) Strangler Fig trees at 2312 & 2318 N. Roosevelt Blvd to be replaced with 46.3 caliper inches of dicot trees from approved list, FL#1, to be planted on site, incorporated in the landscape plan.