

STAFF REPORT

DATE: July 26, 2016

RE: **1800 Atlantic Boulevard (permit application # T16-8063)**

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

An application was received requesting the removal of **(13) Bay Cedar, (3) Wild Lime, and (2) Green Buttonwood** trees growing along the shoreline. The area is to have riprap installed along the shoreline above the mean high water line for erosion control and these trees are located within the work area (see enclosed map of project impact area). A site inspection was done on July 25, 2016 and documented the following:





Tree Species: Bay Cedar (*Suriana maritima*)







07/24/2016



Diameter: Total for 13 trees = 30"

Location: 90%

Species: 100% (on protected tree list)

Condition: 70% (fair, primarily sprawling trees)

Total Average Value = 86%

Value x Diameter = 25.8 replacement caliper inches

Tree Species: Green Buttwood







Diameter: 19"

Location: 60% (up close against perimeter wall)

Species: 100% (on protected tree list)

Condition: 40% (poor)

Total Average Value = 66%

Value x Diameter = 12.5 replacement caliper inches



Buttonwood



Diameter: 2"

Location: 80%

Species: 100% (on protected tree list)

Condition: 30% (structurally poor, two trunks coming out of base)

Total Average Value = 70%

Value x Diameter = 1.4 replacement caliper inches

NOTE: Removal work only to be done once State and Federal permits have been secured.

Recommendation: Recommend approval of the removal of thirteen (13) Bay Cedar and two (2) Green Buttonwood trees at 1800 Atlantic Boulevard to be replaced with a total of 39.7 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted on site.

There are other trees within the proposed impact areas. A total of (7) Coconut Palms are to be removed, and (3) Thatch Palm rootballs, (2) Sabal palms and (3) Seven Year Apple trees are to be transplanted on site.





07/24/2016





07/24/2016



07/24/2016





07/24/2016



NEW RIPRAP REVETMENT PLANS

FOR

1800 ATLANTIC CONDOMINIUMS

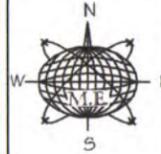
1800 ATLANTIC BLVD.
KEY WEST, MONROE COUNTY, FLORIDA

INDEX OF DRAWINGS

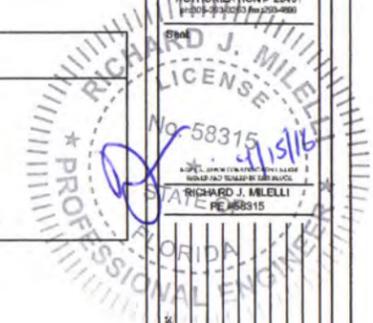
- G-1.0 COVER SHEET
- G-1.1 GENERAL NOTES
- S-1.0 EXISTING CONDITIONS PLAN
- S-2.0 PROPOSED SITE PLAN
- S-3.0 SECTION VIEW
- S-4.0 EROSION CONTROL PLAN

SITE INFORMATION

RE# 00063560 (.000100 - .016800)
ADDRESS: 1800 ATLANTIC BLVD.
KEY WEST, FL 33040
SECTION/RANGE/TOWNSHIP: 04/68S/25E



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION # 28407
#1903-231203 (Rev. 05-2008)



GENERAL NOTES:

1. ALL FIELD LAYOUT AND SURVEYING FOR CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE, CONTRACTOR SHALL PROVIDE THE ENGINEER RECORD DRAWINGS (REDLINES).
2. EXISTING SUBSURFACE UTILITY HORIZONTAL ALIGNMENTS WERE ESTABLISHED THROUGH THE USE OF AVAILABLE RECORDS AND THEREFORE, ARE SHOWN IN THESE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES NO LATER THAN 48 HOURS PRIOR TO COMMENCING WORK IN A SPECIFIC AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UTILITY LOCATIONS WITHIN THE WORK AREA. NEITHER THE ENGINEER OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THESE ITEMS.
3. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE OWNER TO MINIMIZE SEWER DISRUPTION. ACCESS TO PROPERTY SHALL BE MAINTAINED AT ALL TIMES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SHAPE THE PAVEMENT AT INTERSECTIONS, STREETS, AND DRIVEWAYS SO THAT POSITIVE DRAINAGE WILL BE MAINTAINED WITH NO PONDING OF WATER AS A RESULT OF THE NEW CONSTRUCTION.
5. PROPERTY MARKERS SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTORS REGISTERED SURVEYOR SHALL REPLACE ANY MARKERS THAT ARE DISTURBED.
6. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT SITE SPECIFIC EROSION AND SEDIMENT CONTROL PROCEDURES SUCH AS HAY BALES, STAKED SILT BARRIERS, FLOATING TURBIDITY BARRIER, OR OTHER APPROVED METHODS AS REQUIRED TO PREVENT THE TRANSPORTATION OF SEDIMENT DOWNSTREAM INTO STREETS, STORM DRAINS, DITCHES, PONDS, ETC.
7. THE CONTRACTOR SHALL ADJUST (AS REQUIRED) PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENT SHALL BE COORDINATED WITH, AND APPROVED BY THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH, AT THE CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE FIELD CONDITIONS CONFLICT WITH THE PLANS.
10. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.
12. ALL PIPE LENGTHS ARE PLUS OR MINUS. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES OR FITTINGS.
13. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOIL REPORTS.
14. REQUIREMENTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), MONROE COUNTY, AND THE CITY OF KEY WEST REGULATIONS SHALL GOVERN ALL UTILITY WORK.
15. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO STARTING THE WORK.



PROJECT LOCATION

VICINITY MAP

SCOPE OF PROJECT

THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A RIPRAP REVETMENT TO PREVENT FURTHER BEACH EROSION.

SYMBOL LEGEND

GENERAL			
DETAIL	SECTION	ELEVATION	DETAIL/SECTION/ ELEVATION REFERENCE
SYMBOL	DESCRIPTION		
	DETAIL REFERENCE (DETAIL SHOWN ON SAME SHEET)		
	DETAIL REFERENCE (DETAIL SHOWN ON INDICATED SHEET)		
	SECTION REFERENCE (ARROW INDICATES DIRECTION OF VIEW, PERPENDICULAR TO CUTTING PLANE)		
	DETAIL TITLE SINGLE REFERENCE		
	DETAIL TITLE MULTIPLE REFERENCE		
	TYPICAL DETAIL TITLE		
	MATERIAL REFERENCE		

1800 ATLANTIC CONDOS
NEW RIPRAP REVETMENT
1800 ATLANTIC BLVD.
KEY WEST, FL

Drawn By: SLM
Project No.:
Checked By: RJM
Scale: AS NOTED

AutoCad File No.:
1800 Atlantic Condos (18-15-15)dwg

Revisions:

Title: COVER SHEET

Sheet Number: **G-1.0**
Date: FEBRUARY 16, 2016

DEFINITIONS:

1. OWNER: THE INDIVIDUAL(S) OR ENTITY WITH WHOM CONTRACTOR HAS ENTERED INTO THE AGREEMENT AND FOR WHOM THE WORK IS TO BE PERFORMED.
2. ENGINEER OF RECORD (EOR): ENGINEER WHOSE NAME AND SEAL IS AFFIXED TO THE DRAWINGS AND SPECIFICATIONS.
3. ENGINEER: OWNER'S DESIGNATED REPRESENTATIVE FOR CONSTRUCTION INSPECTION AND OVERSIGHT.
4. RECORD DRAWINGS: A COPY OF THE ORIGINAL SIGNED AND SEALED DRAWINGS KEPT ONSITE AT ALL TIMES WHERE THE CONTRACTOR SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE ORIGINAL DRAWINGS, MARKED IN RED PENCIL OR PEN.
5. AS-BUILT SURVEYS AND DRAWINGS: DRAWINGS DOCUMENTING THE HORIZONTAL AND VERTICAL POSITIONS OF ALL INSTALLED COMPONENTS OF THE WORK WHICH ARE SIGNED/SEALED BY A REGISTERED PROFESSIONAL SURVEYOR AND STAMPED CERTIFIED BY THE CONTRACTOR. THE DRAWINGS MUST INCLUDE ALL SIGNIFICANT DEVIATIONS IN THE WORK AS RECORDED BY THE CONTRACTOR ON THE RECORD DRAWINGS.

GENERAL NOTES:

1. THE PROJECT IS LOCATED AT 1800 ATLANTIC BLVD, KEY WEST, MONROE COUNTY, FL.
2. CONTROL POINT COORDINATES ARE REPORTED HORIZONTALLY IN NORTH AMERICAN DATUM OF 1983 (NAD 83), FLORIDA STATE PLANE, WEST ZONE AND VERTICALLY REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE CONTRACTOR SHALL ESTABLISH ANY INTERMEDIATE BENCHMARKS, GRADE STAKING, AND ADDITIONAL VERTICAL CONTROL AS NECESSARY TO CONSTRUCT THE PROJECT.
3. ELEVATIONS ARE IN FEET, RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PER TOPOGRAPHIC AND HYDROGRAPHIC SURVEY BY J. LYNN O'FLYNN, INC ON FEBRUARY 23, 2015.
4. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
5. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTION DISTORTION AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
6. THE CONTRACTOR SHALL ESTABLISH INTERMEDIATE BENCHMARKS AND ADDITIONAL HORIZONTAL AND VERTICAL CONTROL REQUIRED FOR THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL SURVEYOR TO ESTABLISH SUCH ADDITIONAL CONTROL AND VERIFY ALL SURVEY CONTROL INFORMATION PROVIDED HEREIN.
7. PRIOR TO THE INITIATION OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS, AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE AND CAP AS NECESSARY.
8. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
9. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE ONE-CALL" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
11. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR RESTORING THE PROJECT AREA TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING SITE CONDITION. THE CONTRACTOR WILL BE RESPONSIBLE FOR DOCUMENTING ALL EXISTING SITE CONDITIONS AND SHALL REPAIR ANY AND ALL CONSTRUCTION RELATED DAMAGE TO THE SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND DE-WATERING OF ALL OPEN EXCAVATIONS. SHORING AND TRENCHING SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND THE FLORIDA TRENCH SAFETY ACT.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
15. THE CONTRACTOR SHALL ADVISE THE OWNER ON ALL SPECIAL INSPECTION REQUIREMENTS AS REQUIRED BY STATE BUILDING CODES AND ADMINISTERED BY LOCAL BUILDING AUTHORITIES WITHIN TEN DAYS OF THE NOTICE OF PROCEED.
16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW. FAILURE TO OBTAIN REVIEW AND APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR MAY USE THE GEOTECHNICAL REPORT, AS PREPARED BY BLASCOM ENGINEERING, DATED FEBRUARY 2015, TO EVALUATE THE EXISTING SITE CONDITIONS AND SUB-SURFACE PROFILES. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SUCH ADDITIONAL OR SUPPLEMENTARY EXAMINATIONS, INVESTIGATIONS, EXPLORATIONS, TESTS, STUDIES, AND DATA CONCERNING CONDITIONS (SURFACE, SUBSURFACE) AT OR CONTIGUOUS TO THE SITE WHICH MAY AFFECT COST, PROGRESS, OR PERFORMANCE OF THE WORK OR WHICH IS RELATED TO ANY ASPECT OF THE MEANS, METHODS, TECHNIQUES, AND SEQUENCES OR PROCEDURES OF CONSTRUCTION TO BE EMPLOYED BY THE CONTRACTOR.
18. ENTRY AND EXIT FROM THE SITE SHALL ONLY BE THROUGH THOSE ACCESS POINTS SPECIFICALLY APPROVED BY THE OWNER AND ENGINEER.

19. INITIAL IMPROVEMENT, MAINTENANCE, AND FINAL RESTORATION OF THE INGRESS/EGRESS ROUTE(S) IS THE RESPONSIBILITY OF THE CONTRACTOR.
20. CONSTRUCTION FENCES SHALL BE UTILIZED TO CONTAIN THE WORKS WITHIN THE PROPERTY BOUNDARIES.
21. CONTRACTOR TO BE RESPONSIBLE FOR SECURING THE SITE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE EOR AND ENGINEER AS NECESSARY FOR CONSTRUCTION INSPECTION AND AS-BUILT CERTIFICATION. THE CONTRACTOR SHALL NOTIFY THE EOR AND THE ENGINEER AT APPROPRIATE AND APPROVED TIMES DURING THE COURSE OF THE WORK THAT THE CONTRACTOR IS READY FOR INSPECTION. WORK THAT IS ASSEMBLED OR COVERED SO THAT THE ENGINEER CANNOT INSPECT THE WORK PROPERLY SHALL BE DIS-ASSEMBLED, UNCOVERED, OR DESTROYED AS NECESSARY FOR INSPECTION. THE COSTS OF REPAIR OR RESTORATION OF THIS WORK SHALL BE BORNE SOLELY BY THE CONTRACTOR.
23. THE CONTRACTOR SHALL LIMIT CONSTRUCTION TO NORMAL WORKING HOURS FROM 8:00 AM TO 5:00 PM OR UNLESS OTHERWISE APPROVED BY OWNER AND SUBJECT TO LOCAL ORDINANCES.
24. THE CONTRACTOR SHALL WARRANT THE WORK FOR A MINIMUM OF ONE YEAR UNLESS OTHERWISE DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DEFECTIVE MATERIALS AND WORK AT NO COSTS TO THE OWNER WITHIN THE STATED WARRANTY PERIOD.

SAFETY:

25. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. A FORMAL PUBLIC SAFETY PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER AND THE CITY OF KEY WEST PRIOR TO COMMENCEMENT OF CONSTRUCTION.
26. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
27. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND TO ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY, AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

CLEARING AND SITE PREPARATION NOTES:

28. ALL VEGETATION SHALL BE STAKED OUT AND FENCED IN PRIOR TO AND DURING CONSTRUCTION. DAMAGED OR DESTROYED NATIVE VEGETATION SHALL BE REPLACED WITH LIKE SPECIES AT A MINIMUM 1:1 RATIO. THE CONTRACTOR SHALL MINIMIZE IMPACTS TO EXISTING NATIVE VEGETATION TO THE GREATEST EXTENT PRACTICAL.
29. NO IMPACTS TO EXISTING VEGETATION ARE ALLOWED OUTSIDE THE LIMITS OF ACCESS AND STAGING SHOWN HEREIN WITHOUT WRITTEN APPROVAL BY THE OWNER AND ENGINEER.
30. PRIOR TO CONSTRUCTION, THE OWNER AND ENGINEER SHALL DETERMINE WHICH TREES REQUIRE REMOVAL (ESTIMATED AT SIX (6) PALM TREES). PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
31. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS INDICATED IN THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION.
32. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS, AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

DEWATERING AND EROSION CONTROL NOTES:

33. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL MEASURES AS NECESSARY TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS, IF ANY, ARE A MINIMUM. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE REGULATORY AGENCIES. ANY ADDITIONAL EROSION CONTROL MEASURES SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER.
34. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWER, AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE MULCH, GRAVEL, OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE CITY AND THE ENGINEER DAILY.
35. EROSION AND SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING BEYOND DESIGNATED WORK AREAS ONTO ADJACENT PROPERTIES OR ROADWAYS, OFFSITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ONSITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR TO ENSURE THAT OFFSITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS.
36. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNCONFINED PARTICULATE MATTER, IN ACCORDANCE WITH RULE 62-296.320(4)(C)1 F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.

37. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATER BODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS, SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO THE CITY AND THE ENGINEER. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
38. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND THE ENGINEER AND CITY SHALL BE CONTACTED.
39. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - 39.1. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(A), F.A.C.
 - 39.2. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER, SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.C.2, F.A.C.
 - 39.3. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO THE CITY OF KEY WEST IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.D.1, F.A.C.
 - 39.4. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART V.D.6, F.A.C.
 - 39.5. A COPY OF THE SWPPP AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY, CITY, OR STATE INSPECTORS.
40. IF DEWATERING DISCHARGES WILL FLOW OFF SITE OR TO SURFACE WATERS, APPROPRIATE DEP AUTHORIZATION SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

GRADING NOTES:

41. BACKFILL BEHIND THE NEW RIPRAP REVETMENT SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES AND COMPACTED TO 96% MOD PROCTOR AND SHALL BE COMPACTED BY HAND OR WALK BEHIND EQUIPMENT ONLY.
42. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
43. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

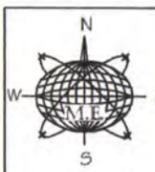
RIPRAP NOTES:

44. RIPRAP RUBBLE SHALL MEET FDOT SPECIFICATIONS (SECTION 530-2.1). CONTRACTOR SHALL PROVIDE A SUBMITTAL FOR THE MATERIAL FROM THE RIPRAP SOURCE.
45. RIPRAP RUBBLE SHALL BE SOUND, HARD, AND DURABLE AND SHALL HAVE A ROUGH, ANGULAR SURFACE. THERE SHALL BE NO OPEN OR INCIPIENT CRACKS, SOFT SEAMS, OR OTHER STRUCTURAL DEFECTS.
46. RIPRAP RUBBLE SHALL CONSIST OF BROKEN STONE WITH A BULK SPECIFIC GRAVITY OF AT LEAST 2.30.
47. BEDDING STONE SHALL COMPLY WITH FDOT SPECIFICATION (SECTION 530-2.1.4).
48. INSTALL GEOTEXTILE FABRIC PER FDOT SPECIFICATIONS (SECTION 514).
49. GEOTEXTILE FABRIC SHALL BE A WOVEN MATERIAL MEETING 2014 FDOT DESIGN STANDARD INDEX 199 TYPE D-2 REVETMENT (STANDARD) SUCH AS MIRAFI RSI OR HP SERIES.
50. FDOT SPECIFICATIONS SHALL BE TAKEN FROM THE LATEST VERSION (2016), UNLESS NOTED OTHERWISE.

RIPRAP GRADATION AND THICKNESS REQUIREMENTS

MAX WEIGHT	50% WEIGHT	MIN WEIGHT	MIN BLANKET THICKNESS
700 LBS	300 LBS	60 LBS	2.5 FT

- ENSURE THAT AT LEAST 97% OF THE MATERIAL BY WEIGHT IS SMALLER THAN MAX WEIGHT.
- ENSURE THAT AT LEAST 50% OF THE MATERIAL BY WEIGHT IS GREATER THAN 50% WEIGHT.
- ENSURE THAT AT LEAST 85% OF THE MATERIAL BY WEIGHT IS GREATER THAN MIN WEIGHT.
- ENSURE THAT ALL ARMOR STONES USED HAVE A MINIMUM DRY UNIT WEIGHT OF 135 LBS/CF.



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A U.S. EQUAL OPPORTUNITY FIRM
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RICHARD J. MILELLI
LICENSED PROFESSIONAL ENGINEER
No. 58315
FLORIDA
SPECIALIST

**1800 ATLANTIC CONDOS
NEW RIPRAP REVETMENT**
1800 ATLANTIC BLVD.
KEY WEST, FL

Drawn By: SLM	Checked By: RJM
Project No.:	Scale: AS NOTED
AutoCad File No. 1800 Atlantic Condos (10-15-16.dwg)	

Title:
GENERAL NOTES

Sheet Number:
G-1.1

Date: FEBRUARY 18, 2016

- NOTES:**
1. SURVEY ELEVATIONS ARE IN FEET & ARE REFERENCED TO NAVD88. CONTOURS, ELEVATIONS, AND PROFILES ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY J LYNN O'FLYNN, INC DATED 02/23/2015 AND ON PREVIOUSLY PERMITTED PLANS BY ERICKSON CONSULTING ENGINEERS, INC.
 2. ALL HORIZONTAL COORDINATES ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD 83), FLORIDA STATE PLANE EAST ZONE.
 7. AERIAL PHOTOGRAPHY PROVIDED BY MONROE COUNTY PROPERTY APPRAISER, 2012.
 8. MHWL LOCATED BY J LYNN O'FLYNN, INC. (02/23/2015).
 9. DUNE VEGETATION MAPPED BY J LYNN O'FLYNN, INC (02/23/2015).
 10. GEOTECHNICAL CORE BORING BY BLASCOM ENGINEERING, INC., FEBRUARY 2015.
 11. PRIOR TO THE INITIATION OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV COMMUNICATIONS, SANITARY SEWERS, AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.
 12. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
 13. CONSTRUCTION FENCES WILL BE UTILIZED TO CONTAIN THE WORKS WITHIN THE PROPERTY BOUNDARIES.



LEGEND	
--- MHWL ---	MEAN HIGH WATER LINE
(2.9)	EXISTING ELEVATION
	RIPRAP
100' →	RIPRAP LENGTH MARKER

Meridian Engineering LLC
201 Florida State Road 203
Key West, Florida 33090
Application # 2840
Professional Seal
No. 58315
RICHARD J. MILELEI
STATE OF FLORIDA
PROFESSIONAL ENGINEER

1800 ATLANTIC CONDOS
NEW RIPRAP REVETMENT

1800 ATLANTIC BLVD.
KEY WEST, FL

Drawn By: SLM	Checked By: RLM
Project No.	Scale: AS NOTED
AutoCad File No. 1800 West Seaward (10-19-16).dwg	

Revision:

1	PROPOSED SITE PLAN
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Sheet Number:
S-2.0
Date: FEBRUARY 16, 2016

Application



remove canopy

8063

Tree Permit Application

remove palm 8073

Transplant palm 8065

Transplant canopy 8064

Date: 7/20/14

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1800 Atlantic Blvd.
Cross/Corner Street Bertha
List Tree Name(s) and Quantity See list
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
Other/Explain _____

Reason for Request Rip-rap being installed just beyond Mean High Water line. Access required from Bertha with wall removal.
Property Owner Name 1800 Atlantic Condo
Property Owner eMail Address management@1800atlantickw.com
Property Owner Mailing Address 1800 Atlantic Blvd.
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 294-9553
Property Owner Signature [Signature]
Representative Name Cynthias Blw Palms, LLC
Representative eMail Address Cynthiasblw-palms@gmail.com
Representative Mailing Address 1006-14th Terrace
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 747-2142

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 >>>>>

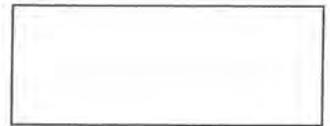
Please identify tree(s) with colored tape

SEE MAP affixed

8063 - canopy removal 13 Bay Cedar + 2 Green Buttonwood
8065 - palm transplant 3 Thatch palm + 2 cabbage palms
8064 - canopy transplant 3 Seven Yr apple
8073 - palm removal 7 coconut palms

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

VBA VPA



Tree Representation Authorization

Date: 7/20/16

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 1800 ATLANTIC BLVD.

Property Owner Name 1800 ATLANTIC CONDOMINIUM ASSOC.

Property Owner eMail Address MANAGEMENT@1800ATLANTICKW.COM

Property Owner Mailing Address 1800 ATLANTIC BLVD.

Property Owner Mailing City KEY WEST State FL Zip 33040

Property Owner Phone Number (305) 294-9553

Property Owner Signature P-13

Representative Name CYNTHIA'S BLUE PALMS, LLC

Representative eMail Address CYNTHIASBLUEPALMS@GMAIL.COM

Representative Mailing Address 1006-16TH TERRACE

Representative Mailing City KEY WEST State FL Zip 33040

Representative Phone Number (305) 747-2142

I Peter Batty, 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 is any questions or need access to my property.

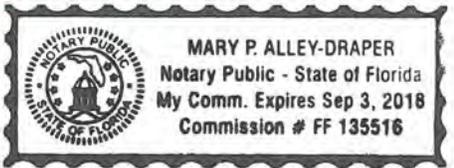
Property Owner Signature P-13

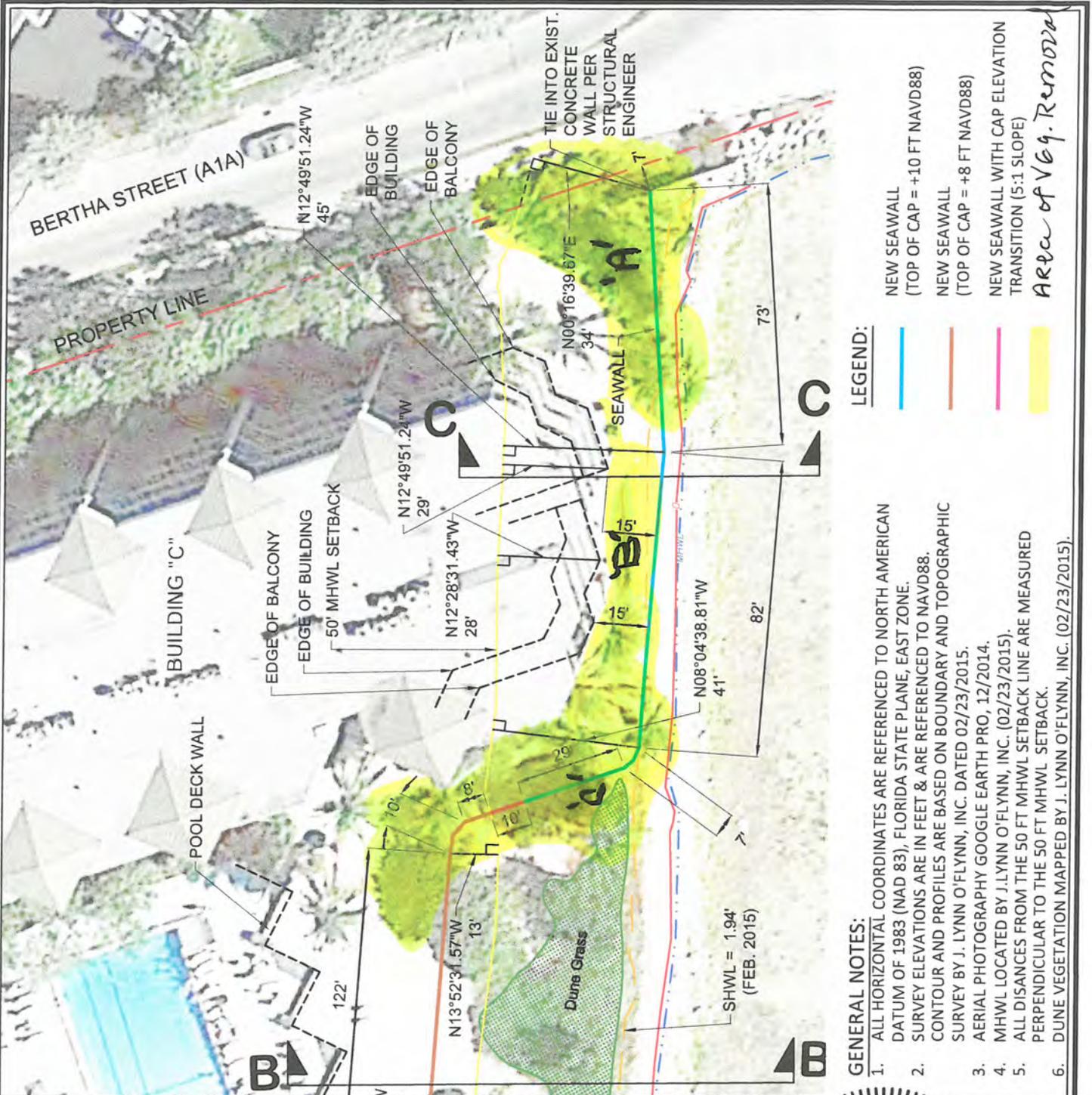
The forgoing instrument was acknowledged before me on this 20th day July, 2016

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

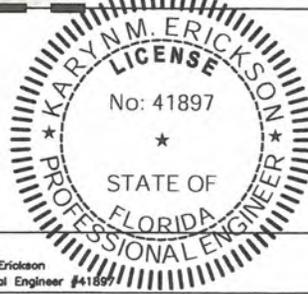
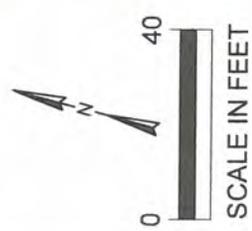
NOTARY PUBLIC
Sign Name: Mary P. Alley-Draper
Print Name: MARY P. ALLEY-DRAPER
My Commission Expires: _____

Notary Public - State of Florida (seal)





- LEGEND:**
- NEW SEAWALL (TOP OF CAP = +10 FT NAVD88)
 - NEW SEAWALL (TOP OF CAP = +8 FT NAVD88)
 - NEW SEAWALL WITH CAP ELEVATION TRANSITION (5:1 SLOPE)
 - Area of Veg. Removal
- GENERAL NOTES:**
1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD 83), FLORIDA STATE PLANE, EAST ZONE.
 2. SURVEY ELEVATIONS ARE IN FEET & ARE REFERENCED TO NAVD88. CONTOUR AND PROFILES ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY J. LYNN O'FLYNN, INC. DATED 02/23/2015.
 3. AERIAL PHOTOGRAPHY GOOGLE EARTH PRO, 12/2014.
 4. MHWL LOCATED BY J. LYNN O'FLYNN, INC. (02/23/2015).
 5. ALL DISTANCES FROM THE 50 FT MHWL SETBACK LINE ARE MEASURED PERPENDICULAR TO THE 50 FT MHWL SETBACK.
 6. DUNE VEGETATION MAPPED BY J. LYNN O'FLYNN, INC. (02/23/2015).



Karyn M. Erickson
 Professional Engineer #41897

ECE
 Erickson Consulting Engineers
 7201 Delaney Court
 Sarasota, FL 34240
 (941) 373-6460

1800 ATLANTIC SEAWALL PROJECT
 DIMENSIONED SEAWALL SITE PLAN
 APPLICANT: 1800 ATLANTIC CONDOMINIUM ASSOC.
 MONROE COUNTY, CITY OF KEY WEST, FLORIDA

REVISIONS	PROJECT 15-295	CHECKED BY CP
	DATE 04/29/2015	DRAWN BY JCC
	SCALE AS NOTED	SHEET: 5 of 15



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 8675321 Parcel ID: 00063560-001200

Ownership Details

Mailing Address:
1800 ATLANTIC BOULEVARD LLC
339 WASHINGTON AVE
NORTH HAVEN, CT 06473-1305

Property Details

PC Code: 04 - CONDOMINIUM
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 04-68-25
Property Location: 1800 ATLANTIC BLVD UNIT: 111A KEY WEST
Legal Description: UNIT A-111 1800 ATLANTIC CONDOMINIUM OR992-907 OR1040-2476 OR1076-2221 OR1156-1867/69 OR1385-429/30 OR1756-645/47 OR2470-364 OR2527-2128/29 OR2527-2130/31

Cynthia's Blue Palms, LLC

1800 Atlantic Boulevard Condominium Rip-Rap Project/Tree Removal Disposition

BERTHA WALL ACCESS POINT: AREA 'A'

2 Conocarpus erectus, Green Buttonwood	Remove/ poor condition Tree Commission Approval Required
13 Suriana maritima, Bay Cedar	Remove/sprawling, poor condition Tree Commission Approval Required
3 Cocos nucifera, Coconut Palm	Remove/50' + economically unreasonable Staff Approval
3 Thrinax radiata, Florida Thatch Palm	Transplant/Staff Approval
3 Zanthoxylum fagara, Wild Lime	Remove/ poor candidate for transplant No permit required. All trees less than 4" diameter.

OCEANSIDE 'C' BUILDING: AREA 'B'

3 Cocos nucifera, Coconut Palm	Remove/50' + economically unreasonable Staff Approval
12 Suriana maritima, Bay Cedar	Transplant/Shrubs. No permit required

OCEANSIDE SOUTHWEST SIDE 'C' BUILDING: AREA 'C'

1 Cocos nucifera, Coconut Palm	Remove/50' + economically unreasonable Staff Approval
3 Genipa clusiifolia, Seven-year Apple	Transplant/ Staff Approval
2 Sabal palmetto, Cabbage Palm	Transplant/ Staff Approval
2 Suriana maritima, Bay Cedar	Transplant/Shrubs No permit required