

Development Services Department

## **BOARD ACTION REPORT – APPEALABLE ITEM**

Project Name: Collier Car Club Project Location: 777 S. Congress Avenue Request: Class III Site Plan Modification PCN: 12-43-46-19-00-000-1060 Board: Site Plan Review and Appearance Board Meeting Date: March 27, 2019

## **Board Action:**

Approved (7-0)

## **Project Description:**

The subject property is located on the east side of South Congress Avenue between West Atlantic Avenue and SE 10th Street. The site consists of approximately 4.8 acres.

In 1990, the site was rezoned to Mixed Industrial Commercial (MIC) as part of the city-wide rezoning efforts; a Land Development Regulation (LDR) Amendment to the permitted uses was subsequently approved to accommodate ABC Carpets, a home furnishings and floor coverings business. ABC Carpets made additional improvements to the parking area and warehouse. In 2006, the City formulated a new vision for the Congress Avenue Corridor. As a result, a new Future Land Use category of Congress Mixed Use (CMU) was created, and the MIC zoned parcels between West Atlantic Avenue and the southern municipal boundary were rezoned to a new zoning designation of Mixed Residential, Office, and Commercial (MROC). The purpose and intent of the MROC zoning district was to create a transit-oriented development area along the Congress Avenue corridor surrounding the Delray Beach tri-rail station. MROC requires office and commercial uses along the streetscape and ground floor with upper stories limited to office or residential uses. Additional height, up to 85 feet, is permitted within MROC, as well as increased density opportunities in proximity to the Tri-Rail station.

The Planning and Zoning Board reviewed a request on February 25, 2019 and recommended approval 7-0 to City Commission for a rezoning from Mixed Residential, Office and Commercial (MROC) to Special Activities District (SAD).

It was approved on First reading by the City Commission on March 12, 2019 (5-0) it will go to City Commission for second and final reading on April 16th.

The development proposal consists of the following: minor façade changes; the addition of a car lift to accommodate the exchange of cars to the storage area; interior renovations and; landscape improvements.

## **Board Comments:**

Price Patton commented that he would not support the landscape plan until the Land Development Regulations were changed to support the fact of not removing trees on a project.

Public Comments: N/A Associated Actions: N/A

**Next Action**: The SPRAB action is final unless appealed by the City Commission.



## SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444 Planning & Zoning Division: (561) 243-7040 • Building Division: (561) 243-7200

#### SITE PLAN REVIEW AND APPEARANCE BOARD File No.: 2019-082-Application Type: Class III Site Plan Modification Meeting: March 27, 2019 SPM-SPR-CL3 General Data: Applicant: Collier Land Holdings, LLC Agent: Michael S. Weiner, Esg. at Sachs Sax Caplan PL Owner: 777 S. Congress Avenue Partners Limited Partnership Location: 777 S. Congress Avenue PCN: 12-43-46-19-00-000-1060 Property Size: 4.8 Acres FLUM: CMU (Congress Avenue Mixed Use) Zoning: SAD (Special Activities District) Adjacent Zoning: MROC (Mixed Residential Office and Commercial) (North) RM (Multiple Family Residential) (West) 0 o MROC (South) o I-95 (East) Existing Land Use: ABC Carpet Retail Proposed Land Use: Car Club

## Item before the Board:

The action before the Board is for the approval of A Class III Site Plan for 777 S. Congress Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(H), and (I). This includes:

- Site Plan
- Landscape Plan
- Architectural Elevations

Recommendation: By Separate Motions

## Site Plan:

Move approval of the Class III Site Plan Modification (2019-82) for **777 S**. **Congress Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(5) and Chapter 3 of the Land Development Regulations.

## Landscape Plan:

Move approval of the request for Landscape Plan (2019-082) for **777 S. Congress Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 4.6.16 of the Land Development Regulations.

## Architectural Elevations:

Move approval of the Architectural Elevations (2019-082) for **777 S. Congress Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Project Planner:	Review Dates:		Attachments:
Jen Buce, Assistant Planner;	SPRAB Board:	1.	Site Plans
buce@mydelraybeach.com, 561-243-7138		2. 3.	Architectural Elevations Landscape Plans



Notes:

- 1. Prior to certification indicate on the site data chart that the frontage is existing non-conformity
- 2. Approval of the Green Easement by the City Commission is required prior to the issuance of a building permit.
- 3. Prior to certification please make a note on the site data chart of how many bays are provided.
- 4. In Lieu fee must be paid prior to issuance of building permit.
- 5. Prior to certification, the labeling of the 6' security fence that is proposed for the perimeter of the property, along Congress Avenue needs to be made.

#### Background:

The subject property is located on the east side of South Congress Avenue between West Atlantic Avenue and SE 10th Street. The site consists of approximately 4.8 acres, and contains a large, two-story warehouse with a one-story office on the front. The site was initially developed in 1979 for Kraft Foods as a warehouse and distribution center under the Light Industrial (LI) zoning regulations.

In 1990, the site was rezoned to Mixed Industrial Commercial (MIC) as part of the city-wide rezoning efforts; a Land Development Regulation (LDR) Amendment to the permitted uses was subsequently approved to accommodate ABC Carpets, a home furnishings and floor coverings business. ABC Carpets made additional improvements to the parking area and warehouse. In 2006, the City formulated a new vision for the Congress Avenue Corridor. As a result, a new Future Land Use category of Congress Mixed Use (CMU) was created, and the MIC zoned parcels between West Atlantic Avenue and the southern municipal boundary were rezoned to a new zoning designation of Mixed Residential, Office, and Commercial (MROC). The purpose and intent of the MROC zoning district was to create a transit-oriented development area along the Congress Avenue corridor surrounding the Delray Beach tri-rail station. MROC requires office and commercial uses along the streetscape and ground floor with upper stories limited to office or residential uses. Additional height, up to 85 feet, is permitted within MROC, as well as increased density opportunities in proximity to the Tri-Rail station.

The Planning and Zoning Board reviewed a request on February 25, 2019 and recommended approval 7-0 to City Commission for a rezoning from Mixed Residential, Office and Commercial (MROC) to Special Activities District (SAD).

It was approved on First reading by the City Commission on March 12, 2019 (5- 0) it will go to City Commission for second and final reading on April 16<sup>th</sup>.

Now before the board is a request for the approval of a Class III site plan, landscape plan and architectural elevations for 777 S. Congress Avenue.

## Project Description:

The development proposal consists of the following:

- Minor façade changes;
- The addition of a car lift to accommodate the exchange of cars to the storage area;
- Interior renovations and;
- Landscape improvements

The club anticipates employing approximately 10-16 professionals, including a club manager, three club assistants, and a concierge to facilitate member events. Additionally, two fulltime storage assistants will be responsible for caring for and preparing the cars for members and 2 - 3 master mechanics will be available on site to assist members with their restoration efforts.

The primary hours of operation are specified as seven days a week from 9am – 5pm; special events will be hosted outside of the normal operating hours. The special events, which will not be open to the public, will include influential leaders in the automotive world, car and collection displays, instruction workshops, charity events, local car club meetings, etc.



Site Plan Analysis:

Compliance with The Land Development Regulations (LDR):

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request

LDR Section 4.4.25 Special Activities District purpose and intent:

The Special Activities District (SAD) is established in order to provide a zone district which is appropriate for projects which are not otherwise classified or categorized in other zone districts; or, which for some other good reason, cannot be properly accommodated in the other zone districts. Also, the SAD is to be used for large scale and mixed projects for which conventional zoning is not applicable. While SAD zoning is deemed consistent with any land use designation on the Future Land Use Map, the uses allowed within a specific SAD shall be consistent with the land use category shown on the Future Land Use Map. The uses, activities, and characteristics of a SAD are to be consistent with the Comprehensive Plan, suitable and compatible with surrounding existing development, and with the proposed character of the area.

Pursuant to LDR 4.4.25(D)(3), the vesting of a SAD project shall occur in the same manner as set for the establishment of a site plan approval.

## LDR Section 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K), as it pertains to the Special Activates District (SAD) zoning district:

SAD Zoning Standards	Required	Proposed
Building Setbacks:		
Perimeter	15′	15′
Congress Avenue Frontage (minimum/maximum)	15'/20'new	95.5' (existing non-
	structures*	conformity
Side Yard Setback (minimum)		
North	15′	127.6′
South	15′	175.4′
Rear yard/Adjacent to CSX Railway	25'	19.5' (existing non- conformity)
Building Separation (minimum)	25′	N/A
Maximum Lot Coverage:	75% max.***	56.8%
Open Space:	25% min.	39.1%
Building Height (maximum):	48'**	26'6"
Minimum Floor Area:	4,000	53,243
Min. Lot Size (sf.)	0	209,978
Min. Lot Frontage (ft.)	0	565′
Min. Lot Width (ft.)	0	559′
Min. Lot Depth (ft.)	0	365′

\* Stories above 42 feet shall provide an additional 10-foot setback.

\*\*12 feet on the first floor, and 10 feet, floor to floor, on all floors above.

\*\*\*includes any buildings, pavement and hardscape site improvements of the property.

In addition to the above development standards, any new free-standing structure shall have a minimum floor area of 4,000 square feet; shall be architecturally consistent with other structures in the development plan; and shall have direct access to and from other portions of the development. The office and showroom must be located at the front of the building with the main entrance from the front elevation facing the adjacent right-of-way. All building facades shall have the appearance of an office and/or retail



building through the use of doors, windows, awnings, and other appropriate building elements, consistent with the overall development, with multi-story buildings clearly defined. The exterior loading access points shall be designed in such a way to minimize sight lines from adjacent roads. A 10-foot Greenway Easement shall be provided along the property adjacent to the CSX Railway for the sole purpose of establishing the CSX Railroad Greenway. This Easement has been provided. Approval of the Green Easement by the City Commission is required prior to the issuance of a building permit.

## Pursuant to LDR 4.4.25(F)(1)

Supplemental district regulations. The supplemental district regulations as set forth in Article 4.6 shall apply except as modified by the following: Parking and loading requirements (number of spaces) shall be as set forth on the site and development plan.

## <u>Parking</u>

Vehicle storage shall provide 0.25 for each vehicle storage space provided and office use is 4 spaces per 1,000 SF. of net floor area up to 3,000 SF and then 3.5 spaces per 1,000 SF of net floor area over the initial 3,000 SF; and, Handicap Parking: Parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Such spaces shall not be in addition to, but shall substitute for, required parking.

Parking	Building	Ratio	Required	Parking Provided	
Office (first 3,000)	3,000 SF	4 per 1,000	12	Employee/Customer Service	102
Office (post 3,000)	3,350 SF	3.5 per 1,000	12	Compact/grass	35
Vehicle Storage	240 Cars	0.25 spaces per bay	60	ADA	5
		Total	84		142

One loading bay per 50,000 gross SF of vehicular storage area is allowed. Each loading bay shall measure a minimum of 12 feet by 25 feet with sufficient driveway access to accommodate vehicular maneuvering, which shall be designated on the approved site plan. There are two loading bays located on the northside of the property each measuring a minimum of 12 feet by 30 feet.

Bicycle parking shall be provided for a minimum of 4 bicycles in a safe, accessible, and convenient location within 300 feet of the main building entrance. A bicycle rack is provided on the west side of the property facing Congress Avenue in front of the pedestrian walkway.

**Pursuant to LDR 4.4.25(G)** *Special regulations.* Any special regulations may be applied through the SAD review and approval process. The following apply:

## Fences and Walls

Fences and walls within the front setback area and parallel to Congress Avenue shall measure no more than 6 feet in height and are limited to 8 feet in height in the side and rear of the property. Fences and walls are prohibited within the required perimeter landscape buffer, except where existing conditions adjacent to Congress Avenue prohibit compliance, then the following requirements are applicable: (1) fences that are less than 75% opaque are permitted within the 15 foot buffer along Congress Avenue and placed in a manner which accommodates existing landscaping and permits new landscaping on either side of the fence; (2) the fence design may incorporate columns, measuring no larger than 26 inches by 26 inches, every 8 to 12 feet; hedges measuring at least half the height of the fence must be installed in front of the fence, and additional landscaping should be installed to augment the buffer area between the fence and the property line; (3) required landscaping must also be installed behind the fence within the required 15 foot buffer area. In addition, fencing or walls shall not be located within the required greenway easement area along the rear of the property. All fences or walls shall also comply with the regulations of Section 4.6.5 not specifically addressed by this Ordinance.

## <u>Stacking</u>

The stacking distance on the south entrance is a minimum of 60 feet from the property line to the security gate and on the north entrance a minimum of 140 feet of is required from the property line to the security gate to accommodate large trucks and trailers.



## LDR Chapter 4.6 Supplementary District Regulations:

#### **Dumpster**

Pursuant to LDR 4.6.6(C)(1) Dumpsters, recycling containers, and similar service areas must be enclosed on three sides and have vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way.

The proposed refuse area is located interior to the property on the northside. The area will be screened with a 6-foot concrete wall with a steel gate.

#### Lighting

The proposed lighting consists of under canopy fixtures, wall fixtures, and freestanding poles adjacent to the building. The proposed values are within the permitted minimum and maximum ranges, which comply with the requirements of LDR Section 4.6.8(B)(3), Illumination Standards.

### Landscape Analysis

A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. Landscape Plan L-1 details the mitigation of the existing trees for the development. A mitigation in lieu fee of \$39,869 will be collected and the City Senior Landscape Planner will verify the in-lieu fees. Other trees will be mitigated by replacing in kind on site. The proposed landscaping consists of planting Gumbo Limbo, Ligistrum, Crape Myrtle, Cabbage, Foxtail and Montgomery Palms, Red Tip Cocoplum, Podoccarpus, wild Coffee, and Pink Muhly. Prior to certification, the labeling of the 6' security fence that is proposed for the perimeter of the property, along Congress Avenue needs to be made. This will clarify its location in conjunction with the proposed landscaping. The in-lieu fee must be paid prior to building permit issuance.

In addition, the Special Activities District has also set the following guidelines for landscaping: A 15-foot landscape buffer shall be provided around the entire property. Parking, structures, perimeter roadways, and other paving is not permitted within this buffer except for bicycle paths, sidewalks, jogging trails, and driveways or access streets which provide ingress and egress for traffic and which are generally perpendicular to the buffer; the perimeter buffer shall be landscaped to provide a boulevard effect along Congress Avenue; fences and/or walls, or a combination thereof, that is greater than 75 percent opaque and located in the 15 foot front landscape buffer along Congress Avenue shall be screened by hedging which is to be maintained at the full height of the fence.

## Architectural Elevations and Aesthetics

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- 1) The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- 2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- 3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The development proposal consists of painting the existing metal building with translucent glass or polycarbonate panels, prefinished metal column cover and aluminum composite panels. On the west and south elevation there will be an aluminum storefront entry. In addition, a 10 ft wide car lift is on the west elevation. Mechanical screens have been provided to shade roof top equipment.

The proposed architectural elevations present design elements that will aesthetically pleasing to the Congress Corridor. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made.



#### **Required Findings:**

Pursuant to Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

Section 3.1.1 (A), Future Land Use Map: The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.

The existing FLUM designation is CMU, which is the designation applied to properties in the Congress Avenue Corridor. The CMU is described as a designation that accommodates a variety of uses including limited commercial, office development and residential uses. The proposed use, a member-based automobile club, is of a commercial nature with accessory office use and is consistent with the CMU designation, which is consistent with SAD zoning designation. Member-based automobile clubs are not specifically accommodated in any of the City's zoning districts, and therefore, is appropriate to the SAD zoning designation.

Section 3.1.1 (B), Concurrency: Concurrency as defined pursuant to Objective B-2 of the Future Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CI-GOP-1 of the adopted Comprehensive Plan of the City of Delray Beach.

As described in Appendix A, a positive finding of concurrency can be made as it relates to water, sewer, drainage, parks and recreation, solid waste, and traffic.

**Section 3.1.1 (C), Consistency (Standards for Site Plan Actions):** A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict. As described in Appendix B, a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

As described in Appendix B, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions.

Section 3.1.1 (D), Compliance with the Land Development Regulations: Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

As described under the site plan analysis section of this report, a positive finding of compliance with the LDR's can be made.

Section 2.4.5 (F)(5), Compatibility (Site Plan Findings): The approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

Compatibility is not a concern, as the proposed use to designate it as an automobile membership club is appropriate and proposed in a manner that is compatible with the adjacent land uses and the Congress Avenue corridor. This development will be compatible and harmonious with the adjacent and nearby properties and should enhance property values in the area.

**Comprehensive Plan Policies:** A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable policies and objectives are noted:

Future Land Use Element Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.



The proposed rezoning to SAD to accommodate the membership-based automobile club and associated site improvements are appropriate and proposed in a manner that is compatible with the adjacent land uses and the Congress Avenue corridor. Further, the proposed rezoning is consistent with the future land use designation and meets the intent of the objectives and policies of the Future Land Use Element. Therefore, a finding of overall consistency can be made.

Housing Element Policy A-12.3: In evaluating proposals for new development or redevelopment, the City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

The development is surrounded MROC to the north and south and RM to the west. I-95 is to the east of the property. A 6 foot- high security fence, gate and landscaping are proposed to negate nuisances such as noise, odors, and dust. The traffic volumes will be minimal as the cars will be accommodated inside the facility. They can be accommodated by the surrounding road network. Thus, the proposal will not negatively impact the stability of the adjacent residential areas.

#### Review by Others:

The development proposal is not located in an area which requires review by the Community Redevelopment Agency (CRA), the Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS) or West Atlantic Redevelopment Coalition (WARC). However, a courtesy notice was sent to the Chamber of Commerce.

## Assessment and Conclusion

The property consists of 4.8 acres and is currently being zoned SAD (Special Activities District). The development proposal consists of minor façade changes, the addition of a car lift to accommodate the exchange of cars to the storage area, interior renovations and, and landscape improvements. The development substantially meets the performance standards of LDR 4.4.25.

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Alternative Actions:

- A. Continue with direction.
- B. Move approval of the request for Class III Site Plan Modification, Landscape Plan and Architectural Elevations 2019-082 for 777 S. Congress Avenue, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3, Section 4.6.18(E), and Section 4.6.16.
- C. Move denial of the request for Class III Site Plan Modification, Landscape Plan and Architectural Elevations (2019-082) for 777 S. Congress Avenue, by adopting the findings of fact and law contained in the staff report and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in LDR Section 2.4.7(G)(5), Chapter 3, Section 4.6.18(E), and Section 4.6.16.

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## Appendix "A" – Concurrency Findings

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

<u>Water and Sewer</u>: Water and sewer services are adequately provided to the site and will remain as the site is not proposed to be redeveloped with the subject request.

<u>Streets and Traffic</u>: The traffic analysis report for the proposed use indicates a net decrease of 170 trips per day. The proposal has been reviewed by Palm Beach County Traffic Engineering and determined that it meets the Traffic Performance Standards of Palm Beach County. Therefore, a positive finding can be made.

<u>Parks and Recreation Facilities:</u> It is noted that the park impact fee is not applicable to the subject request as it does not include a residential component.

<u>Solid Waste:</u> The change in use will also significantly decrease the solid waste generation, which is presently calculated at approximately 7.2 pounds for warehouse use area and 10.2 pounds for retail use area per square foot/year; the proposal would reduce the impact to 5.4 pounds for the storage area and 5.2 pounds for the office use area. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2047.

<u>Drainage</u>: Drainage is accommodated by catch basins and existing dry retention areas on both the north and south sides of the existing structure.

## APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

Not applicable

- Meets intent of standard
- Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
  - Not applicable
  - Meets intent of standard
  - Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
  - Not applicable
  - Meets intent of standard
  - Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
  - Not applicable
  - Meets intent of standard
  - Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

	SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT
	<ul> <li>Meets intent of standard</li> <li>Does not meet intent</li> </ul>
F.	Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.
G.	Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
H.	The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.
I.	Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.    Not applicable  Meets intent of standard  Does not meet intent
J.	Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.





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<ol> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRUCTION ALL REQUIRED CONSTRUCTION</li> <li>THE CONTRACTOR SHALL HARE XALABLE AT THE UPS BTE AT ALL TIMES ONE COPY OF THE CONTRACTOR SHALL HARE XALABLE AT THE UPS BTE AT ALL TIMES ONE COPY OF THE CONTRACTOR SHALL HARE XALABLE AT THE UPS BTE AT ALL TIMES ONE COPY OF THE CONTRACTOR SHALL REPEATION FORMATION FORMATION FORMATION FOR DESIGN ARE TO BE MADE WINDOW THEOR APPROVAL OF THE OWNER AND SECON CONTRACTOR SHALE OF COMPACING ON CONTRET AND THE INSTANCE AND SECON CONTRECTOR TO THE OWNER AND DONAETER DIRECTLY FROM THE INSTANCE AND SECON CONTRECTOR SHALE OF COMPACING ON CONTRET AND THE INSTANCE AND SUPPORT OF THE OWNER AND DONAETER DIRECTLY FROM THE INSTANCE AND SUPPORT SHALE OF COMPACING ON SHALE BE RESPONDING FOR SUBJENTING TO THE DUNCES A CONTRECTOR SHALE OF COMPACING ON SHALE DE A PROFESSIONAL LAND SUPPORT CONTRECTOR SHALE OF COMPACING ON SHALE DE A PROFESSIONAL LAND SUPPORT CONTRECTOR SHALE OF COMPACING ON SHALE DE A PROFESSIONAL LAND SUPPORT CONTRECTOR SHALE SECON DISCALED BY A PROFESSIONAL LAND SUPPORT CONTRECTOR SHALE SECON SUPPORT ON SHALE DE CONTRECTOR DIA MALE AND SUPPORT ON THE SHALE SECON SUPPORT DOLLARS THE DOLUTION FORCESSES OF AT THE CONTRECTOR SHALE BE RESPONSEL FOR SUPPORT DATA SHALE RECOLLER TO A SHALE SUPPORT CONTRECTOR SHALE ARE RESPONSEL FOR VERY MALL AND SUPPORT ON THE CONTRECTOR SHALE SUPPORT CONTRECTOR IN ANY FORMAL SECON SUPPORT SUPPORT OF THE PARSE ON SUPPORT ON THE THE ROAD CONTRET SHALL NOTTY THE OWNER SHALE SECON SUPPORT ON CONTRET THE AND SHALE RECOLLER TO A SHALE SECON SUPPORT SUPPORT OF THE PARSE TO CONTRECT THE ANY FORM AND ANY FORMAL SECON SUPPORT SUPPORT OF THE PARSE AND CONTRET THE AND A SHALE SECON SUPPORT SUPPORT OF THE PARSE TO CONTRETCO THE ANY FORMAL SECON SUPPORT SUPPORT OF THE PARSE TO CONTRETCO THE ANY FORMAL SECON SUPPORT SUPPORT OF THE PARSE TO CONTRETCO THE ANY FORMAL SECON SUPPORT SUPPORT OF THE PARSE TO CONTRETCO THE ANY FORMAL SECON SUPPORT SUPPORT OF THE PARSE TO CONTRETCO THE ANY FORMAL SECON SUPPORT SUP</li></ol>		COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL	4.	BEST MANAGEMEN LOCAL REQUIREME IMPLEMENT ADDITIO
<ul> <li>The Summarize and the summary and</li></ul>	4.		5.	EROSION AND SED PERMITS FOR ANY
<ul> <li>T. ALL COPES OF COMPACTON, CONCEPT AND OPERATION OF A POLITICAL PLANSING AND ME ENGINEER. THE OWNER AND ENDERNMEET DEPENDENCE FOR SUBMITTING TO THE SUBMIC ACENCY.</li> <li>T. ALL COPES OF COMPACTON, CONCEPT AND OTHER EQUIDED THE SUBMIC ACENCY.</li> <li>T. TO MEMER AND ENDERNMEET DEPENDENCE FOR SUBMITTING TO THE ENGINEER ACENCY.</li> <li>T. HE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER ACENCY.</li> <li>T. HE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER ACENCY.</li> <li>T. HE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLENTING AND MAINTAINING AS-BUILT INFORMATION MICH SHALL BE RECORDED AS CONSTUNCTION PROCESSES ON AT THE FOR PORTONIC ACENCY.</li> <li>T. HE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLENTING AND MAINTAINING AS-BUILT INFORMATION MICH SHALL BE RECORDED AS CONSTUNCTION PROCESSES ON AT THE FOR PORTONIC ACENCY.</li> <li>T. HE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLENTING AND MAINTAINING AS-BUILT REPORTS TO MAINTAINING AS-BUILT RANNING AS CONSTUNCTION AND RECERSTANCE.</li> <li>T. HE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLENTING AND MAINTAINING AS-BUILT REPORTS TO THE ANY NAME RESIDING OF OTHER PROPOSE TO CONTRACTOR SHALL ASSERT AND THE PROPOSE TO CONTRACTOR SHALL ASSERT AND REPORT TO RECORD AND THE WAINTAINING AS-BUILT REPORTS TO MAINTAINING AS-BUILT REPORTS TO MAINTAINING AS-BUILT REPORTS TO THE PROPOSE TO THE ANY NAME RESIDING OF OTHER PROPOSE TO THE ANY NAME RESIDING OF THE THE REPORTS TO THE ANY NAME RESIDING OF THE THE PROPOSE TO THE ANY NAME RESIDING OF THE THE PROPOSE TO THE ANY NAME RESIDING OF THE THE PROPOSE TO THE ANY NAME RESIDING AND AND REPORT TO THE ANY NAME RESIDING OF THE THE PROPOSE TO THE ANY NAME RESIDING AND AND REPORTS TO THE</li></ul>	5.	THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.	6.	MUST BE MAINTAIN
<ul> <li>A. ALL COPIES OF COMPARIANE, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT</li> <li>T. TO MOMER AND CONNERT DIRECTIVE AND THE REQUIRED TEST RESULTS ARE TO BE SENT</li> <li>B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE DURINEER A CENTIFIED</li> <li>S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE DURINEER A CENTIFIED</li> <li>S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCLEMENTING AND MAINTAINING AS-DULT</li> <li>B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLMENTING AND MAINTAINING AS-DULT</li> <li>B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLMENTING AND MAINTAINING AS-DULT</li> <li>B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLMENTING AND MAINTAINING AS-DULT</li> <li>B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLMENTING AND MAINTAINING AS-DULT</li> <li>B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLMENTING AND MAINTAINING AS-DULT</li> <li>B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOLLMENTING AND MAINTAINING AS-DULT</li> <li>B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PURPOSE OF CREETERCATION TO THE REPORT OF A STATE</li> <li>C. ONTRACTOR SHALL BE RESPONSIBLE FOR VERTHING ALL DUALTIES, TARC- OF THE PURPOSE OF THE DAVID DE ARTICLES</li> <li>C. CONTRACTOR SHALL BE CONTRUCTION OF THE SITE WORK THAT TWOULD BE ARTICLES TO THE DAVID OF ANY STATE</li> <li>S. CONTRACTOR SHALL BE RESPONSIBLE FOR STORMARTE PORCED TO AND THE STATE</li> <li>S. CONTRACTOR SHALL BE RESPONSIBLE FOR STORMARTE ROBOLINGE TO AND THE CONTRACTOR STATE OF AND THE DAVID DE THE THE DOLL THE RESPONSIBLE FOR AND THE CONTRACTOR STATE TO THE THE RESPONSIBLE FOR STORMARTE ROBOLING CONTREL TO AND THE RESPONSIBLE FOR STORMARTE ROBOLING CONTREL TO AND THE RESPONSIBLE FOR STORMARTE ROBOLING CONTREL TO AND THE RESPONSIBLE FOR STORMARTE ROBOLING CONTREL THAT AND REPORT DE CONTRACTOR STALL RESPONSIBLE FOR AND PR</li></ul>		ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM	7.	CONTRACTOR SHA SHALL ALSO BE U PARKING AREA, A
<ul> <li>STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPORVEMENTS THAT ARE REQUIRED BY THE ARESONABLE. FOR DOUBLEMENTS AND MAINTAINING AS-BULLT SURVEY COSTS MILL BE HE CONTRACTOR'S RESPONSELLEFOR DOUBLEMENTS AND MAINTAINING AS-BULLT MEDINATION MILLO BY ALL BE RESPONSELEFOR DOUBLEMENTING AND MAINTAINING AS-BULLT MEDINATION MILLOR SALE CORRECT AS CONSTRUCTION PROCESSES OF AT THE CR CREWING AS BULL DAMANGS TO THE CORRECT AND MAINTAINING AS-BULLT MEDINATION MILLOR SALE CORRECT AS CONSTRUCTION PROCESSES OF AT THE CR CREWING AS BULL DAMANGS TO THE CORE WORKS THAT WOULD BY A STATE OF FLORM PROFESSION SALE AND STATE AND MAINTAINING AS-BULLT MEDINATION AND MAIL AND SURVEY WHOSE SEMENTICS ARE ENALADED THAT CONTRACTOR.</li> <li>10. THE CONTRACTOR SHALL BANG DAVENTY MIGHT HAVE NOW DE MET THE THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT COMPLICE WITH AVIANUM EMSTING OR OTHER PROVIDED MEDINATION RELIVERS OF ANY DORME FOR THE STEE WORK THAT WOULD BE AFFECTED FRILLER TO NOTHY OWNER OF AN IDENTIFICATION FILE OF AND FAR AFFECTED OWNER MEINSTAILATION RELIVERS OF THE BIO PROCESSING WITH MEINSTAIL COORT MEASUREMENTS MATERIAL EC COURTY OF ARE AFFECTED CHANGE ONDER.</li> <li>11. CONTRACTOR SHALL AND SINGLY OF VERTIFIES AND ORDER.</li> <li>12. CONTRACTOR SHALL BE TO ENTREME THE DIVIDENCE OF RESPONSELE FOR ANY DAMAGES OUTSIDE THE DATE STATE.</li> <li>13. CONTRACTOR SHALL BE SOLLY RESPONSELE FOR ANY DAMAGES OUTSIDE THE UMMTS OF CONTRUCTION.</li> <li>14. CONTRACTOR SHALL AND CORRECTION OF ONE CONTRACTOR SHALL AND THAT THE ONE THE CONTRACTOR ALL OPERATION THE OWNER OF AN IDENTIFY FOR A TO ADDRIVE RESPONSELE FOR ANY DAMAGES OUTSIDE THE UMMTS OF CONTRUCTION.</li> <li>14. CONTRACTOR SHALL AND CONTRACTOR SHALL AND OF AN IDENTIFY TO OTS STORMMATER DISCIPLINE OF ANY DAMAGES OUTSIDE THE UMMTS OF CONTRACTOR SHALL AND CONTRACTOR IN MORE SHALL AND THE STATE OF METAL TO ADDRIVE OF ANY ADDRIVE SECOND ADDRIVE RESPONSELE FOR ANY DAMAGES OUTSIDE THE UMMTS OF ONSTRUCTION.</li> <li>15. THE</li></ul>	7.		8.	ALL WASH WATER
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<ul> <li>JUNSDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA STALL DE COLLECTED BY A STATE OF FLORDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENVIAGED BY THE CONTRACTORS SHALL DE RESPONSIBLE FOR VERFING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE FLANS DO NOT CONFLICT MITH ANY KNOWN EXSTING OR OTHER REPORDS. MERCINEMENTS, FLAN UP CONTICUT MITH ANY KNOWN EXSTING OR OTHER REPORDS. MERCINEMENTS, FLAN UP CONTICUT MITH ANY KNOWN EXSTING OR OTHER REPORDS. MERCINEMENTS, FLAN UP CONTICUT MITH ANY KNOWN EXSTING OR OTHER REPORDS. MERCINEMENTS, HER ANY CONTICUT MITH ANY KNOWN EXSTING OR OTHER REPORDS. MERCINEMENTS, HER ANY CONTRUCT MERCINES WERE DECREMENTS. MERCINEMENTS, HER ANY CONTRUCT MERCINES WERE DECREMENTS. MERCINEMENTS, HER ANY KNOWN EXSTING OR OTHER REPORDS. MERCINEMENTS, HER ANY CONTRUCT ON OTHER SITE MORE THAT WOULD BE AFFECTED. MERCINEMENTS, HER ANY CONTRUCT MERCINESS WERE DECREMENTS. MERCINEMENTS, HER AND ROOTE ON THE DE MERCINESS WERE DECREMENTS. MERCINEMENTS, HER AND ROOTE ON THE DE MERCINESS WERE DECREMENTS. MERCINEMENTS, HER AND ROOTE ON THE DE MERCINESS WERE DECREMENTS THAT ALL OPERATORS FLICL AND RESERVISIBLE FOR NAM DARKES AND ANY STATE CONSTRUCTION. 12. THE CONTRACTOR STALL LIMET CONTRACTION STALL LIMET SOFT CONSTRUCTION. 13. CONTRACTOR STALL LIMET CONTRACTOR STALL LIMET SOFT THE CONTRACTOR STALL LIMET CONTRACTOR STALL LIMET SOFT THE CONTRACTOR STALL LIMET CONTRACTOR OF SUBJECTION AGENCY REQUIRES THAT THE CONTRACTOR STALL DER RESPONSIBLE FOR ANY DAMAGES ADCOMPRES THAT THE CONTRACTOR STALL DUAL MERCINESS AND THE CAREA OF THE CONTRACTOR STALL DER RESPONSIBLE TO CONDRIVE THE SAME A COPY SHALL BE REPORDED TO THE SAME A COPY ANAL DE RESPONSIBLE FOR ANY DAMAGES ADCOMPRES ASSOFT AND AND ALEX FORMATION CONCERNING ANY RECOVER AND THE CONTRACTOR SHALL CONTRACTOR 14. CONTRACTOR SHALL DE RESPONSIBLE TO CONDRING TO THE CONTRACTOR 15. HE CONTRACTOR SHALL DE RESPONSIBLE FOR ANY DAMAGES ADCOMPRES ADD AND AND AND AND AND AND AND AND AND</li></ul>		THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR	10.	RUBBISH, TRASH, SEALED CONTAINE THE ACTION OF W STATE.
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<ul> <li>MRROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED. THE CONTRACTOR SHALL NOTFY THE OWNER TABLE OF NEEDENCE. THE STREWER TAR WOULD BE AFFECTED.</li> <li>DISTUREED PAILURE TO NOTFY OWNER OF AN IDENTIFABLE CONFLICT PRORT TO PROCEEDING. WITH THE STREMENTS. MALLE BE SOLLY RESPONSIBLE FOR VERYTING ALL QUANTITIES, TAKE-OFF PHYSICAL PLAN, TAKES PRECEDENCE. THE ENGNEER LANDSCAPE ARCHECT, COUNTY CIT OR SUFFICIENT THE MERALS, ETC. QUIRING THE BID DESCREPANCES OCCUR, THE PHYSICAL PLAN, TAKES PRECEDENCE. THE ENGNEER LANDSCAPE ARCHECT, COUNTY CIT OR SUFFICIENT THE MERALS, ETC. QUIRING THE BID DESCREPANCES OCCUR, THE PHYSICAL PLAN, TAKES PRECEDENCE. THE ENGNEER LANDSCAPE ARCHECT, COUNTY CIT OR SUFFICIENT THE SAME. STREMENTS. MARCHER OF SHALL BUT RESPONSIBLE FOR NAVE DAKAGES OUTSIDE THE CONTRACTOR SHALL BUILT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLLY RESPONSIBLE FOR ANY DAVAGES OUTSIDE THE AND SCIENT TO THE TO NOT STORMWART AL PROTECTION AGENCY REQUIRES THAT ALL DURING CONSTRUCTION. ACTIVIT UNDER THE NDES GENERAL PERMIT PROFECTION AGENCY REQUIRES THAT AND EXCAVATOR MAY EXCAVATOR WHATE THE SAME. ACOPY SHALL BE ENT TO THE AND SEDILE LOCATION GEAS PIPELINES IN THE AREA OF PROPOSED EXCAVATOR MAY EXCAVATOR MAY EXCAVATOR MAY EXCAVATOR. MAY EXCAVATOR MAY EXCAVATOR MAY EXCAVATOR MAY EXCAVATOR MAY EXCAVATOR.</li> <li>DUE TO CONTRACTOR SHALL BE RESPONSIBLE FOR DESCREPTION OF DIAGES SHARED OF STANDARD DATA AND THE SAME. A COPY SHALL BE RESPONSIBLE FOR DESCREPTION FOR DESCREPTION.</li> <li>CONTRACTOR SHALL COMERNEE OR DESCREPTION WITHOUT FIRST OBTAINING MORK. IT IS AND ANY ADMINING OF SWORTH THE SAME. ACOPY SHALL BE RESPONSIBLE FOR DESCREPTION WITHOUT FIRST OBTAINING MORK. IT IS AND ANY ADMINING OF SWORTH AT ANY TREE AND OTHER APO PENDENTIAL MARCHER A PROVIDE THE SHALL AND AND SERVICE THE AND OTHER APO PENDENTIAL MARCHER A PRECONSTRUCTION. AND SAME RETREMEND ON THE CONTRACTOR SHAL</li></ul>		THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS	12.	STABILIZATION PE MORE THAN 7 DA
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<ul> <li>17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.</li> <li>18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.</li> <li>19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCLUDED IN THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.</li> <li>20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.</li> <li>21. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.</li> <li>22. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.</li> <li>23. THE CONTRACTOR SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS</li> <li>24. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION SHALL CONFERS, THE OWNER, THE ENGINEER AND ITSELF.</li> <li>24. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811)" AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.</li> <li>3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL CONTRACTOR INTUMUM THE ADEA OF CONSTRUCTION, ELEVATION, AND MARE ADEA OF CONSTRUCTION ANY EXCAVATION.</li> <li>3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL CONTRACTOR INTUMONED ADDITION OF CONSTRUCTION.</li> <li>4. ALL MATERIAL CONTACT SUNSHINE STATE ONE CALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL CONTRACTOR INTUMONED ADDITION OF CONSTRUCTION.</li> <li>4. AND MATERIAL CONTRACT INTUMENT AND ADDITION OF CONSTRUCTION.</li> <li>5. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY</li></ul>	16.	INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND	21.	BACK FILLING OF BITUMINOUS PAVIN EROSION AND SED CONTRACTOR IS R
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		CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE		MANNER AS PART ( THE TOPOGRAPHIC DETERMINE THE FUL CONTRACTOR SHALL
DEMOLITION /PF REMOVED OR F PROTECTION FE	<u>CC</u>			THE CONTRACTOR S DEMOLITION/PRESER REMOVED OR RELOC PROTECTION FENCIE
ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.	ALL THE TRAN STRI	ASPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCH) SHALL BE		LANDSCAPE PLAN F OTHERWISE NOTED. REMAIN BE DAMAGE
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## NTROL NOTES

POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND ONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND NTS PROVIDED BY THE CONTRACTOR.

- AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF . POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) ILLIAR WITH THEIR CONTENTS.
- SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS . COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- T PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR NTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL ONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- DIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS NED ON SITE AT ALL TIMES.
- SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS GENERAL PERMIT.
- LL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH JSED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE ND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET
- (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE OPERLY TREATED OR DISPOSED.
- ID GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE ITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL
- GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO RS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH IND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE
- POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE N AS PRACTICABLE.
- RACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE YS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
- ONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED NENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 LAST CONSTRUCTION ACTIVITY OCCURRED.
- VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT MOVE THE MAJORITY OF DIRT OR MUD. THEN THE TIRES MUST BE WASHED CLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- PILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR NS MUST BE REMOVED AS SOON AS POSSIBLE.
- SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND T THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN H THE STABILIZATION OF THE SITE.
- SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION ON THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE A LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL ITED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE S AND EROSION.
- HANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS ROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
- N SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR IG FOR ROAD CONSTRUCTION.
- DIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE GAREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH . POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS DLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED IS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING. ONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR CLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE HERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE ER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
- QUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY ILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION AMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
- SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND IE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR TH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

## NOTES

- OVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE LEGAL MANNER.
- OGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., E PROJECT SITE. UNLESS OTHERWISE NOTED. ALL EXISTING BUILDINGS. CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE OM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND LL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR RVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE CATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE
- IG SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE OR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS CONTRACTOR TO NOTE EXISTING TREES TO REMAIN. SHOULD ANY TREE TO BE ED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.

## TRENCH SAFETY ACT

- 1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
- 2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
- A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
- B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
- C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
- 3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK. SURVEY DATA
- 1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- 2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
- 3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).

## INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO. AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

## PAVING, GRADING AND DRAINAGE NOTES

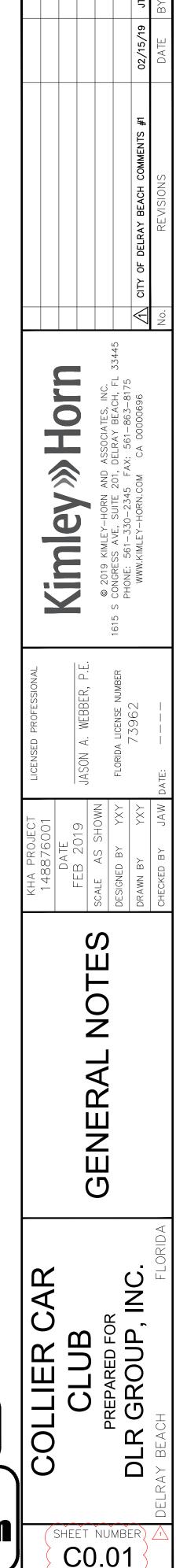
- 1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
- 2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
- 3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- 5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
- 6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- 7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- 8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- 9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- 10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.
- 11. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- 12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL A GOOD STAND OF GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- 15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

## UTILITIES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

## MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS OR AS THEY BECOME FULL OF DEBRIS.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.



PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.53' = (NGVD 1929)

## WATER AND SEWER UTILITY NOTES

- 1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE LOCAL WATER AND SEWER REQUIREMENTS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.
- 2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES AND GRAVITY SEWER LINES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- 4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- 5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE. AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- 7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 8. UNDERGROUND LINES SHALL BE AS-BUILT BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
- 9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
- 10. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS OR JURISDICTIONAL AGENCY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.
- 11. ALL WATER DISTRIBUTION SYSTEM MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL WATER PROVIDER AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFICATION MANUALS PRIOR TO BIDDING THE PROJECT.
- 12. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(21)(B)3, USING BLUE AS THE PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING AND AFTER INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OR 24" OR GREATER. TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
- 13. ALL WATER MAINS ARE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI, HAVE COMPRESSION TYPE BELL JOINTS AND BE EITHER ANSI/AWWA C-151/A21.51-02 DUCTILE IRON PIPE (D.I.P.), CLASS 50 FOR 6"DIAMETER PIPE AND LARGER AND CLASS 51 IF PIPE DIAMETER IS SMALLER THAN 6" OR ANSI/AWWA C-900-97, PVC PIPE WITH A MAXIMUM SDR OF 18. ALL D.I.P. WATER MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARDS. ALL D.I.P. FORCE MAINS SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING APPROXIMATELY ONE MIL THICK IN ACCORDANCE WITH ANSI 21.51-8, CEMENT MORTAR LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION. ALL D.I.P. FORCE MAINS AND GRAVITY SEWER MAINS SHALL BE COATED INSIDE WITH POLYBOND VIRGIN POLYETHYLENE COMPLYING WITH A.S.T.M. DESIGNATION D 1248 AND HAVE A MINIMUM "N" VALUE OF 0.012. SEE PROJECT SPECIFICATIONS MANUAL FOR MORE DETAILS. OR PROTECTOR 401 CEREMIC EPOXY. ALL D.I.P. PIPE SHALL BE LAID WITH A MINIMUM OF 30" CLEAR COVER. ALL PVC PIPE SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.
- 14. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER(OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
- 15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
- 16. THE WATER SYSTEM SHALL BE CLEANED OF DEBRIS, FLUSHED AND TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT A MINIMUM STARTING PRESSURE OF 130 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE ALLOWABLE GAL/HR IN ACCORDANCE WITH THE ANSI/AWWA C-600-05 STANDARD SECTION 4.2.2.

#### (EQUATION L = $\underline{SD}\sqrt{P}$ ) 148.000

- L = ALLOWABLE LEAKAGE, GALLONS/HOUR
- S = LENGTH OF PIPE TESTED, FEETD = NOMINAL DIAMETER, INCHES
- P = AVERAGE TEST PRESSURE, LB/IN GAUGE
- 17. AFTER THE PRESSURE TEST, THE SYSTEM SHALL BE DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD. BACTERIOLOGICAL TESTS SHALL BE TAKEN TWO (2) CONSECUTIVE DAYS, AT LEAST 24 HOURS APART AND SHALL BE AT LEAST ONE SAMPLE PER 1,200 FEET OF MAIN IN THE SYSTEM. THE SAMPLE SHALL HAVE A HETEROTROPHIC PLATE COUNT (HPC) LESS THAN 500 CFU/ML AND SHALL BE FREE OF COLIFORM BACTERIA.
- 18. FOR 2 HOURS AT LINE PRESSURE AFTER THE 150 PSI TEST & DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD.
- 19. AT THE TIME OF BACTERIOLOGICAL SAMPLING, CHLORINE RESIDUAL DETERMINATION SHALL BE MADE TO INSURE THAT CHLORINE CONCENTRATION IN THE MAIN IS NO HIGHER THAN THAT GENERALLY IN THE SYSTEM (4.0 MG/L FREE OR 4.0 MG/L COMBINED MAXIMUM), OR LESS THAN 0.2 MG/L FREE OR 0.6 MG/L COMBINED. THE RESULT SHALL BE REPORTED ALONG WITH THE BACTERIOLOGICAL TEST RESULTS. ALL TESTING SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR.

## MINIMUM

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2. STORM DRA

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- C. INVER D. ACTUA
- E. INVER
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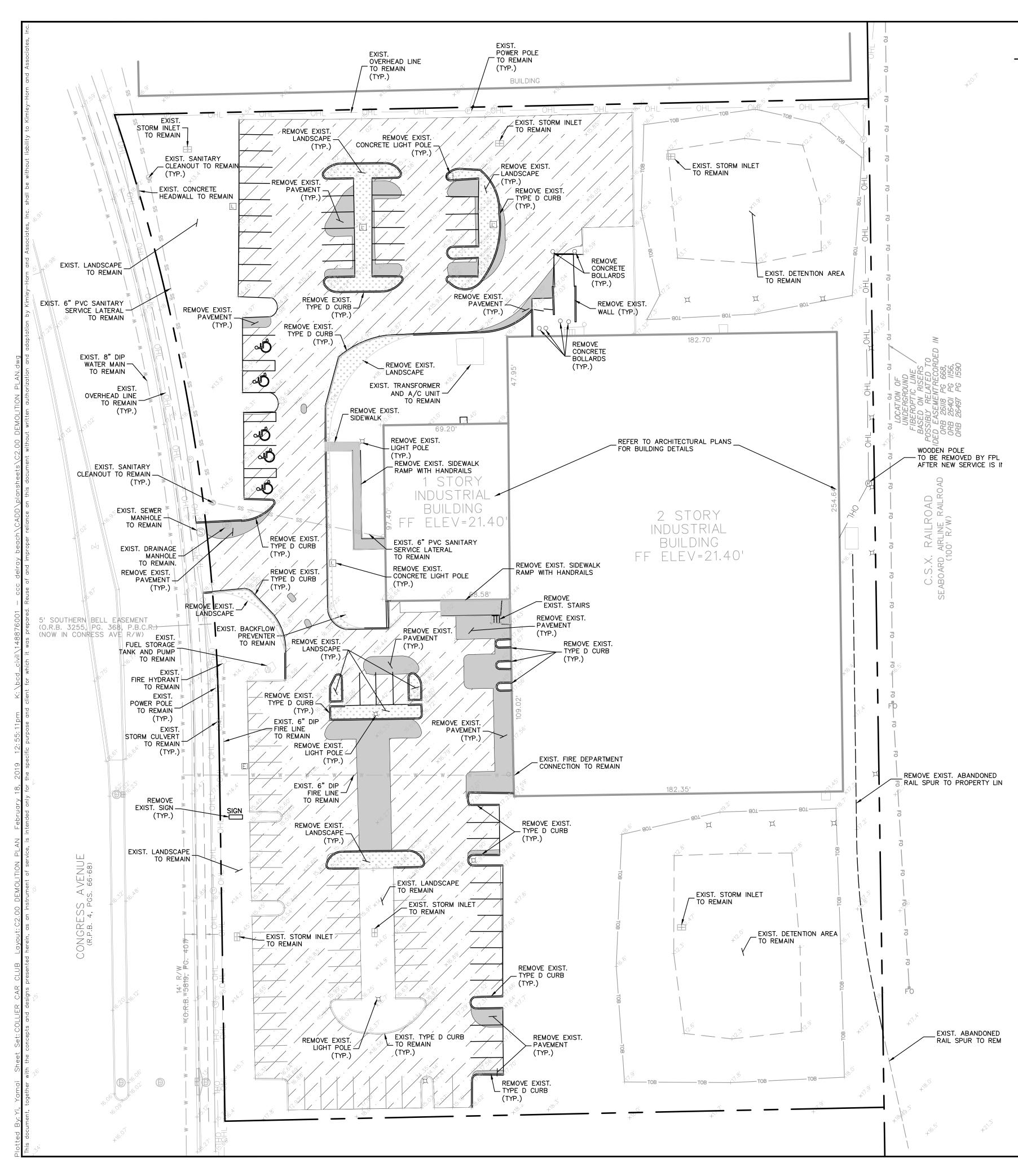
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- 3. LOCATIONS
- 4. REVISIONS 5. REVISIONS
- 6. ACTUAL EQ
- 7. CHANGES M
- 8. CHANGES M 9. DETAILS NO
- 10. FIELD RECO
- 11. ALL SLEEVE METHOD AF SLEEVING. BE PROVIDE
- 12. RECORD DR PLANS. 13. IF A NEW E
- CLOSURE 1 SHALL BE
- 14. IDENTIFICAT 15. THE CONTR SLEEVING IS AS-BUILTS
- CONSTRUCT 16. PRESSURE
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- 17. UTILI VERIFYING:
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- B. TOP E
- C. BOTTO
- D. FINISH

THE PRESEN ANTICIPATED. INCLUDE CON ISSUE AND C

	5/19 JT TE BY
REQUIRED AS-BUILT INFORMATION	02/15 DAT
JILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, D LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE FATION OF THE IMPROVEMENTS CONSTRUCTED.	
AINAGE:	112 #1
ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER CTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).	
T ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING RDRAIN PIPES.	
TS OF ALL MITERED END SECTIONS	K BEACH
AL GRADE OF PIPE BETWEEN THE STRUCTURES	DELRAY
T ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL M STUB-OUTS.	OF D
RACTOR SHALL PROVIDE ACCURATE AS—BUILT DIMENSIONS AND ELEVATIONS OF THE M WATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO NG OR SODDING OF THE SLOPES. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE S SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100—FOOT VALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE K BELOW CONTROL ELEVATION THE ENGINEER'S APPROVAL IS REQUIRED PRIOR TO SING OF THE BANK. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS—BUILTS MAY EQUIRED.	33445 No.
AND DEPTHS OF UNDERGROUND UTILITIES.	LC. FL 75
TO ROUTING OF PIPING AND CONDUITS.	<b>PHOLD</b> <b>B</b> ASSOCIATES, INC. D ASSOCIATES, I
TO ELECTRICAL CIRCUITRY.	
QUIPMENT LOCATIONS. MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.	ASSC DELF DELF CA
MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.	200W
OT ON THE ORIGINAL CONTRACT DRAWINGS.	HORN SUITE I- 234 HORN.
ORDS FOR VARIABLE AND CONCEALED CONDITIONS.	
ES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY STATION/OFFSET (OR PPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST ED.	© 2019 KIMLEY-HORN ANE CONGRESS AVE, SUITE 201 PHONE: 561-330-2345 F WWW.KIMLEY-HORN.COM
RAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE	615 S CC
BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP O THE CLOSEST EXISTING BENCHMARKS IN BOTH DIRECTIONS. ALL BENCHMARK DATA SUBMITTED BY A REGISTERED LAND SURVEYOR.	
TION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.	SSIONAL BER, P.E NUMBER
RACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND S COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION TION.	PROFE WEBE 3962
SYSTEMS (WATER):	
AL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.	LICENS JASON FLORID DATE:
OF PIPE AND FINISHED GRADE ELEVATIONS AT 100' INTERVALS. TE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL	
IGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES). UILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, R AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE ESENTATION OF THE IMPROVEMENTS CONSTRUCTED.	PROJECT 876001 DATE 3 2019 AS SHOWN B BY YXY BY JAW
AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY RATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION IDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.	KHA F 1488 FEB SCALE / DESIGNED DRAWN B' CHECKED
COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER ECORD COMPLETE SETS OF AS-BUILT CONSTRUCTION DRAWINGS AS REQUIRED FOR ITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS L IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND EYOR.	S Ш
DTHER REQUIRED PRESSURE PIPE INFORMATION IN ACCORDANCE WITH THE AS-BUILT IREMENTS OF PALM BEACH COUNTY. ITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS	IOT
AND MATERIAL OF CROSSING PIPES ELEVATION OF BOTTOM PIPE	
DM ELEVATION OF TOP PIPE	
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PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.53' = (NGVD 1929)	C C LR G BEACH
CE OF GROUNDWATER SHOULD BE have underground utilities located and marked.	C C CLRAY
CONTRACTOR'S BID SHALL INSIDERATION FOR ADDRESSING THIS OBTAINING ALL NECESSARY PERMITS.	(SHEET NUMBER) /1
OBTAINING ALL NECESSARY PERMITS.	CO.02



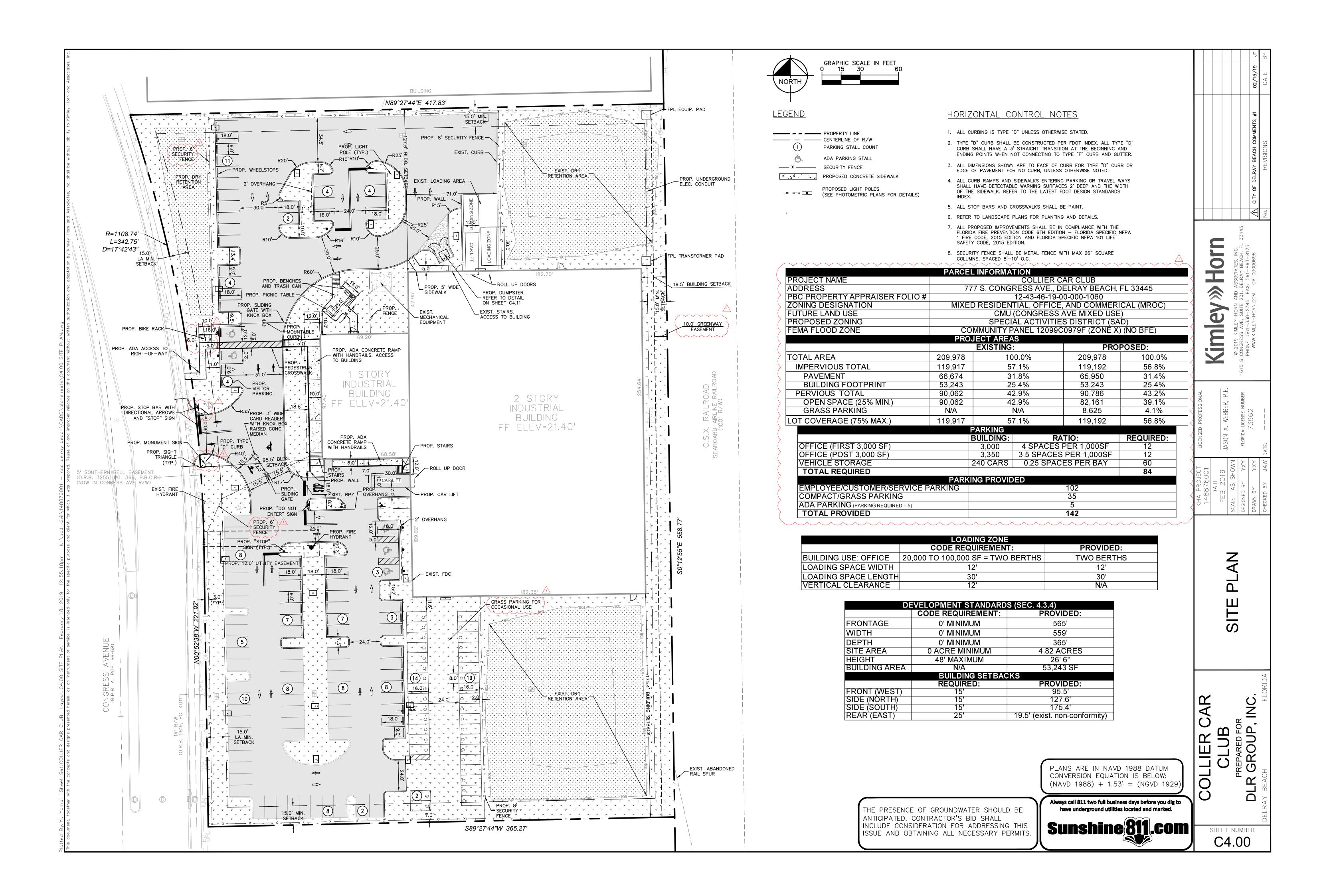
# DEMOLITION NOTES

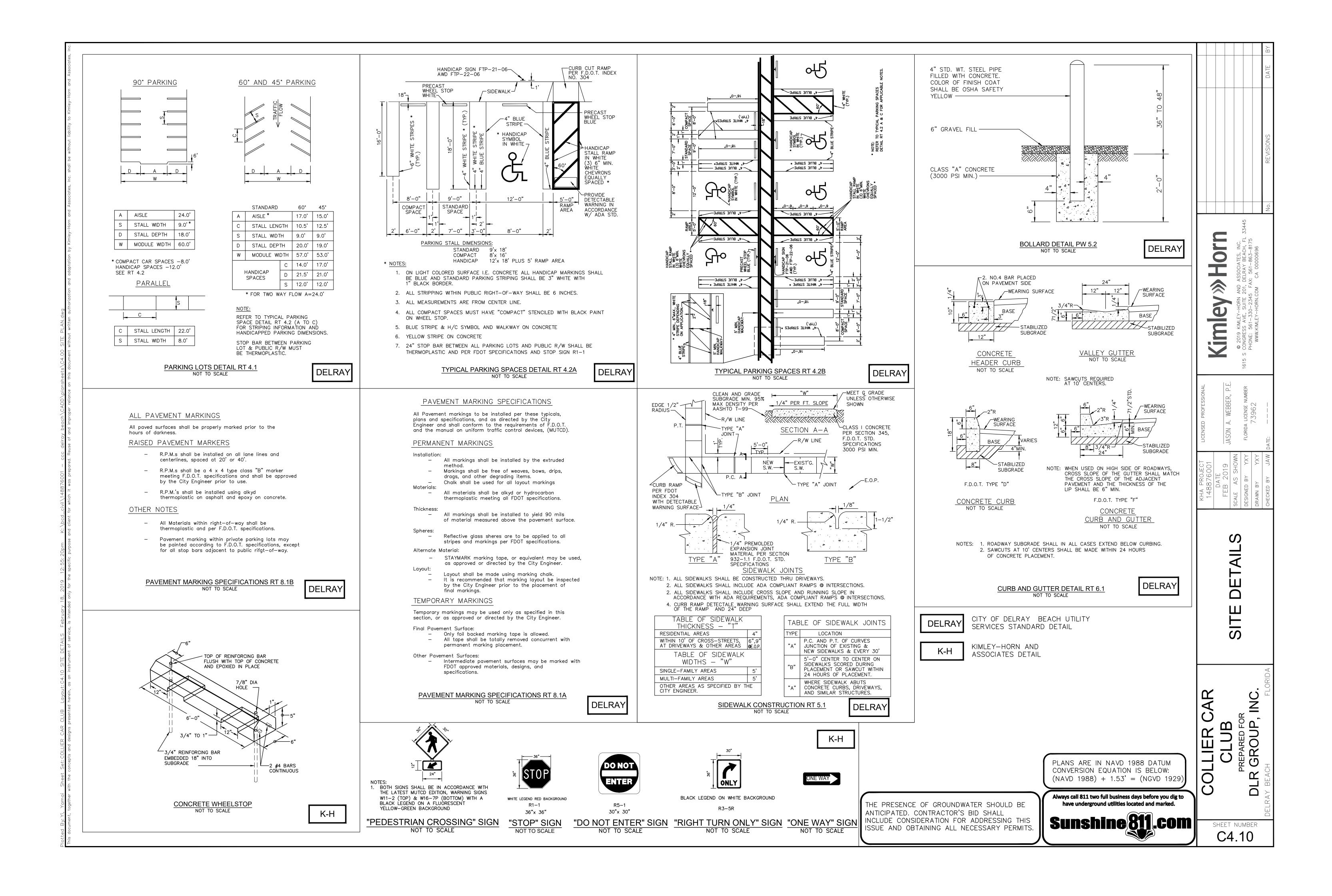
- 1. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE EXISTING CONDITION OR BETTER AT THE CONTRACTO
- 2. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, F AREAS FOR LANDSCAPING SHALL HAVE ALL BASE A OF 3 FEET.
- 3. ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND PROPOSED GRADE.
- 4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT PROPOSED CONSTRUCTION AREA AND ARE SCHEDULE HAVE BEEN INADVERTENTLY OMITTED FROM THE PLA THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
- 5. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTII INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTER DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE ENGINEER IMMEDIATELY.
- 6. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITIC 7. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE
- FROM THE SITE. 8. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECT
- CONSTRUCTION OF IMPROVEMENTS. 9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRI
- 10. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FR HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKW TO MAINTAIN PUBLIC SAFETY.
- 11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT
- 12. WHERE REMAINING, INLETS, MANHOLE COVERS, AND REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAM
- 13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TI ETC. AS APPROVED BY THE CITY OF DELRAY BEACH
- 14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SUI
- DEMOLITION OF EXISTING FACILITIES AND CONSTRUCT POSTED TO DIRECT THE PUBLIC TO THE PATH OF T 15. ALL MATERIAL REMOVED FROM THIS SITE BY THE CO
- CONTRACTOR IN A LEGAL MANNER.
- 16. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONA LOCATED WITHIN THE PROJECT SITE. UNLESS OTHER STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS BE REMOVED FROM THE SITE BY THE CONTRACTOR AS PART OF THIS CONTRACT. SOME ITEMS TO BE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RI THE FULL EXTENT OF ITEMS TO BE REMOVED. IF AN SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF
- 17. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESER PART OF THIS CONTRACT. TREE PROTECTION FENCING DEMOLITION.
- 18. CONTRACTOR MUST COORDINATE THE LIMITS OF UTILI

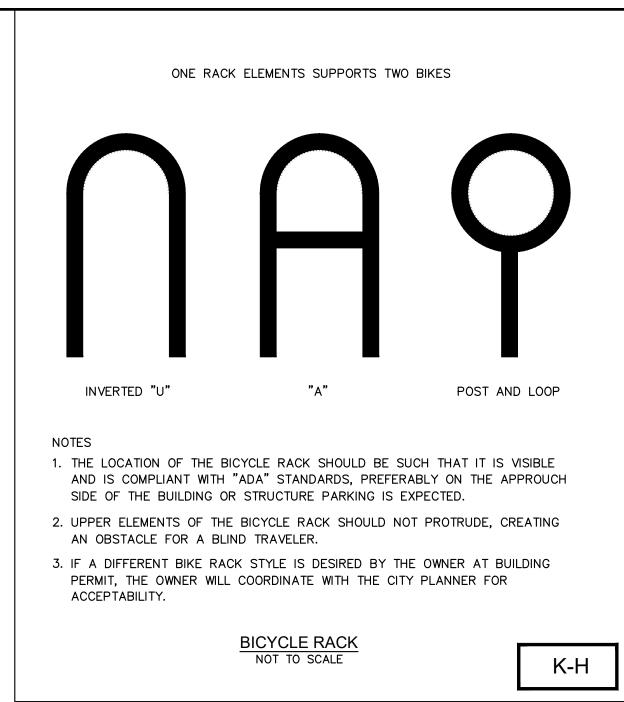
# <u>LEGEND</u>

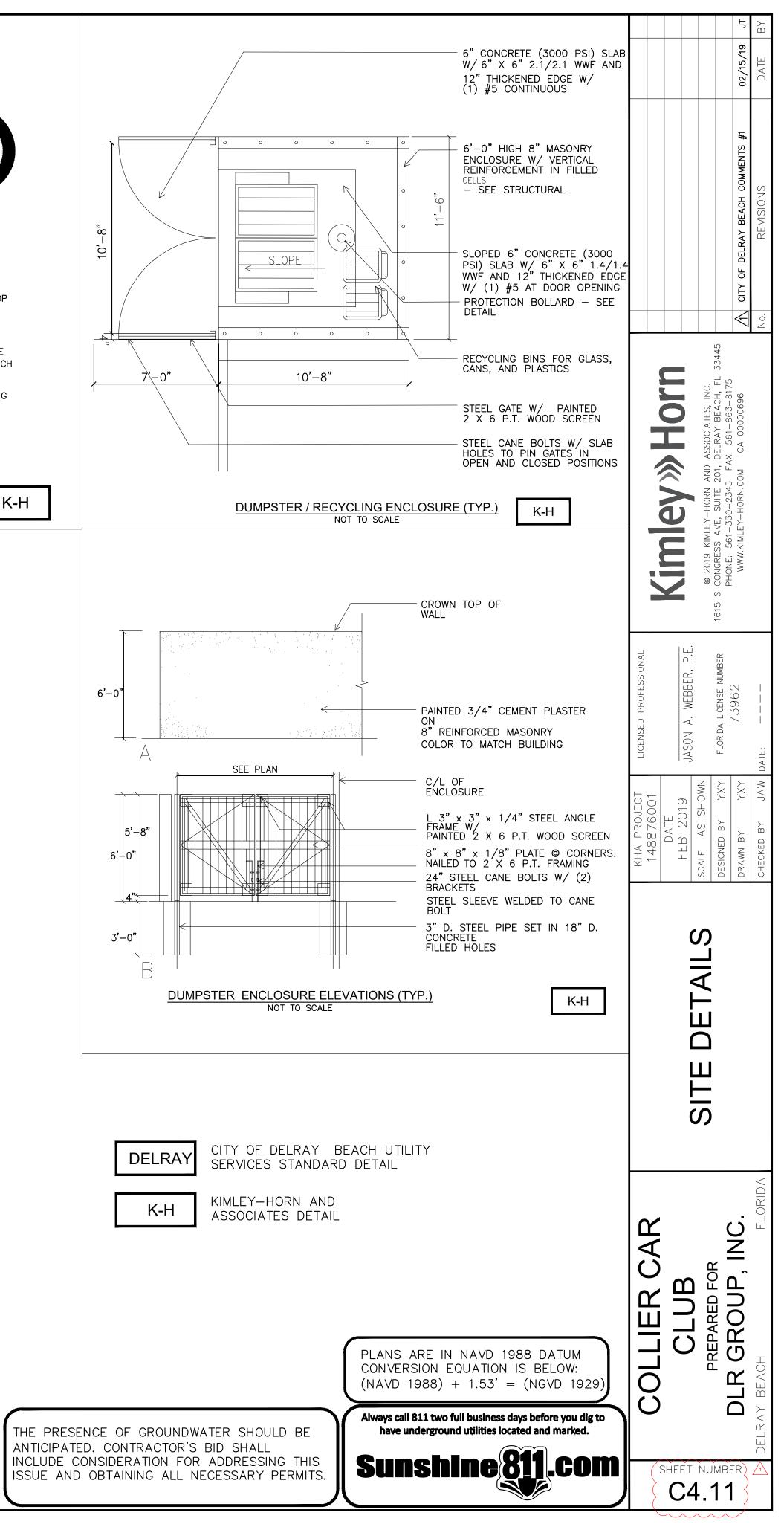
	PROPERTY LINE
SS SS	EXISTING SANITARY LINE
UE	EXISTING UNDERGROUND ELE
W W	EXISTING WATER
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G G	EXISTING GAS
— T — T —	EXISTING TELEPHONE
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0	EXISTING LANDSCAPE
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	LIMITS OF DEMOLITION REMO CONCRETE, ASPHALT, AND C IMPROVEMENTS
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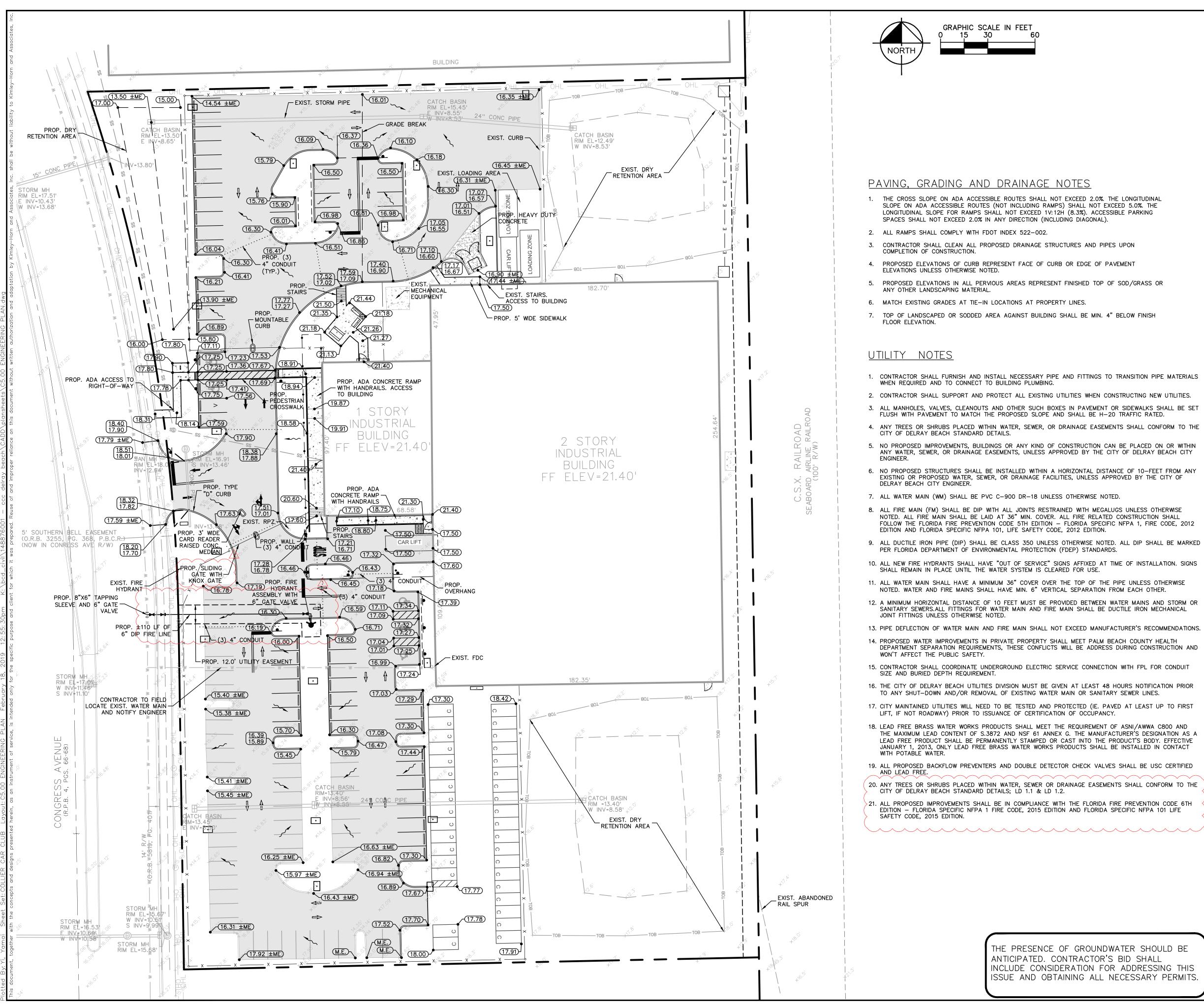
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ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.	FL 33445 5 A145 A CITY OF DELRAY No. RE
ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE CITY OF DELRAY BEACH AND CONSTRUCTION MANAGER. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION FACILITIES. SIGNAGE SHALL BE	<b>Kimley » Hor</b> <b>6</b> 2019 KIMLEY-HORN AND ASSOCIATES, INC <b>6</b> 2019 KIMLEY-HORN AND ASSOCIATES, INC <b>1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, IPHONE: 561-330-2345 FAX: 561-863-817 PHONE: 561-330-2345 FAX: 561-863-817 WWW.KIMLEY-HORN.COM CA 00000696</b>
POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY	LICENSED PROFESSIONAL JASON A. WEBBER, P.E. FLORIDA LICENSE NUMBER 73962 DATE:
DEMOLITION. . CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS. LEGEND	KHA PROJECT 148876001 DATE DATE FEB 2019 SCALE AS SHOWN DESIGNED BY YXY DRAWN BY YXY CHECKED BY JAW
PROPERTY LINE         SS       SS         EXISTING SANITARY LINE         W       W         EXISTING STORM         C       C         STRM       EXISTING GAS         T       T         EXISTING VERHEAD ELECTRIC         EXISTING OVERHEAD ELECTRIC         EXISTING OVERHEAD ELECTRIC         EXISTING LANDSCAPE         EXISTING SEWER TO BE DEMOLISHED         EXISTING SEWER TO BE DEMOLISHED         EXISTING STORM TO BE DEMOLISHED         EXISTING STORM TO BE DEMOLISHED         EXISTING UNDERGROUND ELECTRICAL TO BE DEMOLISHED         EXISTING UNDERGROUND ELECTRICAL TO BE DEMOLISHED         UE       UE         EXISTING UNDERGROUND ELECTRICAL TO BE DEMOLISHED         EXISTING UNDERGROUND ELECTRICAL TO BE DEMOLISHED         C       EXISTING GAS TO BE DEMOLISHED         UE       UE       EXISTING GAS TO BE DEMOLISHED         C       EXISTING OVERHEAD ELECTRIC TO BE DEMOLISHED         COL       EXISTING STORM TO BE DEMOLISHED         EXISTING UNDERGROUND ELECTRIC TO BE DEMOLISHED         COL       EXISTING STORM FOR BELECTRIC TO BE DEMOLISHED         COL       EXISTING STORM FOR BELECTRIC TO BE DEMOLISHED         EXISTING LANDSCAPE PLANS FOR DETAILS)       E	DEMOLITION PLAN
Image: Second State S	COLLIER CAR CLUB PREPARED FOR PREPARED FOR DLR GROUP, INC. LRAY BEACH FLORIDA
ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.	SHEET NUMBER











E OF GROUNDWATER SHOULD BE	
CONTRACTOR'S BID SHALL	
SIDERATION FOR ADDRESSING THIS	
BTAINING ALL NECESSARY PERMITS	

Always call 811 two full business days before you dig to have underground utilities located and marked. Sunshine 811.com

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.53' = (NGVD 1929)

<u>egend</u>			
	PROPERTY LINE		
_ r r	PROPOSED FIRE LINE PIPE PROPOSED FIRE HYDRANT		
- SS - S	PROPOSED FIRE LINE PIPE EXISTING SANITARY PIPE EXISTING SANITARY MANHOLE EXISTING FIRE LINE PIPE EXISTING WATER PIPE EXISTING FIRE HYDRANT EXISTING FIRE DEPARTMENT CONNECTION EXISTING FIBER OPTIC LINE EXISTING OVERHEAD LINE EXISTING UTILITY EASEMENTS		
STRM (0) (30.00) (M.E. 	STORM PIPE (SEE PAVING, GRADING AND DRAINAGE PLANS) STORM AREA INLET STORM CURB INLET STORM MANHOLE PROPOSED SPOT ELEVATION MATCH EXISTING ELEVATION EXISTING ELEVATION FLOW ARROW	Vicial	
	PROPOSED CONCRETE SIDEWALK		
	PROPOSED HEAVY DUTY CONCRETE		
	PROPOSED ASPHALT PAVEMENT		

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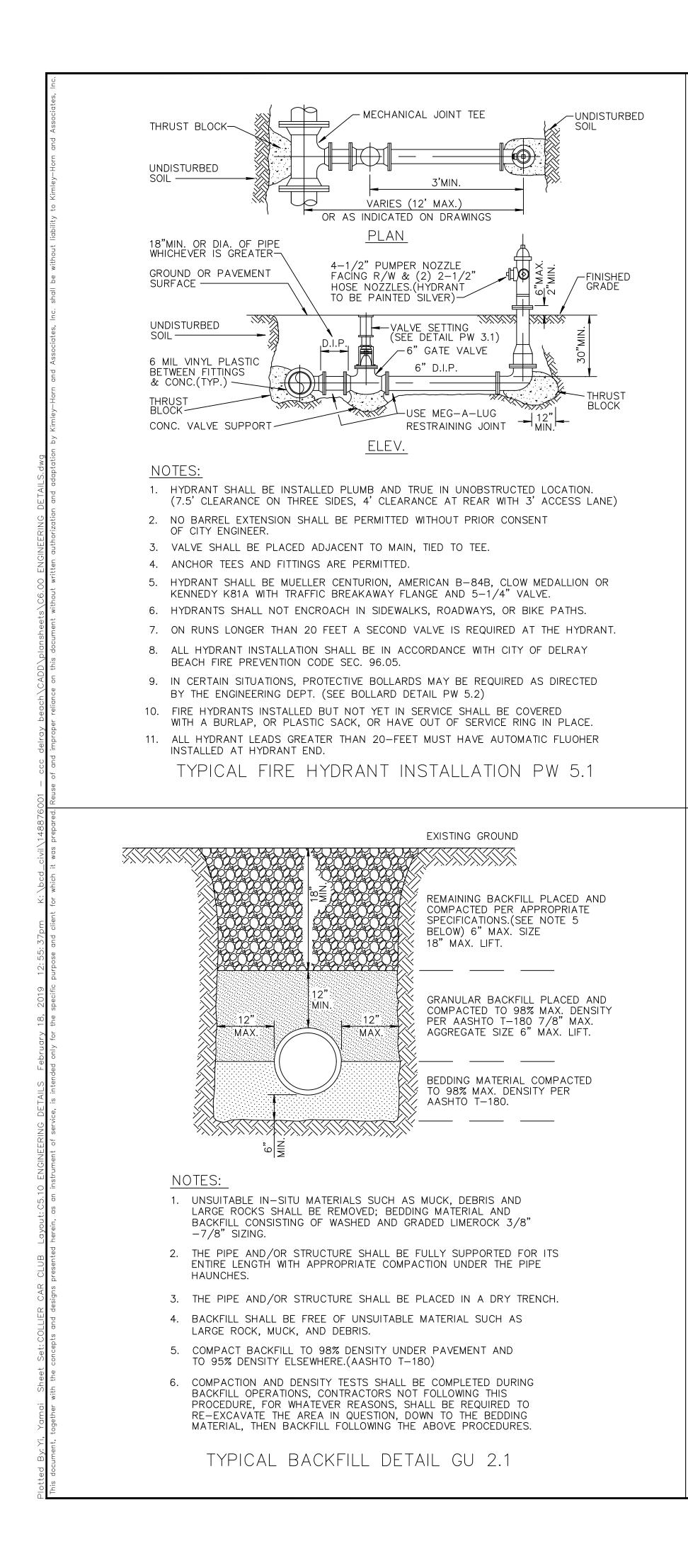
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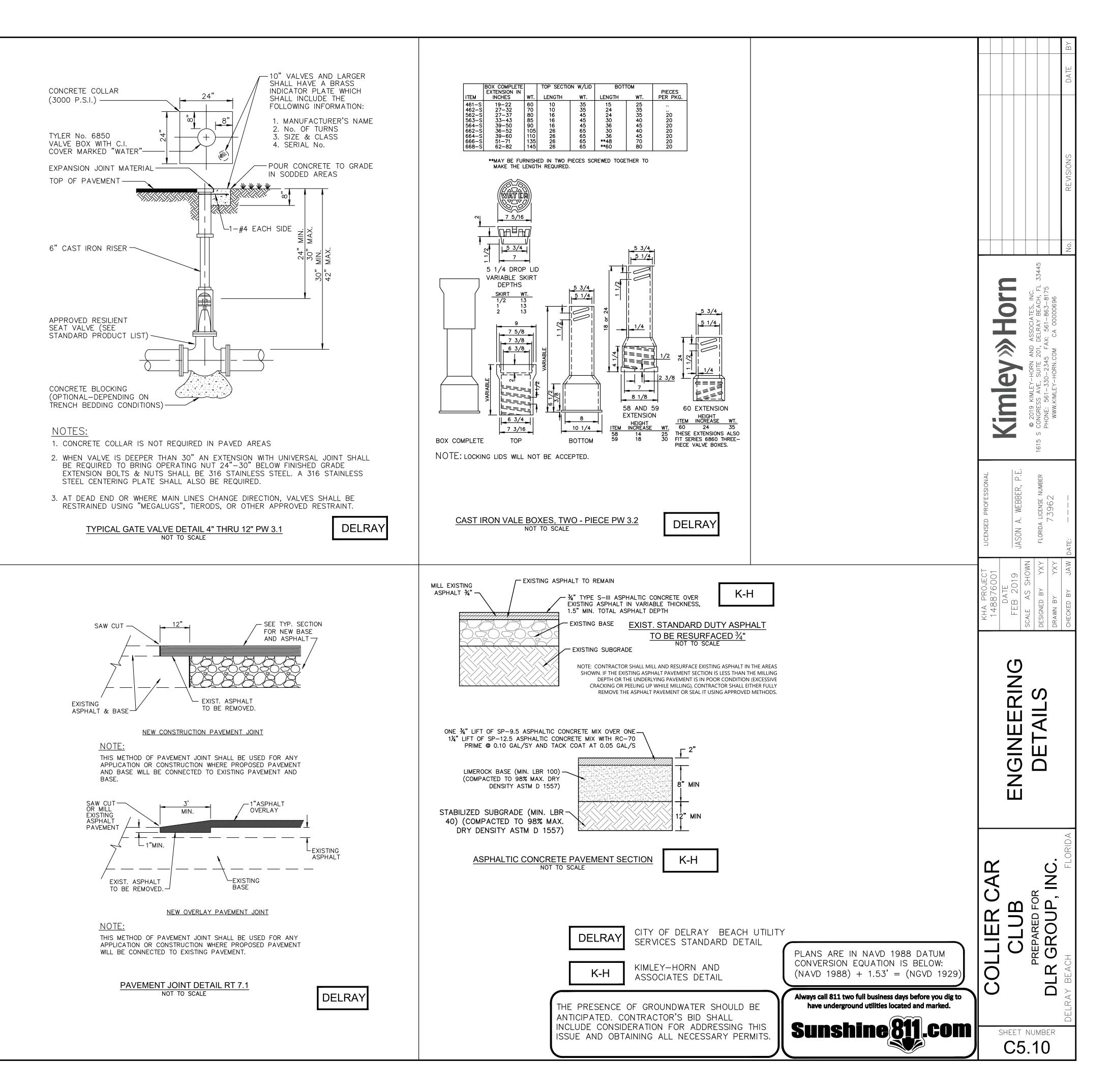
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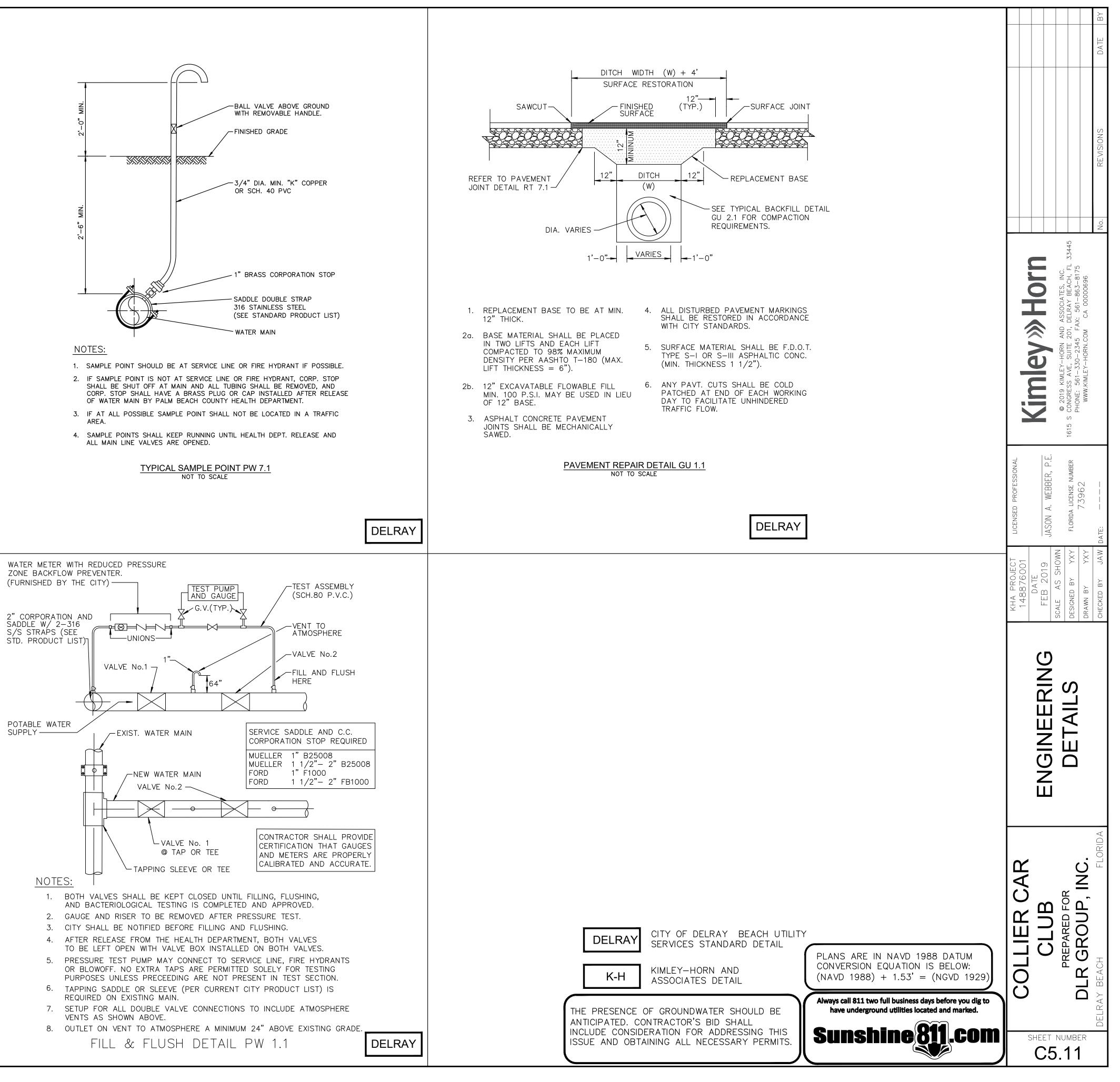
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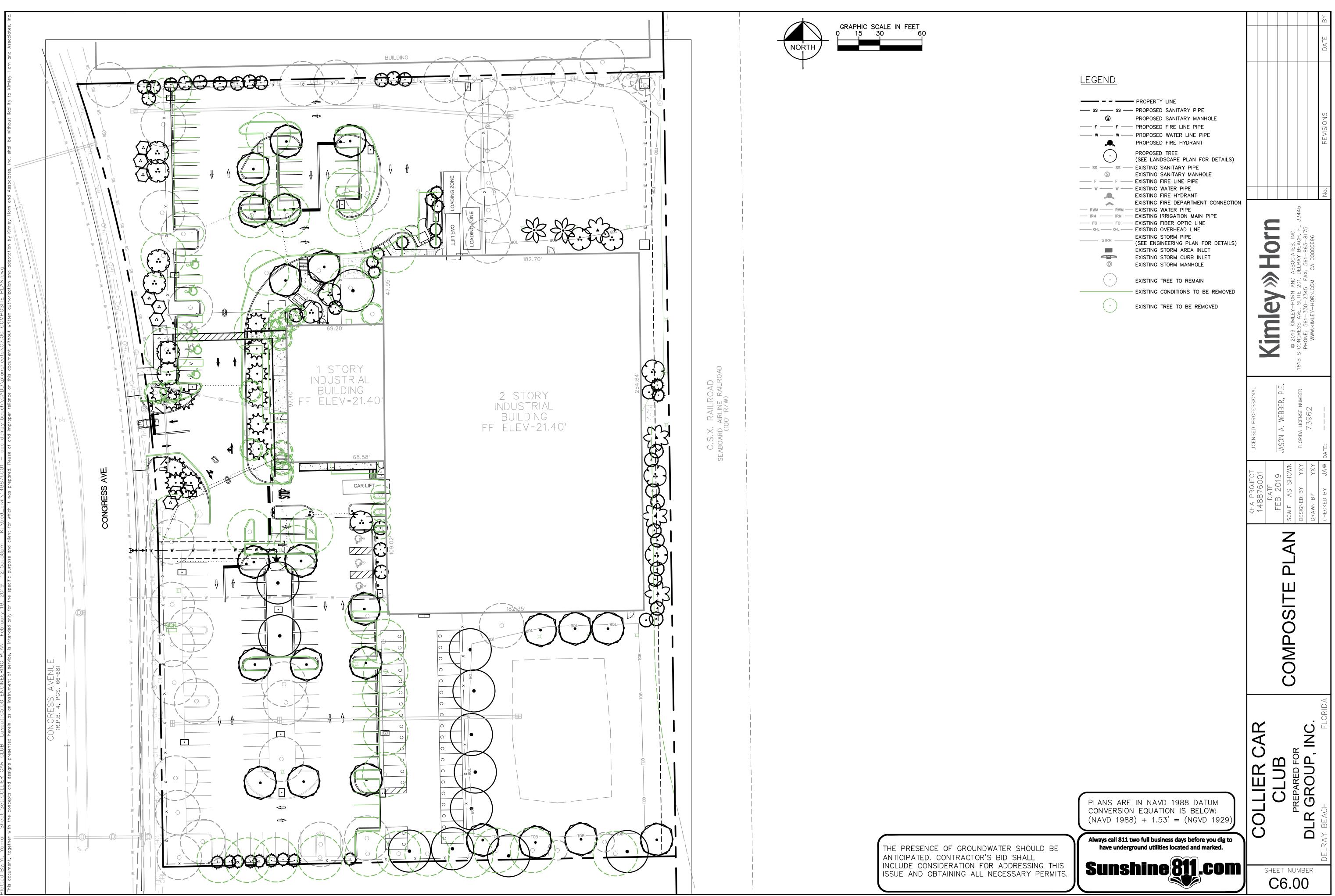
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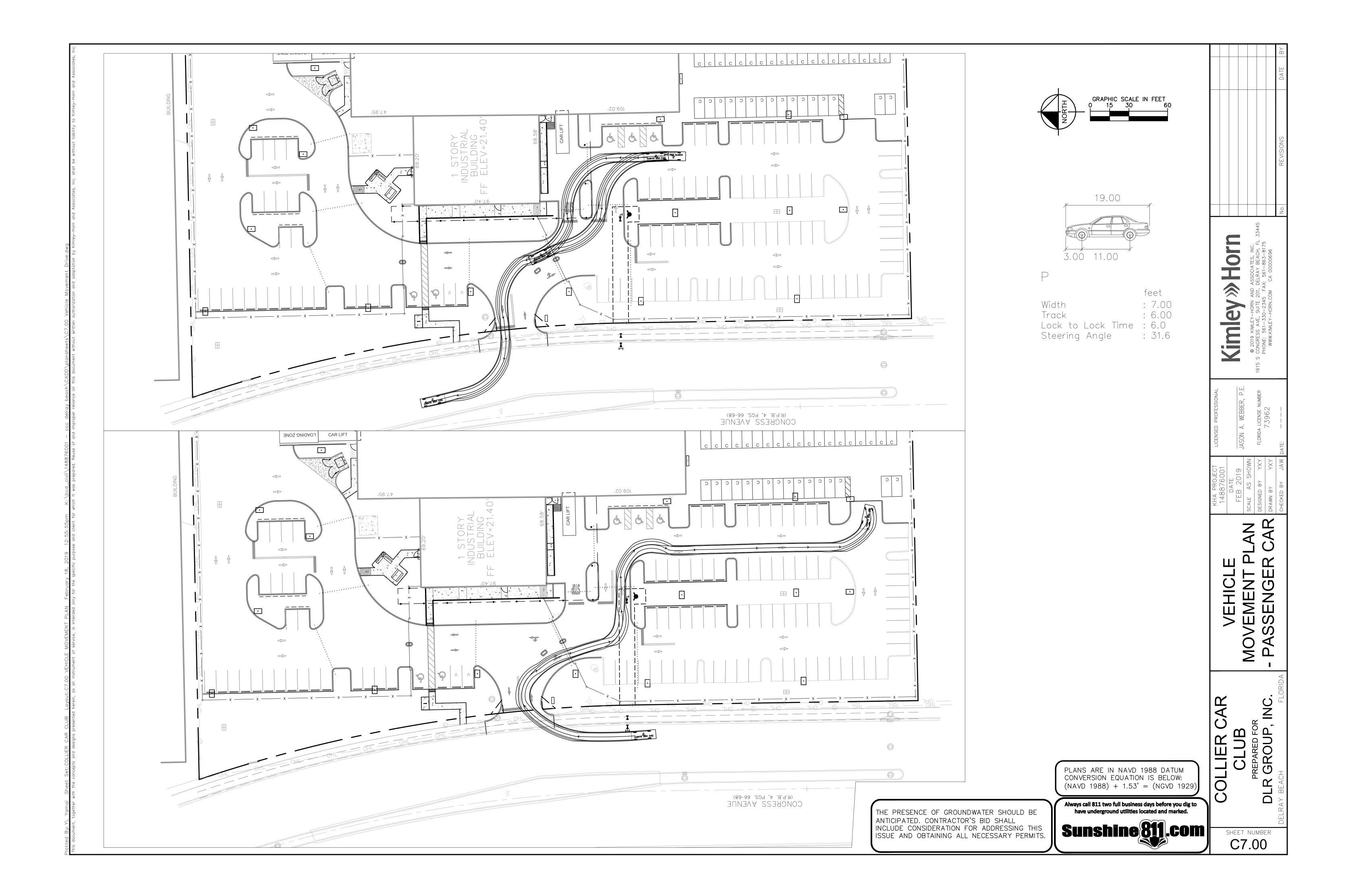


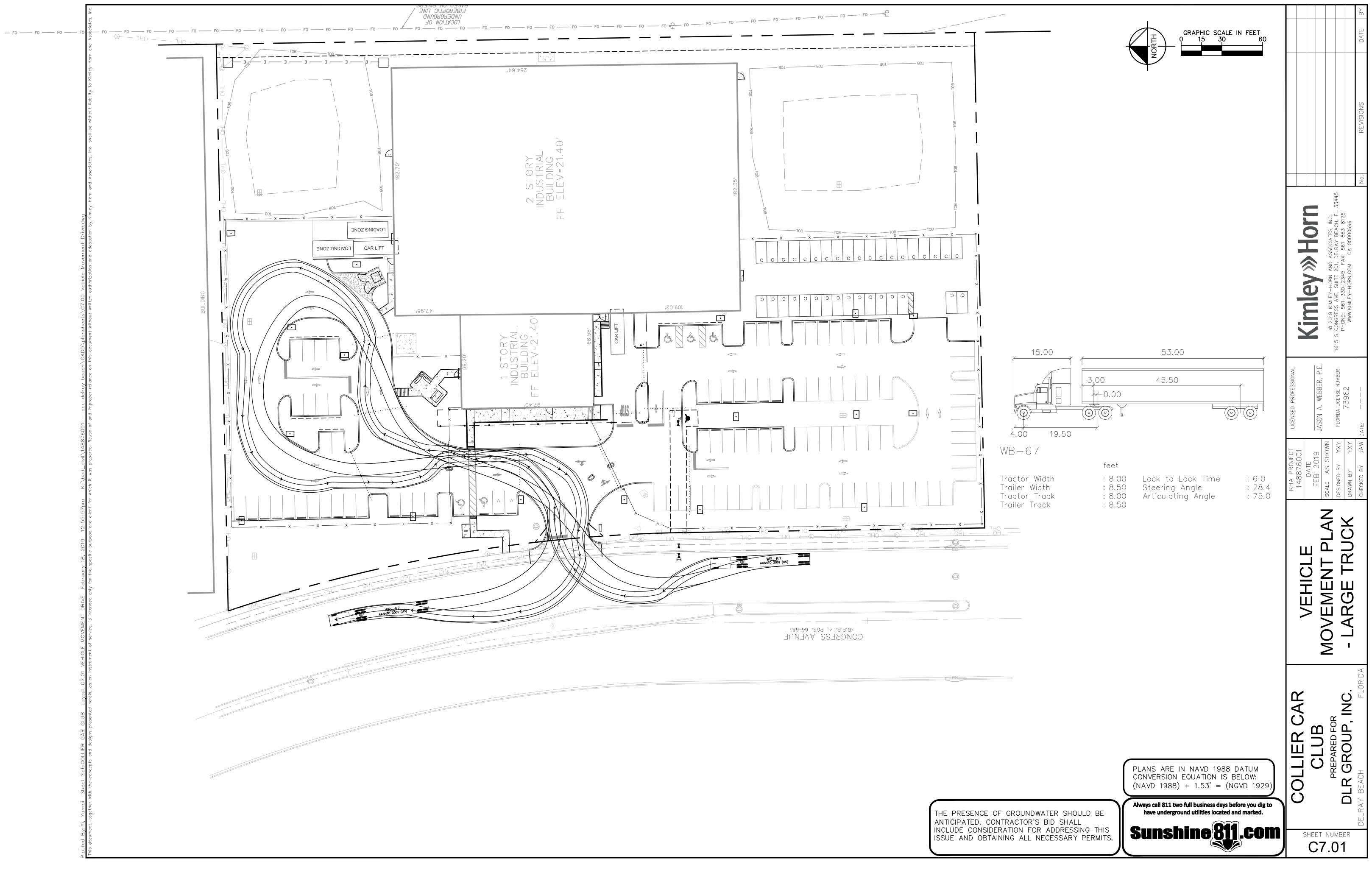
Associates, In	PRE	SSURE PIPE NOTES:
and Assa	1.	THERE SHALL BE 30" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE. FOR PIPE SIZE 10" AND LARGER THERE SHALL BE 36" MINIMUM COVER.
Kimley–Horn	2.a.	DUCTILE IRON PIPE (DIP) FOR FORCE MAINS SHALL BE CLASS 350 EPOXY LINED IN ACCORDANCE WITH AWWA C550.
lity to Kimle	2.b.	DUCTILE IRON PIPE (DIP) FOR WATER MAINS SHALL BE CLASS 350 IN ACCORDANCE WITH AWWA C151 (ANSI A21.51), AND SHALL HAVE AN INTERNAL LINING OF CEMENT MORTAR IN ACCORDANCE WITH AWWA C104/ A21.4.
without liability to	3.	C-900 PVC PRESSURE PIPE MAY BE USED IN LIEU OF DIP WATER MAIN METAL TAPE ABOVE C-900
	4.	ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON WITH MECHANICAL JOINTS AND EPOXY LINING.
Associates, Inc. shall be	5.	WATER MAIN AND SEWAGE FORCE MAIN VALVES 12 INCHES AND SMALLER SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C509. WATER MAIN VALVES LARGER THAN 12 INCHES SHALL BE BUTTERFLY VALVES IN ACCORDANCE WITH AWWA C504. SEWAGE FORCE MAIN VALVES LARGER THAN 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C515
and Asso	6.	ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH CITY AND HEALTH DEPARTMENT STANDARDS.
and adaptation by Kimley-Horn	7.	WATER AND FORCE MAINS SHALL BE PIGGED, AS WELL AS, PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN TWO HOURS AT 150 PSI IN ACCORDANCE WITH ANSI/AWWA C600 LATEST STANDARDS. ALLOWABLE LEAKAGE SHALL BE DETERMINED AS FOLLOWS:
aptation by		$L = \frac{(S)(D)(P)}{148,000} X(.50)$ WHERE:
		L = ALLOWABLE LEAKAGE (GALLONS PER HOUR) S = PIPE LENGTH (FEET) D = NOMINAL DIAMETER OF PIPE (INCHES) P = AVERAGE TEST PRESSURE (PSI)
itten autho	8. 9.	RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS AS SHOWN ON PP2.1 PRIOR TO ANY TESTING UNDER FUTURE PAVEMENT, ROCK SHALL BE FINISHED
ithout w	10.	& PRIMED OR 1ST LIFT OF ASPHALT PLACED. PIG SIZE SHALL BE PIPE DIA. PLUS 2" OR NEXT LARGER DIA.
and improper reliance on this document without written authorization	11. 12.	NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER MAINS. LINE STOPPED SHALL BE INSTALLED A MINIMUM OF 3 PIPE LENGHTS FROM LOCATION OF PIPE REMOVED OTHERWISE, PROVIDE NECESSARY JOIN RESTRAINTS
er reliance on th		PRESSURE PIPE NOTES PP1.1 NOT TO SCALE
and imprope		
Reuse of		DELRAY
prepared.		
which it was		
to.		
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and		
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and design		
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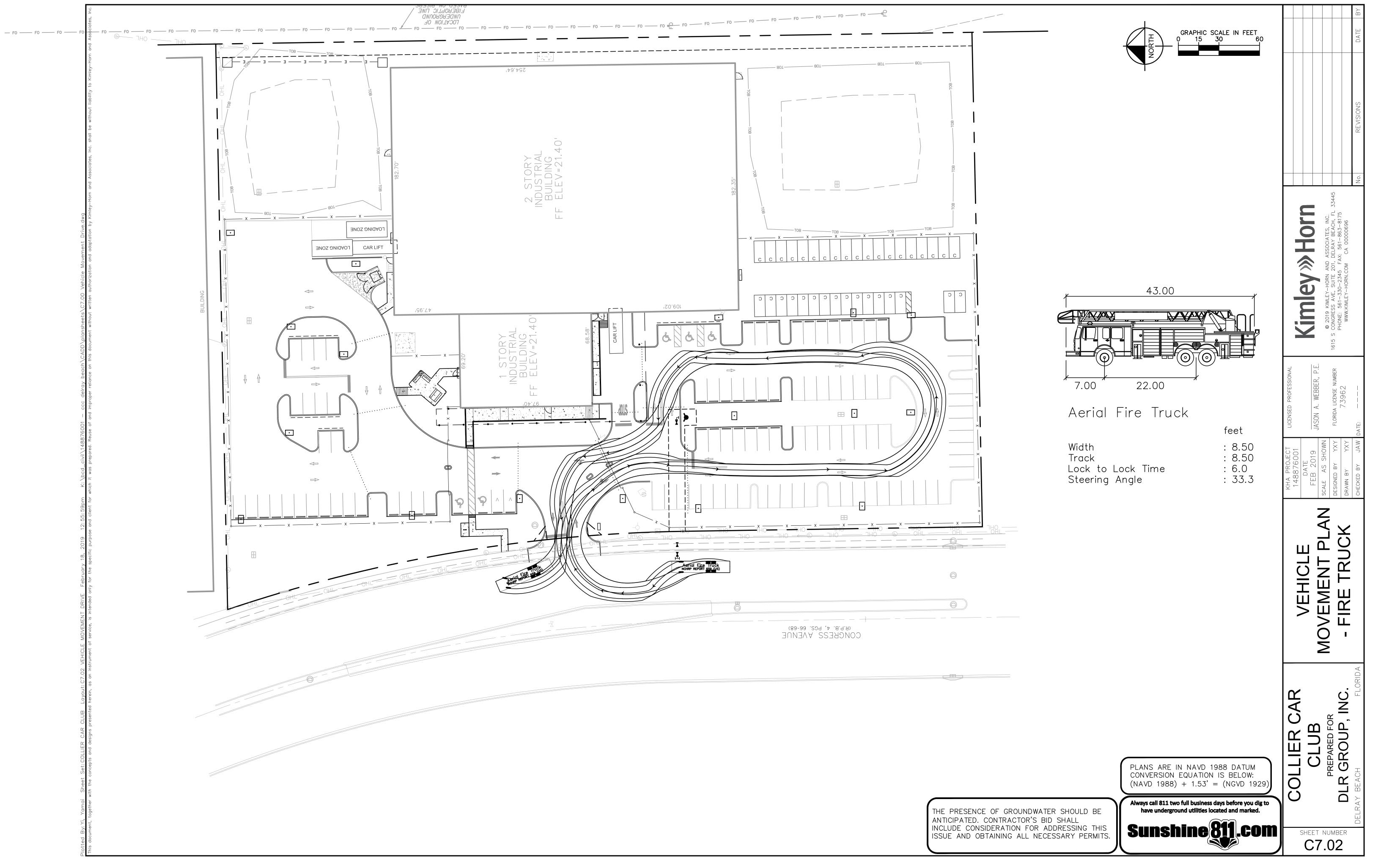


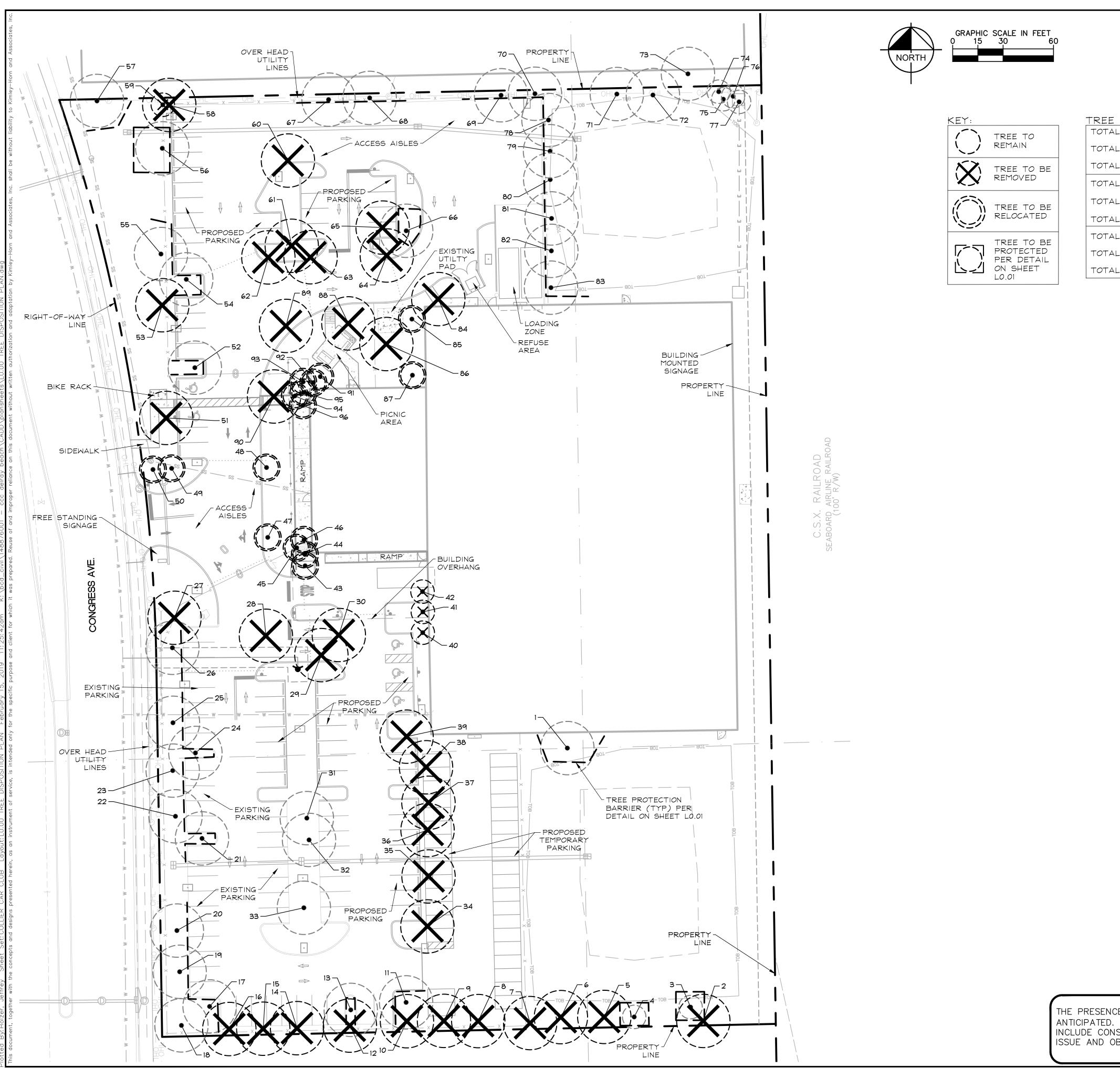












	DISPOS	SITION SUMMARY:	
۱L	TREES	PROTECTED	35
٩L	TREES	REMOVED	35
٩L	TREES	RELOCATED	0
٩L	INCHES	REMOVED	447"
٩L	INCHES	PROPOSED	212"
٩L	INCHES	DEFICIT	235"
٩L	PALMS	PROTECTED	06
۱L	PALMS	REMOVED	04
۱L	PALMS	RELOCATED	16

	COLLIER CAR		КНА РКОЈЕСТ 148876001	LICENSED PROFESSIONAL				
LO	CLUB	TREE	DATE FEB 2019	TRICIA C RICHTER, PLA	<b>KIMIey » HOFN</b>			
			SCALE AS SHOWN		© 2019 KIMLEY-HORN AND ASSOCIATES, INC.			
	r -		DESIGNED BY YXY	FLORIDA LICENSE NUMBER	1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-863-8175			
			DRAWN BY YXY	LA#000/Z44	WWW.KIMLEY-HORN.COM CA 00000696			
	DELRAY BEACH FLORIDA		снескер ву ЈАШ	JAW DATE: 02/15/2019		No.	REVISIONS	DATE BY

(NAVD 1988) + 1.53' = (NGVD 1929) THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:

tes, Inc.	TRE	E DISPOSITION COMMON NAME	BOTANICAL NAME	DBH	HТ	CONDITION	DISPOSITION	MIT
Associates,	1.	SLASH PINE	PINUS ELLIOTTII	11.5"		60% INVASIVE	REMAIN	
	2. 3.	CARROTWOOD SABAL PALM	CUPANIOPSIS ANACARDIOIDES SABAL PALMETTO		14'	70%	REMOVE REMAIN	NOT
ano	4.	SABAL PALM	SABAL PALMETTO		14'	70%	REMAIN	
Horn	5. 6.	CARROTWOOD CARROTWOOD	CUPANIOPSIS ANACARDIOIDES CUPANIOPSIS ANACARDIOIDES			INVASIVE INVASIVE	REMOVE REMOVE	NOT NOT
Kimley-Horn and	0. 7.	CARROTWOOD	CUPANIOPSIS ANACARDIOIDES			INVASIVE	REMOVE	NOT
	8.	CARROTWOOD	CUPANIOPSIS ANACARDIOIDES			INVASIVE	REMOVE	NO1
ty to	9. 10.	CARROTWOOD CARROTWOOD	CUPANIOPSIS ANACARDIOIDES CUPANIOPSIS ANACARDIOIDES			INVASIVE INVASIVE	REMOVE REMOVE	NO1 NO1
without liability to	11.	LIVE OAK	QUERCUS VIRGINIANA	8.75"		50%	REMAIN	
out		CARROTWOOD LIVE OAK	CUPANIOPSIS ANACARDIOIDES QUERCUS VIRGINIANA	10.75"		INVASIVE 70%	REMOVE REMAIN	NOT
	14.	CARROTWOOD	CUPANIOPSIS ANACARDIOIDES	10.75		INVASIVE	REMOVE	NOT
shall be	15.	CARROTWOOD	CUPANIOPSIS ANACARDIOIDES			INVASIVE	REMOVE	
	16. 17.	CARROTWOOD LIVE OAK	CUPANIOPSIS ANACARDIOIDES QUERCUS VIRGINIANA	11"		INVASIVE 60%	REMOVE REMAIN	NOT
Associates, Inc.	18.	LIVE OAK	QUERCUS VIRGINIANA	15.5"		70%	REMAIN	
ates,		LIVE OAK	QUERCUS VIRGINIANA	45" 18.5"		40%	REMAIN	
s soci		LIVE OAK Dahoon holly	QUERCUS VIRGINIANA ILEX CASSINE	6"		50% 50%	REMAIN REMAIN	
	22.	LIVE OAK	QUERCUS VIRGINIANA	15.5"		60%	REMAIN	
D L		LIVE OAK LIVE OAK	QUERCUS VIRGINIANA QUERCUS VIRGINIANA	14" 11"		60% 50%	REMAIN	
-H-		LIVE OAK	QUERCUS VIRGINIANA	17"		50% 60%	REMAIN REMAIN	
imle	26.	LIVE OAK	QUERCUS VIRGINIANA	21"		40%	REMAIN	
adaptation by Kimley-Horn and		BLACK OLIVE	BUCIDA BUCERAS LYSIL <i>o</i> ma latisiliquum	27" 14.5"		30% 60%	REMOVE REMOVE	TRE ON
tion		WILD TAMARIND LAUREL <i>o</i> ak	QUERCUS LAURIFOLIA	14.5 12.5"		60% 40%	REMOVE	
apta	30.	WILD TAMARIND	LYSILOMA LATISILIQUUM	23"		40%	REMOVE	TR
po p		LIVE OAK	QUERCUS VIRGINIANA	12"		50%	REMAIN	
u u		LIVE OAK LIVE OAK	QUERCUS VIRGINIANA QUERCUS VIRGINIANA	13.5" 13.5"		50% 70%	REMAIN REMAIN	
authorization		LIVE OAK	QUERCUS VIRGINIANA	11.5"		70%	REMOVE	ON
thori		LIVE OAK	QUERCUS VIRGINIANA	12" 8"		70%	REMOVE	ON
		LIVE OAK Black <i>o</i> live	QUERCUS VIRGINIANA BUCIDA BUCERAS	8" 18.5"		20% 60%	REMOVE REMOVE	NO7 ON
written		LIVE OAK	QUERCUS VIRGINIANA	16.5"		60%	REMOVE	ON
		LIVE OAK	QUERCUS VIRGINIANA	11"	10	50% 70%	REMOVE	TRE
without		CARPENTERIA PALM CARPENTERIA PALM	CARPENTARIA ACUMINATA CARPENTARIA ACUMINATA		18' 18'	70% 70%	REMOVE REMOVE	1 P, 1 P,
	42.	CARPENTERIA PALM	CARPENTARIA ACUMINATA		18'	70%	REMOVE	1 P,
document		SABAL PALM SABAL PALM	SABAL PALMETTO SABAL PALMETTO		14' 18'	70%	RELOCATE RELOCATE	
this do		SABAL PALM	SABAL PALMETTO		18'	70% 70%	RELOCATE	
on th	46.	SABAL PALM	SABAL PALMETTO		18'	70%	RELOCATE	
		ROYAL PALM Royal Palm	ROYSTONEA REGIA ROYSTONEA REGIA		20' 20'	80% 60%	RELOCATE RELOCATE	
reliance		ROTAL PALM	ROYSTONEA REGIA		20 25'	60% 70%	RELOCATE	
	50.	ROYAL PALM	ROYSTONEA REGIA		15'	50%	RELOCATE	
improper		SILK OAK LAUREL OAK	GREVILLEA ROBUSTA QUERCUS LAURIFOLIA	30" 24.5"		30% 50%	REMOVE REMAIN	ON
and ii		SILK OAK	GREVILLEA ROBUSTA	24.5 14.75″		20%	REMOVE	NOT
of	54.	LIVE OAK	QUERCUS VIRGINIANA	33.5"		70%	REMAIN	
Reuse		LIVE OAK LIVE OAK	QUERCUS VIRGINIANA QUERCUS VIRGINIANA	11" 16"		20% 70%	REMAIN REMAIN	
		BLACK OLIVE	BUCIDA BUCERAS	16 14"		60%	REMAIN	
prepared	58.	SILK OAK	GREVILLEA ROBUSTA	15"		40%	REMOVE	TRE
		SABAL PALM LAUREL <i>o</i> ak	SABAL PALMETTO Quercus laurifolia	21"	15'	70% 50%	REMOVE REMOVE	1 P, ON
t was		LAUREL OAK	QUERCUS LAURIFOLIA	∠ı 13.75″		30%	REMOVE	TRE
which i		WILD TAMARIND	LYSILOMA LATISILIQUUM	14"		40%	REMOVE	TRE
for wh		LIVE OAK LIVE OAK	QUERCUS VIRGINIANA QUERCUS VIRGINIANA	15.5" 10"		70% 50%	REMOVE REMOVE	ON ON
ц т		WILD TAMARIND	LYSILOMA LATISILIQUUM	18.5"		50% 50%	REMOVE	ON
clie		LAUREL OAK	QUERCUS LAURIFOLIA	8"		50%	REMAIN	
and		LAUREL OAK LIVE OAK	QUERCUS LAURIFOLIA QUERCUS VIRGINIANA	15" 9"		60% 50%	REMAIN REMAIN	
purpose		BLACK OLIVE	BUCIDA BUCERAS	26"		30%	REMAIN	
und o		LIVE OAK	QUERCUS VIRGINIANA	8.5"		40%	REMAIN	
specific		LIVE OAK LIVE OAK	QUERCUS VIRGINIANA QUERCUS VIRGINIANA	9" 13"		40% 30%	REMAIN REMAIN	
e S		BLACK OLIVE	BUCIDA BUCERAS	20.5"		60%	REMAIN	
for the		SABAL PALM	SABAL PALMETTO		14'	70%	REMAIN	
only f		SABAL PALM SABAL PALM	SABAL PALMETTO SABAL PALMETTO		15' 16'	70% 50%	REMAIN REMAIN	
		SABAL PALM	SABAL PALMETTO		14'	70%	REMAIN	
intended		LIVE OAK	QUERCUS VIRGINIANA	20"		70%	REMAIN	
<u></u>		LIVE OAK LIVE OAK	QUERCUS VIRGINIANA QUERCUS VIRGINIANA	8" 7"		30% 30%	REMAIN REMAIN	
service,		LIVE OAK	QUERCUS VIRGINIANA	, 15"		70%	REMAIN	
		LIVE OAK	QUERCUS VIRGINIANA	8.5"		40%	REMAIN	
		LIVE OAK WILD TAMARIND	QUERCUS VIRGINIANA Lysiloma latisiliquum	18" 19"		70% 50%	REMAIN REMOVE	ON
n n		SABAL PALM	SABAL PALMETTO	1-1	16'	70%	RELOCATE	
instrument	86.	FICUS	FICUS BENJAMINA	44"		20%	REMOVE	NOT
an		SABAL PALM Ficus	SABAL PALMETTO Ficus benjamina	39"	17'	70% 10%	RELOCATE REMOVE	NOT
, ds		WILD TAMARIND	LYSILOMA LATISILIQUUM	39° 13"		40%	REMOVE REMOVE	
lereir	90.	WILD TAMARIND	LYSILOMA LATISILIQUUM	25"		60%	REMOVE	ON
r d	91. an	SABAL PALM	SABAL PALMETTO SABAL PALMETTO		15' 20'	70% 70%	RELOCATE	
presented herein,		SABAL PALM SABAL PALM	SABAL PALMETTO SABAL PALMETTO		20'	70% 70%	RELOCATE RELOCATE	
s S	94.	SABAL PALM	SABAL PALMETTO		20'	70%	RELOCATE	
designs		SABAL PALM SABAL PALM	SABAL PALMETTO SABAL PALMETTO		21' 21'	70% 70%	RELOCATE RELOCATE	
and de	Ψ.				· ب	1 0 10		
pts ar								
oncep								
0								

MITIGATION	TREE FUND INCHES:	
NOT REQUIRED	TOTAL INCHES REMOVED	447"
	TOTAL INCHES MITIGATED ON SITE	212"
NOT REQUIRED NOT REQUIRED NOT REQUIRED	TOTAL INCHES NOT REQUIRED FOR MITIGATION (CONDITION BELOW 25%)	106"
NOT REQUIRED NOT REQUIRED	TOTAL TREE FUND INCHES	129"
NOT REQUIRED	DBH REMOVED 0-8"	64"
NOT REQUIRED	DBH REMOVED 9-12"	31"
NOT REQUIRED	DBH REMOVED 13-18"	20"
NOT REQUIRED	DBH REMOVED 19+"	14"
	TOTAL TREE FUND INCHES	129"
	TREE FUND MITIGATION: DBH MITIGATION 0-8" \$28,800	
TREE EUND	DBH MITIGATION 0-8" \$28,800 64" @ \$450 = \$28,880	·
TREE FUND ON SITE TREE FUND	DBH MITIGATION 0-8" \$28,800	
ON SITE	DBH MITIGATION 0-8" 64" @ \$450 = \$28,880 DBH MITIGATION 9-12" \$20,150	'
ON SITE TREE FUND TREE FUND ON SITE	DBH MITIGATION 0-8"       \$28,800         64" @ \$450 = \$28,880       \$20,150         DBH MITIGATION 9-12"       \$20,150         31" @ \$650 = \$20,150       \$16,788	
ON SITE TREE FUND TREE FUND	DBH MITIGATION 0-8"       \$28,800         64" @ \$450 = \$28,880       \$20,150         DBH MITIGATION 9-12"       \$20,150         31" @ \$650 = \$20,150       \$16,788         DBH MITIGATION 13-18"       \$16,788         20" @ \$850 = \$16,788       \$14,000	9

ON SITE

1 PALM

NOT REQUIRED

TREE FUND 1 PALM ON SITE TREE FUND TREE FUND ON SITE ON SITE ON SITE

ON SITE

NOT REQUIRED

NOT REQUIRED TREE FUND ON SITE

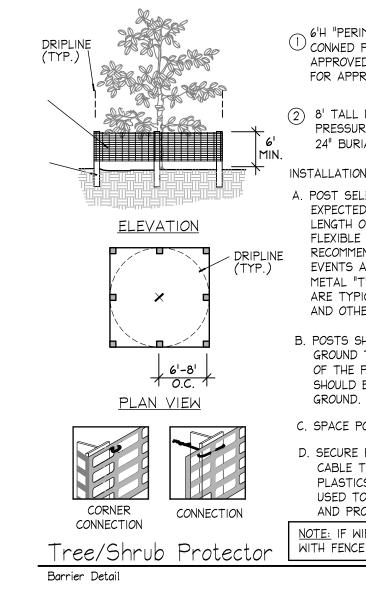
TREE RELOCATION GENERAL NOTES

TREE RELOCATION

- 1. Trees shall be relocated once direction of the Project Engine and/or palm. Relocation activit
- 2. An ISA Certified Arborist Nurserymen and Growers Assoc relocation activities.
- 3. Landscape Specifications prov and/or palms.
- 4. Contractor shall stake and g this construction set. Contracto and guying during the warranty year or as directed by the Ow
- 5. Soil backfill for the installat mix of 25% well-rotted compos backfill.
- 6. Contractor shall submit man Representative.
- 7. Contractor shall pay to have Representative. Non-soluble we specifications.

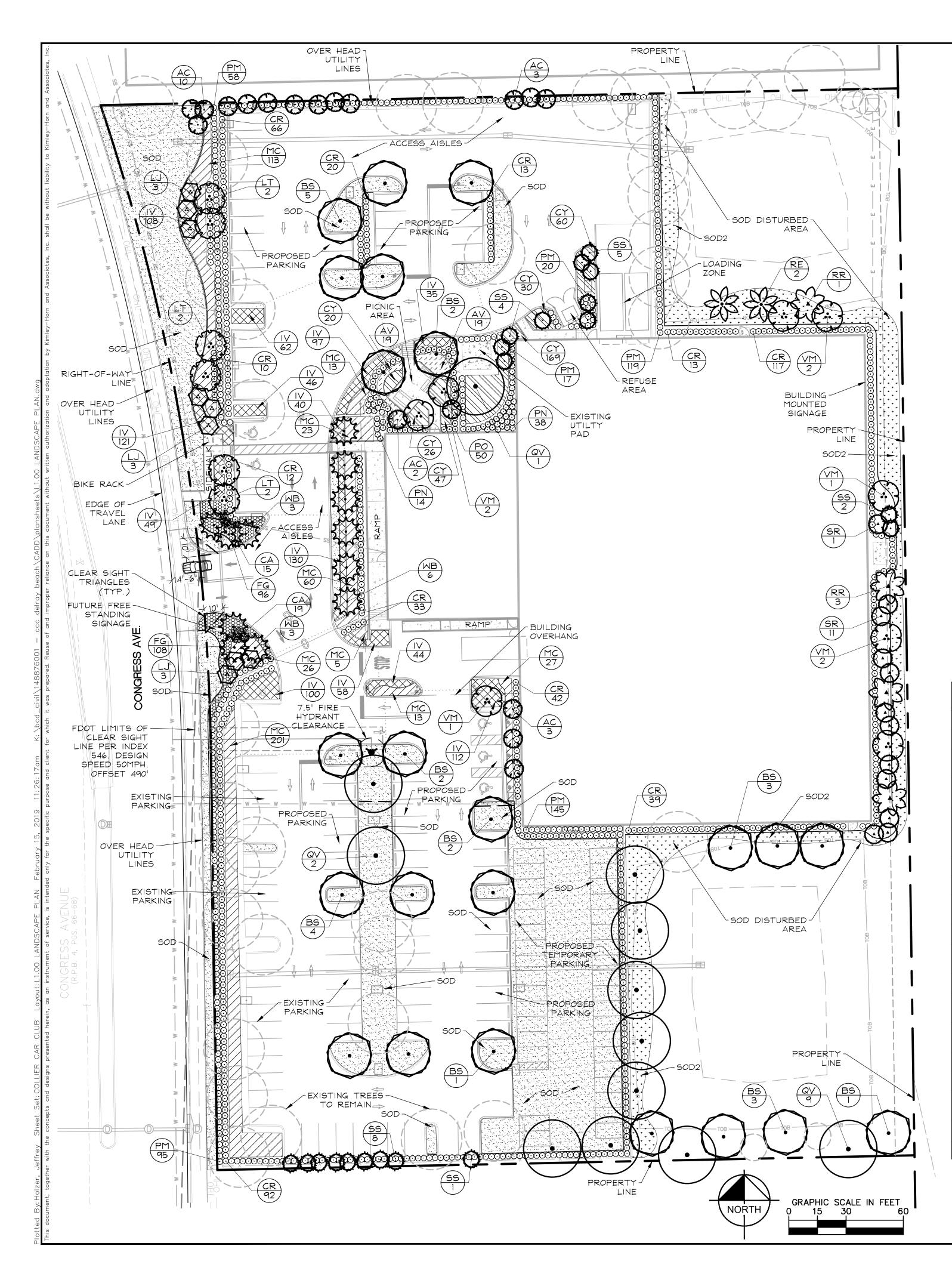
## <u>root pruning</u>

- 1. The Landscape Architect has obser improvements.
- 2. If construction activities occur with then that tree is a candidate for
- 3. Root pruning <u>must</u> occur prior to t proper angles and not mechanically
- 4. For trees requiring root pruning, c be developed by a Certified Arbori • Maximum allowable size of root
- Allowable proximity to the trur • Time of year when root cutting
- (Note: In Florida, it is best t
- when the potential for damag
- Method for making cuts
- Mitigating canopy pruning • Type and extent of necessary
- Schedule for watering/fertilizat
- 5. Implement the root pruning plan pe

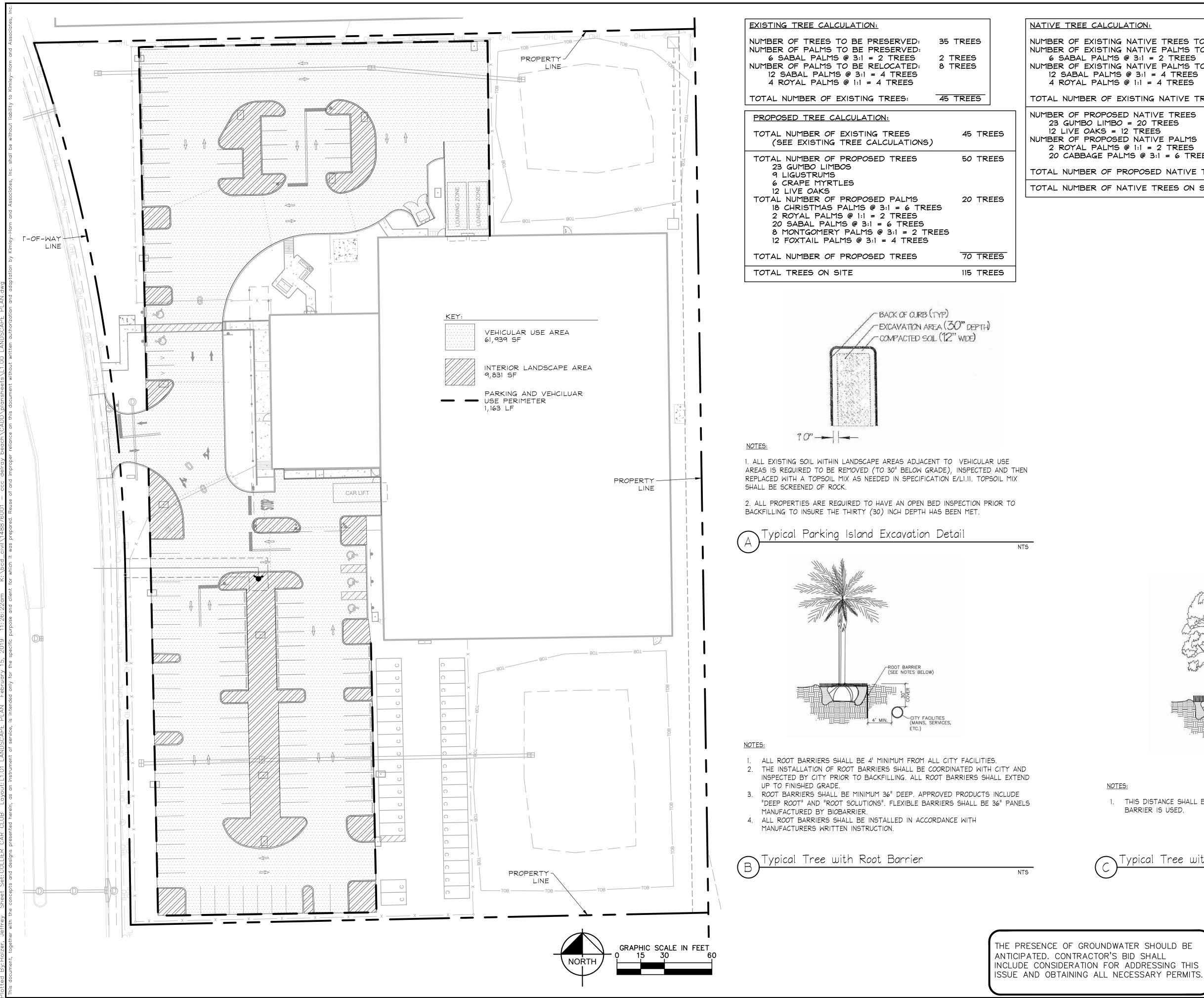


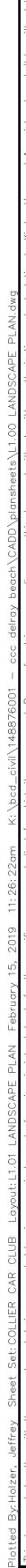
THE PRESENC ANTICIPATED. INCLUDE CON ISSUE AND O

S from their present location to a designated location per the eer who shall determine the exact location for each relocated tree ties will include planting on slopes and/or level grade.	DATE
or a Certified Landscape Contractor certified by the Florida ciation shall perform and monitor all tree root pruning and	
vided in this construction set shall apply to all relocated trees	S Z
juy all trees at the time of relocation as per details provided in or shall be responsible for the maintenance and/or repair of staking or period. All trees and/or palms shall be braced at least one (1) uner's Representative.	REVISION
tion of trees, palms, shrubs, and ground covers shall be uniform st, 25% topsoil, and 50% clean, weed-free loosened native soil	
ufacturers certified analysis for soil amendments to the Owner's	45 No.
the backfill lab tested if requested by the Owner's etting agent shall be added to the backfill per the manufacturer's	Associates, INC. DELRAY BEACH, FL 33445 AX: 561-863-8175 CA 00000696
rved trees that could be impacted by construction of the proposed	ASSOCIA DELRAY X: 561- CA 00
nin the dripline (or the horizontal extent of the canopy) of a tree, root pruning.	HORN AND AS HORN AND AS LUITE 201, DE -2345 FAX: ORN.COM C
trenching operations to insure that the roots are cut clean and at y ripped from the earth during construction.	S AVE, S S61-330- LIMLEY-HO
a tree assessment shall be conducted and a root-pruning plan shall ist or Consulting Arborist. This plan should identify: ts to be cut nk for cuts ng is allowable to avoid root pruning during times of the May through September,	<b>Kimley</b> <b>Solig</b> KIMLEY-HORN AND / 1615 S CONGRESS AVE, SUITE 201, E PHONE: 561-330-2345 FAX WWW.KIMLEY-HORN.COM
jing wind loads on trees are greatest.)	nal PLA
structural support ion after pruning	PROFESSIONAL RICHTER, PL RICHTER, PL 667244 5/2019
per the Arborist's recommendation.	LICENSED PROFESSIONAL TRICIA C RICHTER, PL FLORIDA LICENSE NUMBER LA#6667244 LA#6667244 DATE: 02/15/2019
"PERIMETER PLUS" CONSTRUCTION FENCE BY IWED PLASTICS OR OWNER'S REPRESENTATIVE PROVED EQUAL. SUBMIT PRODUCT INFORMATION & APPROVAL PRIOR TO INSTALLATION.	HA PROJECT 48876001 DATE FEB 2019 E AS SHOWN SNED BY YXY WN BY YXY WN BY JAW
TALL METAL "T" POSTS OR 2" x 2" X 8' RESSURE TREATED WOOD POSTS WITH " BURIAL BELOW GRADE.	KHA F 1488 FEB Scale Designed Drawn B CHECKED
LATION NOTES: ST SELECTION SHOULD BE BASED ON YECTED STRENGTH NEEDS AND THE IGTH OF TIME FENCE WILL BE IN PLACE. STIBLE FIBERGLASS ROD POSTS ARE COMMENDED FOR PARKS, ATHLETIC ENTS AND CROWD CONTROL INSTALLATIONS. TAL "T" POSTS OR TREATED WOOD POSTS E TYPICALLY USED FOR CONSTRUCTION D OTHER APPLICATIONS. STS SHOULD BE DRIVEN INTO THE OUND TO A DEPTH OF 1/4 OF THE HEIGHT THE POST. FOR EXAMPLE, A 8' POST OULD BE SET AT LEAST 2' INTO THE OUND.	TREE DSITION PLAN
ACE POSTS EVERY 6' (MIN.) TO 8' (MAX.). CURE FENCING TO POST WITH NYLON ABLE TIES (AVAILABLE FROM CONWED ASTICS). WOOD STRIPS MAY BE ALSO BE DED TO PROVIDE ADDITIONAL SUPPORT ND PROTECTION BETWEEN TIES AND POSTS. IF WIRE TIES ARE USED, AVOID DIRECT CONTACT	DISPO
FENCE, WIRE MAY DAMAGE FENCE OVER TIME.         NT5         PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.53' = (NGVD 1929)         CE OF GROUNDWATER SHOULD BE CONTRACTOR'S RID SHALL	CCLUB CLUB PREPARED FOR DLR GROUP, INC. DELRAY BEACH FLORIDA
ISIDERATION FOR ADDRESSING THIS OBTAINING ALL NECESSARY PERMITS.	SHEET NUMBER



PLANT SCI	HEDULE										
<u>TREES</u> BS	<u>BOTANICAL NAME</u> Bursera simaruba 8' CT	<u>COMMON NA</u> Gumbo Limb		<u>CON</u> Cont		<u>AL</u> "Cal.	<u>size</u> 16' ht x 7' spr	<u>QTY</u> 23	NATIVE X		L - - 
LJ	Ligustrum japonicum Min. 5 Stem. 4" Cal.	Ligustrum		Cont	Μ	ULTI	10'HT x 8'SPR	9			
LT	Lagerstroemia indica 'Tuscarora' Min. 5 Stems. 4" Cal. 8' CT	Crape Myrtle	e	Cont	Μ	ULTI	16' HT x 7' SPR	6			
QV	Quercus virginiana 8' CT	Southern Liv	ve Oak	Cont	5'	" Cal.	16' HT x 7' SPR	12	X		
<u>Palm trees</u> Ac	<u>BOTANICAL NAME</u> Adonidia merrillii Single Trunk.	<u>COMMON NA</u> Christmas P		<u>CON</u> F.G.	<u> </u>	<u>AL</u>	<u>SIZE</u> 10'-12' OA	<u>QTY</u> 18	NATIVE		
RE	Roystonea regia	Royal Palm		F.G.			16' GW	2	×		
RR	Roystonea regia	Royal Palm		Relo	cated			4	×		
SR	Sabal palmetto	Cabbage Palr		Relo	cated			12	×		
55	Sabal palmetto Slick Trunk. Stagger Heights in Groupings	Cabbage Pair	m	F.G.			20'-28' CT	20	X		L 33445
VM	Veitchia montgomeryana Double Trunk. Matching Trunks.	Montgomery	Palm	F.G.			14`GW	8			TES, INC. BEACH, FL 863–8175 000696
WB	Wodyetia bifurcata	Foxtail Palm	ı	F.G.			12' GW	12		Ť	CIA 000000000000000000000000000000000000
<u>SHRUBS</u> CA	<u>BOTANICAL NAME</u> Cordyline fruticosa 'Auntie Lou' 3PPP	<u>COMMON NA</u> 'Auntie Lou'		<u>CON</u> Cont		<u>.C.</u> 4" O.C.	<u>size</u> 24" ht	<u>QTY</u> 34	<u>NATIVE</u>		AND ASSO 201, DELR/ 5 FAX: 56 COM CA
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coc	coplum	Cont	24	4" O.C.	24"x24"	457	Х		-HORN SUITE 30-234 HORN.(
PM	Podocarpus macrophyllus Full to Base.	Podocarpus		Cont	24	4" O.C.	36"x24"	454		JL	KIMLEY SS AVE, 561–3 <u>5</u> KIMLEY-
PN	Psychotria nervosa	Wild Coffee		Cont	34	6" O.C.	24"x24"	52	×	L.	© 2019 CONGRES PHONE: WWW.P
PO	Podocarpus macrophyllus Full to Base.	Podocarpus		Cont	24	4" O.C.	72" HT	50			ى ك
<u>shrub areas</u> av	<u>BOTANICAL NAME</u> Alpinia zerumbet 'Variegata'	<u>COMMON NA</u> Variegated S		<u>CON</u> Cont		<u>.C.</u> 6" O.C.	<u>SIZE</u> 24"x24"	<u>QTY</u> 38	NATIVE		161
MC	Muhlenbergia capillaris	Pink Muhly	5	Cont		6" O.C.	24"x24"	481	×	DI ONAL	
<u>GROUND COVERS</u> CY	<u>BOTANICAL NAME</u> Cyrtomium falcatum	<u>COMMON NA</u> Holly Fern	ME	<u>CON</u> Cont		<u>.C.</u> 4" O.C.	<u>SIZE</u> 15"x15"	<u>QTY</u> 352	NATIVE	PROFESSIC	S724
FG	Ficus microcarpa 'Green Island'	Green Island	Ficus	Cont		4" O.C.	15 ×15	204			) 194 #07
$ \vee$	Ilex vomitoria 'Nana'	'Dwarf' Yaup	oon Holly	Cont	18	0.C.	12"x12"	1,002	×	LICENSED	
SOD	Stenotaphrum secundatum 'Floratam'	Floratam St	. Augustine s	God sod				± 23,629	sf		
SOD2	Paspalum notatum 'Argentine'	'Argentine' E	Bahia Grass	sod I su su turu				± 6,828 :	əf	JECT 001 019	SHOWN YXY YXY
	BEACH CODE REQUIREMENTS: ONS BASED ON PROPERTY LIMITS.				<u>G NOTES:</u> RACT <i>O</i> R	_	REFER TO THE LAN	IDSCAPE	PLANTING	DATE DATE DATE	AS BY BY
A. TOTAL LOT A			9,978 SF	DETA CONT	ILS, PLAI RACT DO	NT LIST CUMENT	, GENERAL NOTES S FOR FURTHER A	AND AL	_	КНА 148 FE	SCALE / DESIGNED DRAWN BY
C. TOTAL PERVI	CTURES, PARKING, WALKWAYS, DRIV		,917 SF ,062 SF	-	UCTIONS		IES ARE PROVIDED	FOR COL			7
C = 209,978	SF - 119,917 SF RUBS AND GROUND COVER REQUIRED		,019 SF	IN TH SHAL	E EVENT L TAKE F	OF QUA Precede	ANTITY DISCREPAN ENCE. ANY DISCREF TENTION OF THE L	CIES THE PANCIES	E DRAWING Shall Be		Ę
D = 90,062 S	6F * .30						BIDDING.	ANDSCAF	L		Ц
	RUBS AND GROUND COVERS PROVIDE	· · ·	460 SF 				ARE THE MINIMUM HAT PLANT.	SIZE TH	AT WILL		Щ
F = 27,019 SF	F * .25						N SIZE AND/OR PLA BY THE LANDSCAP				L ⊄
	TATION PROVIDED: D VEHICULAR USE AREA:	· · ·	260 SF 939 SF	WRIT LAND	NG. ALL SCAPE AI	PLANTS RCHITEC	6 WILL BE SUBJECT St and/or owners	TO APP	PROVAL BY		Ů Ú
I. TOTAL INTER	RIOR LANDSCAPE AREA REQUIRED:		194 SF	1	RE PLAN <sup>-</sup> Ract <i>o</i> r		N BEGIN. FIELD ADJUST L <i>O</i> C	ATION OF	F PLANT		S
I = 61,939 * .	.10 RIOR LANDSCAPE AREA PROVIDED:		831 SF	MATE	RIAL AS RGROUND	NECESS UTILIT	BARY TO AVOID DA	MAGE TO FERE WIT	D EXISTING		Z
	NOR SHADE TREES REQUIRED:	· · · ·	TREES	REQL EXPE	IRED SHA NSE AND	ALL BE Shall	UND ELEMENTS. AL Completed at th Be coordinated	E CONTR	ACTOR'S E OWNER'S		ΓA
	RIOR SHADE TREES PROVIDED:	50	TREES	]			D THE LANDSCAPE All BEAR All COS				< (
	R FEET SURROUNDING PARKING R USE AREAS:	1,16	63 LF	0FS	DILS, AM	ENDMEN	ITS, ETC. ASSOCIATION THE SPECIFICATION	ted with			() ()
N. TOTAL NUMBI N = 1,163 LF	ER OF PERIMETER TREES REQUIRED: / 30	39	TREES	LIMIT	S OF WO	RK AND	FAMILIARIZE HIM/HE Existing condition discrepancies ex	ONS AND	VERIFY	CA	, INC
	ER OF PERIMETER TREES PROVIDED:		TREES	SHAL	L NOTIFY	OWNER	'S REPRESENTATIV DAR DAYS OF NOTI	'E IN WR	ITING	l∼ ¤	<u>ן</u> ה_ר_
	ER OF EXISTING TREES TO BE PRES		TREES				PLANTED PLANT M Tomatic undergr				
Q = (45 + 39)	ER OF NATIVE TREES REQUIRED: 9) * .50	42		SYST		P	LANS ARE IN NAVE	) 1988 D	АТИМ		<b>GR</b>
	ER OF NATIVE TREES PROVIDED:		TREES	-		C	CONVERSION EQUATI NAVD 1988) + 1.53	ON IS BE	ELOW:	0	
SEE SHEET L1.01 FC	ER OF TREES ON PLAN PROVIDED: Or exhibit and	115	TREES	]		$ \searrow $	Iways call 811 two full busin	•		Ū	
EXISTING/NATIVE/T	AN ING	E PRESENCE ( ITICIPATED. CC CLUDE CONSID SUE AND OBTA	ONTRACTOR'S ERATION FO	S BID SHA R ADDRES	L SING THIS		have underground utilitie	es located and	d marked.		t number 1.00



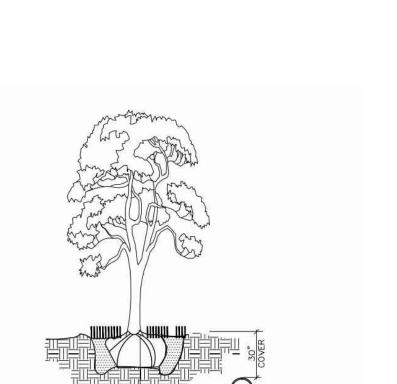


NUMB

TOTAL NUME

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IVE TREE CALCULATION:	
BER OF EXISTING NATIVE TREES TO BE PRESERVED: BER OF EXISTING NATIVE PALMS TO BE PRESERVED: 6 SABAL PALMS @ 3:1 = 2 TREES	32 TREES 2 TREES
	8 TREES
AL NUMBER OF EXISTING NATIVE TREES	42 TREES
BER OF PROPOSED NATIVE TREES 23 GUMBO LIMBO = 20 TREES 12 LIVE OAKS = 12 TREES	35 TREES
BER OF PROPOSED NATIVE PALMS 2 ROYAL PALMS @ 1:1 = 2 TREES 20 CABBAGE PALMS @ 3:1 = 6 TREES	8 TREES
AL NUMBER OF PROPOSED NATIVE TREES	43 TREES
AL NUMBER OF NATIVE TREES ON SITE	85 TREES



1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

> PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:

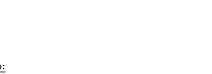
(NAVD 1988) + 1.53' = (NGVD 1929)

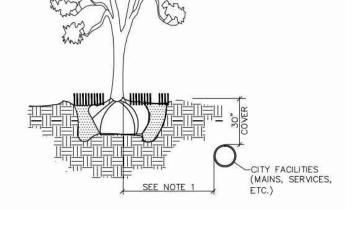
Always call 811 two full business days before you dig to have underground utilities located and marked.

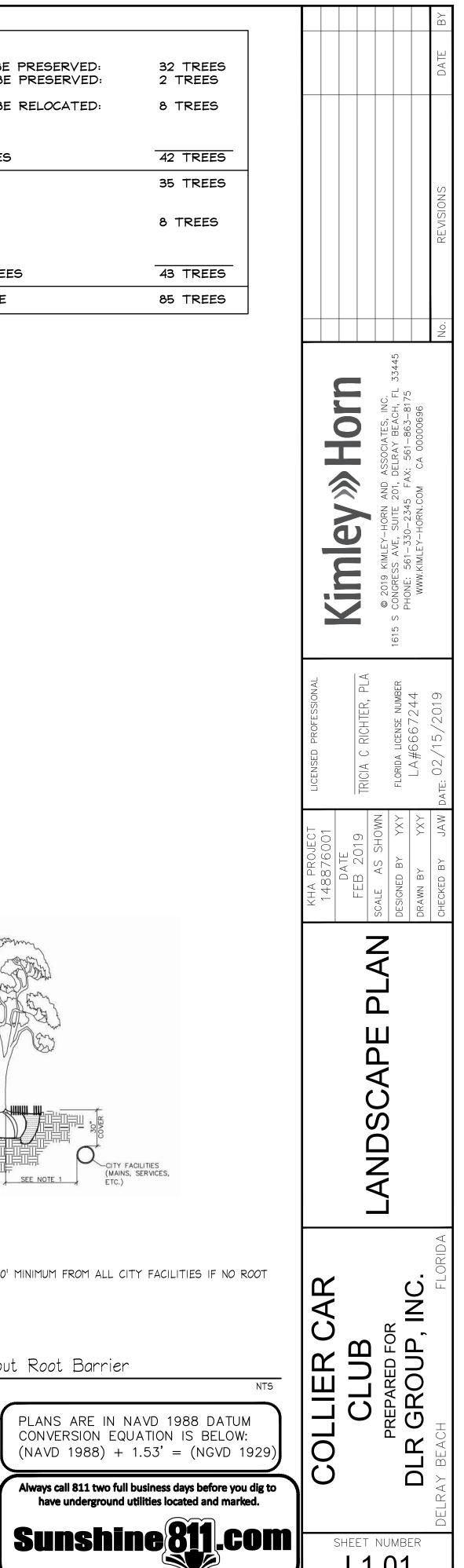


ypical Tree without Root Barrier



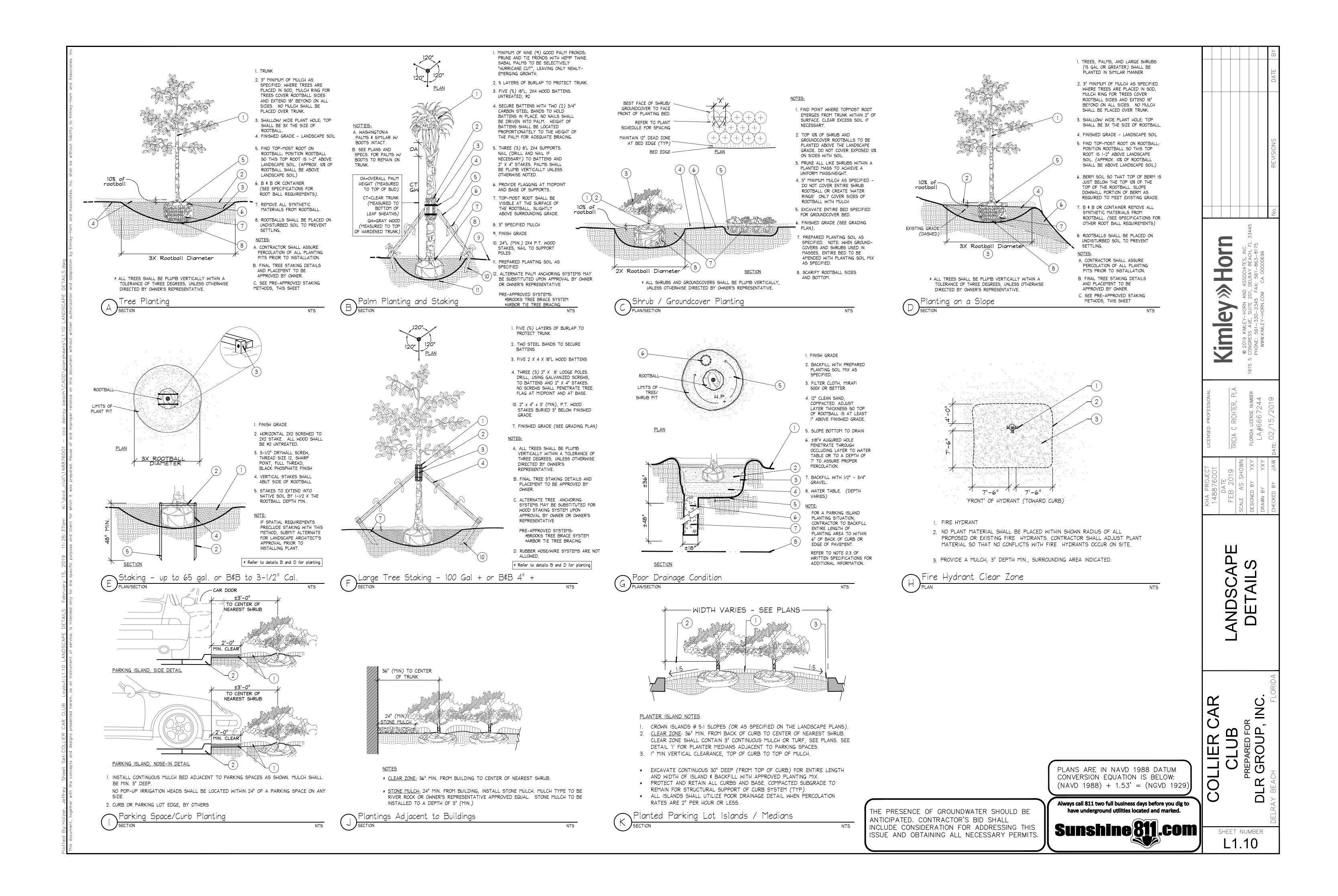






NTS

L1.01



	SCOPE OF WORK	G. FERTILIZE
1	I. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.	CONTRACTO SOIL TYPE TYPES SHA
	2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.	*FERTILIZER
в	PROTECTION OF EXISTING STRUCTURES	H. MULCH
	ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.	MULCH MATI DISPLACEM PLANT'S CF MULCH
_		I. DIGGING AN
	PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK	1. PROTECT
	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.	AND FREE PACKED 1 MILES OR SPRAYED TRANSPIR 2. BALLED A OF SUFFIC PLANTS M PLANTS E 3. PLANTS 1
D.	MATERIALS	<u>FLORIDA</u> (
	1. GENERAL	EXERCISEI PLANTING:
	MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.	4. PROTECTI FROM THE
	MATERIAL SUBMITTAL MULCH PRODUCT DATA	TRUNK (C All Palm
	TORCOLL MIX AMENIAMENT MIX/ PRODUCT DATA/ TECT RECULTE	5. EXCAVAT
	PLANTS AHENDHERT THX/ FRODUCT DATA/ TEST RESULTS PLANTS PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.	TO SURFA F <i>oo</i> ters
	FERTILIZER PRODUCT DATA	J. CONTAINER
	INNOCULANT PRODUCT DATA HERBICIDE PRODUCT DATA	1. ALL CONT
	STAKING/GUYING FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL	ESTABLIS WHICH AR
	2. PLANT MATERIALS A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.	BETTER.
	NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST	2. AN ESTAE AND GROU
	EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.	
	ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND,	THEIR STI
	WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE	3. PLANT RO
	AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN	4. SUBSTITU TO BE CO OBTAINED
	OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE	K. COLLECTEI
	B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL	WHEN THE U
	POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF	REPRESENT FOR THE N L. NATIVE ST
	ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT. C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF	PLANTS COL
	GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION	WHEN THEY UNDER REG
	AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION	SEASONS A RECOVERY
	OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED	M. MATERIAL
	IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.	QUANTITIES
	SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)	THE CONTR ARCHITECT
	. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT	DISCREPAN ARCHITECT
	DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.	DIMENSIONS
	2. <u>MUCK</u> (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES;	N. FINE GRAD
	REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF	1. FINE GRAI AND PLAN
	ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.	THE DRAH NOTED.
	3. <u>SAND</u> FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND	2. THE CONT GRADE UF
	PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.	DEPTH. 1 NECESSAR
2	4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO	SOIL WITH
	DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.	3. ALL PLAN SURFACE/1
Ę	5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.	SLOPE AW
F.	WATER	O. PLANTING
I	WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.	1. CLEANING SURROUNE AND TOXIC MATERIAL CONDITION GROWTH, REPRESEN
:	*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL	MEASURES
	AUTHORITY.	2. VERIFY LC NOT LIMIT

ALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO ANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

STRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS

## ANDLING

ITS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY REVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) ICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE DNAL WATER LOSS.

BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO D WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. ED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

KED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH DES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE AT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO

OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED OWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. HALL BE BRACED PER PALM PLANTING DETAIL.

OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, PREPARED SUB- BASES.

## ROWN STOCK

R GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR

HED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE O THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN DM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY

BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED INER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OM THE OWNER OR OWNER'S REPRESENTATIVE.

OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S VE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

TED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN VE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN R NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL M TRANSPLANTING INTO THE NURSERY ROW.

## ST

ESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY OR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL ID/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE

CTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT ICLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING THE SITE.

AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

## CEDURES

BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, ATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE ALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S IVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE E RESPONSIBILITY OF THE CONTRACTOR.

TIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT ITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AN IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREA MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN I SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS A DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS AT NURSERY OR GROWING SITE.
- . GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGUL GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTUR PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL I THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORE ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (2) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES BE EXERCISED.
- 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER A PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCO AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PE IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEE INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORME PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMI POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING ST WHILE INSTALLING TREES.
- 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
- 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETT THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH P SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING)
- 11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WIT ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROV PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
- 12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO T HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING I NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL ROPE, WIRES, BASKETS, ETC ..., SHALL BE REMOVED FROM THE SIDES AND TOPS OF E NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOF WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
- 14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- 15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDA WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMN AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER TH ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANT UNDER THIS CONTRACT.
- 17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WE FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE A WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICAT MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION I RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORIT"

## P. LAWN SODDING

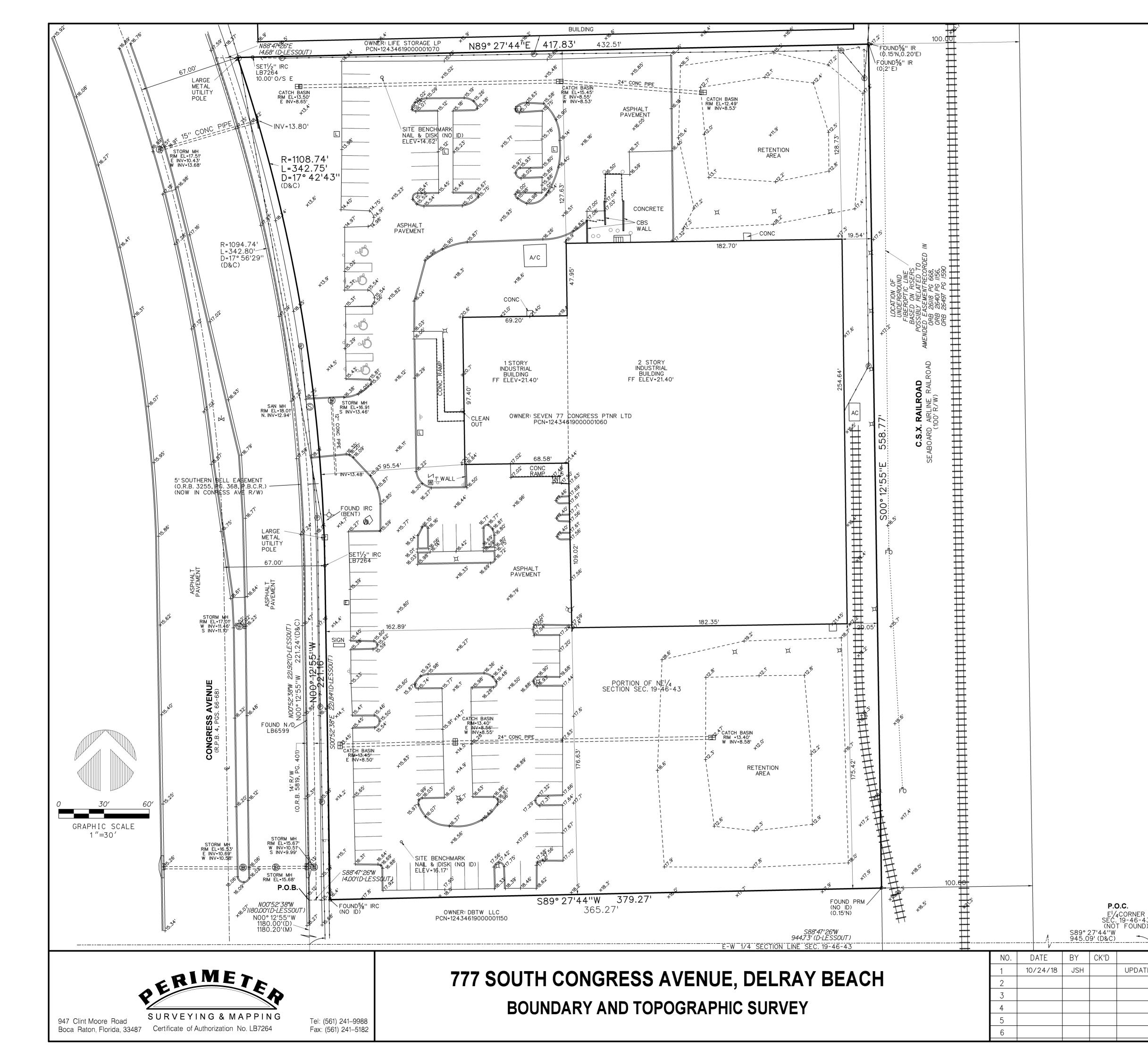
- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN G THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRE CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED A DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICA NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

THE PRESENCE ANTICIPATED. INCLUDE CONS ISSUE AND OB

	CONTRACTO	il all S Ally	D OF RADE. ESSIONS E SHALL IL ALL	TIONS PER FREAT ALL RATE Y)	HE TED EDS UNTIL APPLIED FOR	N. THE IIFY S	NCE	6 T BE	HIS, FILL - WET SOIL - BURLAP, BALLS, BUT	TH /IDE	LEMENT, LANT (FILLED, ).	D BY A INATE AIR TRUCTURES	H THE USA , AND E. TEST DLATION IS RCOLATION. TREES IN FLUSHED	D 4) SHALL	ARE DUG ATIONS RAL BE	FTER 36" ACHIEVED, N ARE DUG	ND AS TO A G AREAS MPORTED	
FOR ADDRESSING THIS L NECESSARY PERMITS. Sunshine 811.com	Always call 811 two full business days before you dig to have underground utilities located and marked. FOR ADDRESSING THIS	PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.53' = (NGVD 1929)	LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.	<ul> <li>3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.</li> <li>4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR</li> </ul>	2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.	U. WARRANTY <ol> <li>THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.</li> </ol>	T. FINAL INSPECTION AND ACCEPTANCE OF WORK FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.	S. MAINTENANCE (ALTERNATE BID ITEM) CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.	ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.	ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF	UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. <b>R. PLANT MATERIAL MAINTENANCE</b>	UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY. Q. CLEANUP	<ul> <li>A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).</li> <li>B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN</li> </ul>	<ol> <li>DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.</li> <li>LAWN MAINTENANCE:</li> </ol>	SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.	MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE	C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE	
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1.11		PREPARED FOR DLR GROUP, I	DF.OR UP, INC.	ζ	NOTES	r L	NED BY		IRICIA C RICHIER, Florida license num LA#6667244	LK, PLA NUMBER 244	© 2019 KIML © 2019 KIML 615 S CONGRESS A PHONE: 561- WWW.KIMLE	EY-HORN AND ASSC VE, SUITE 201, DELR -330-2345 FAX: 5 EY-HORN.COM CA	ASSOCIATES, INC. DELRAY BEACH, FL 33445 X: 561-863-8175 CA 00000696					
	DELRAY	BEA	FLORIDA					JAW DATE:	02/15/2	019				No.	REVISIONS		DATE	ВY



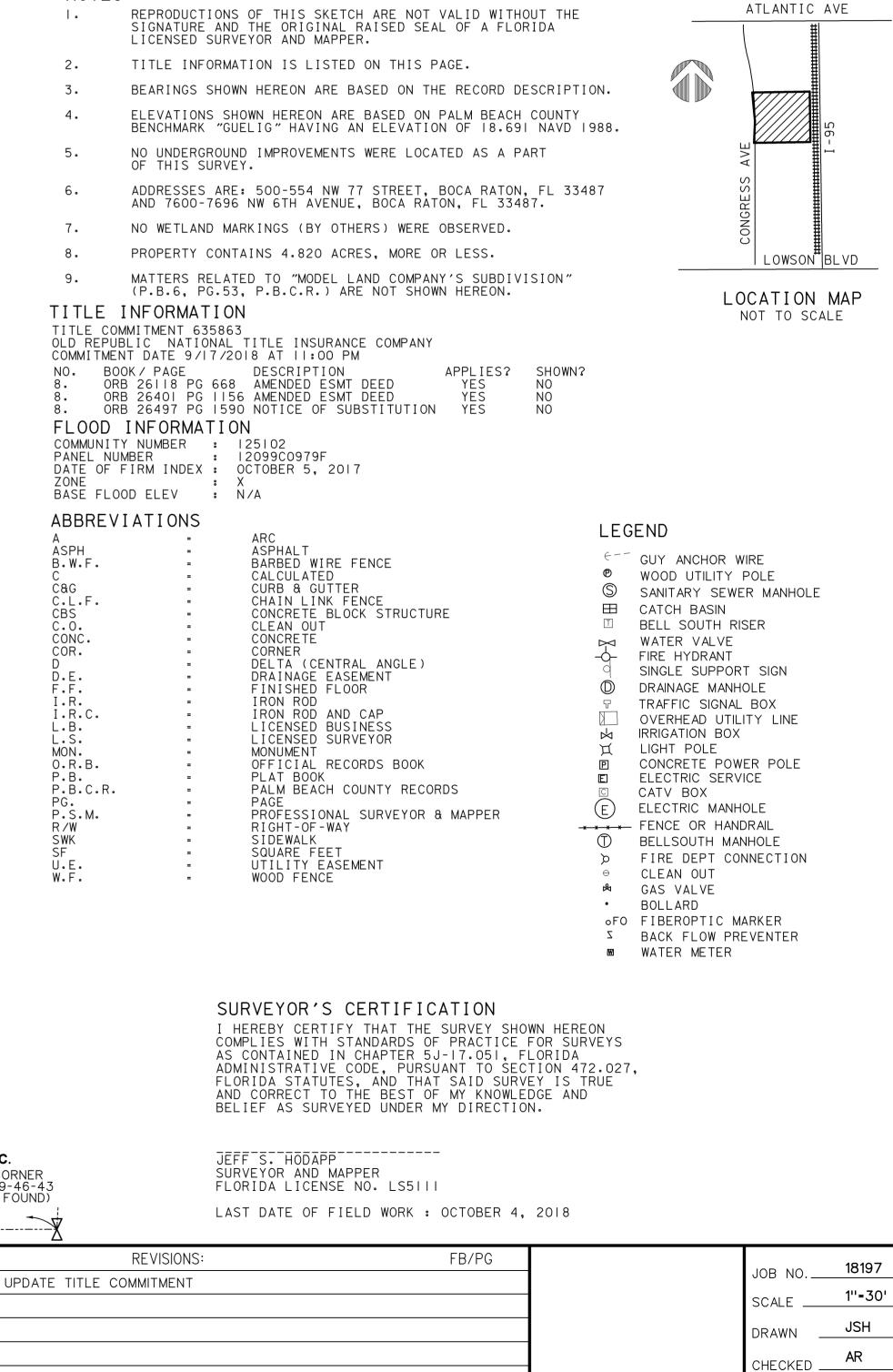
LEGAL DESCRIPTION Parcel of land lying in Section 19, Township 46 South, Range 43 East, Palm Beach County Florida, being more particularly described as follows:

Commencing at the quarter Section corner in the East line of said Section 19; thence South 89° 27'44" West (assumed) along the East-West quarter Section line of said Section 19, a distance of 945.09 feet to a point in the East right-of-way of Congress Avenue; thence North 00° 12'55" West along the East right-of-way of said Congress Avenue, as shown on Road Plat Book 4, at Page(s) 4, 66, 67 and 68, of the Public Records of Palm Beach County, Florida, a distance of 1180.00 feet to the Point of Beginning of the parcel to be herein described: Thence continue North 00° 12'55" West, along the East line of said Congress Avenue, a distance of 221.24 feet to the point of curvature of a curve concave to the West; thence Northwesterly, along the arc of said curve, having a radius of 1094.74 feet and a central angle of 17° 56'29", a distance of 342.80 feet; thence North 89"27'44" East and parallel with the East-West quarter Section line of said Section 19, a distance of 432.51 feet to a point in the West right-of-way line of the Seaboard Airline Railroad; thence South 00° 12'55" East along said West right-of-way line of the Seaboard Airline Railroad, a distance of 379.17 feet to the Point of Beginning aforedescribed.

LESS AND EXCEPT that portion of the above described property set forth as Parcel 109 in that Stipulated Final Judgment filed in Palm Beach Circuit Court under Case No. CL-88-4197(AA) and recorded in O.R. Book 5819, Page 401, Public Records of Palm Beach County, Florida, to wit:

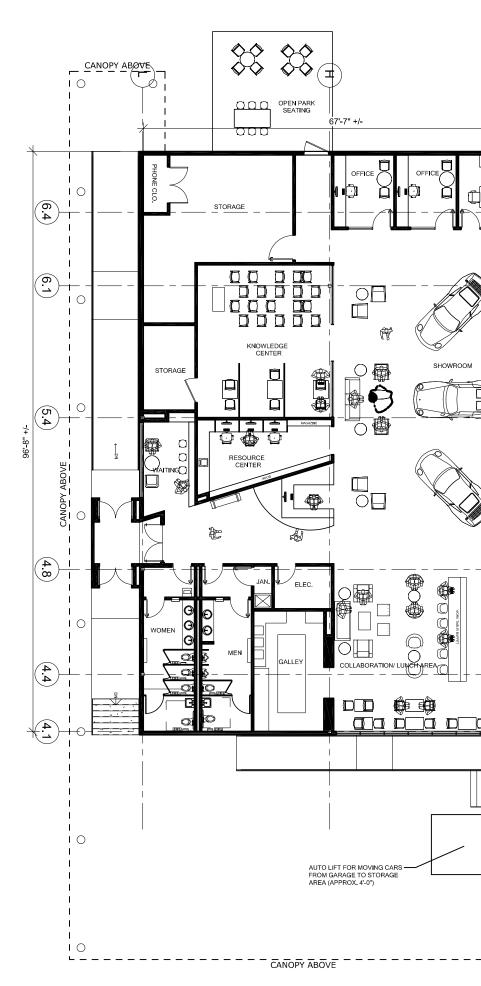
A portion of the Northeast one-quarter (NE 1/4) of Section 19, Township 46 South, Range 43 East, Palm Beach County, Florida, further described as follows:

Commencing at the East quarter corner of said Section 19; thence South 88° 47'26" West along the East-West centerline of said Section 19, a distance of 944.73 feet to a point on the Easterly right-of-way line of Congress Avenue as recorded in 0,R. Book 1856, Page 679, of the Public Records of Palm Beach County, Florida, as now laid out and in use; thence North 00° 52'38" West, along said Easterly right-of-way line, a distance of 1180.00 feet to the Point of Beginning; thence continue North 00° 52'38" West, a distance of 221.92 feet to the point of curvature of a curve Westerly, having a radius of 1094.74 feet, and a central angle of 17° 56'29"; thence Northwesterly along the arc of said curve, a distance of 342.80 feet; thence North 88° 47'26" East, a distance of 14.68 feet to a point on a circular curve, having a radius of 1108.74 feet and a central angle of 17° 42'43" and whose radius bears South 71° 24'39" West from the said point; thence Southeasterly along the arc of said curve, a distance of 221.84 feet; thence South 88° 47'26" West, a distance of 14.00 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.



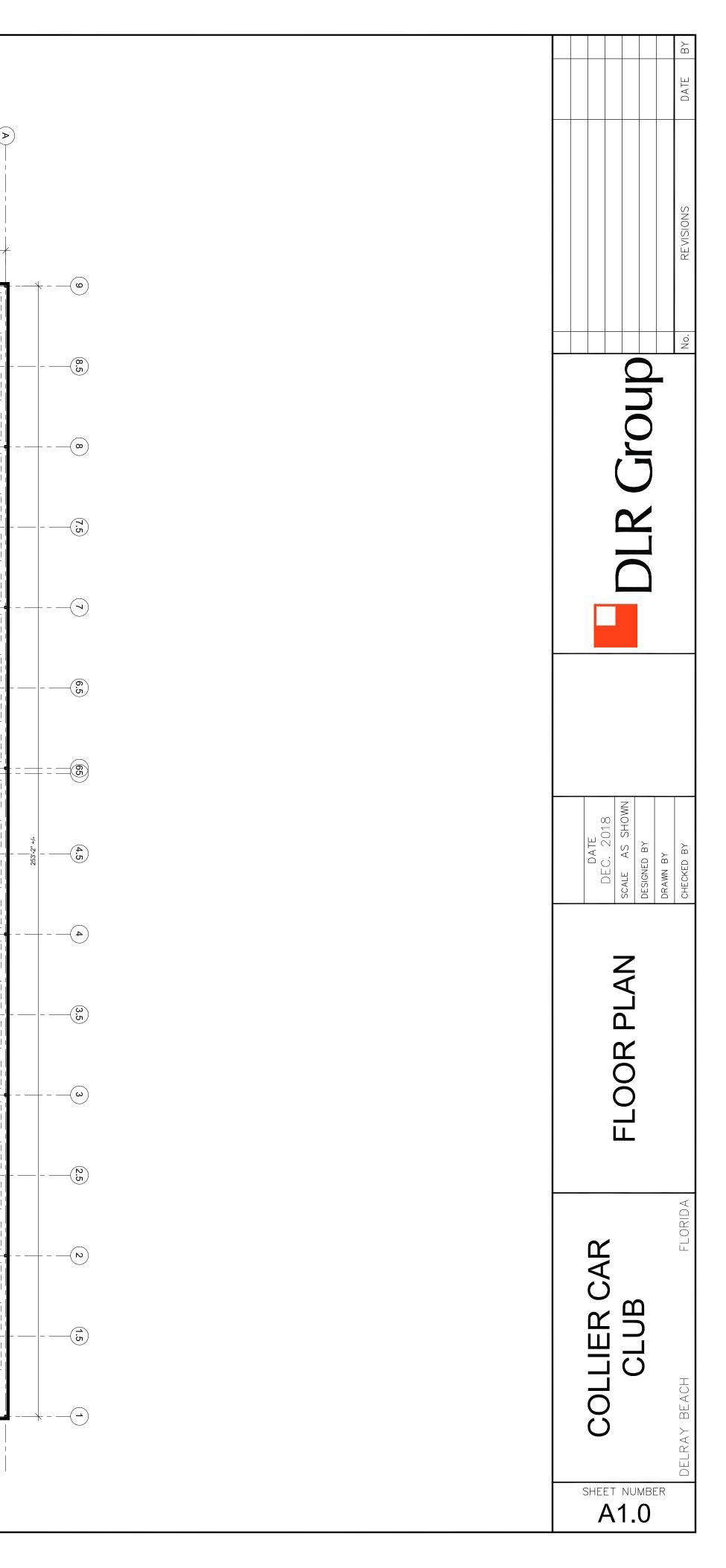
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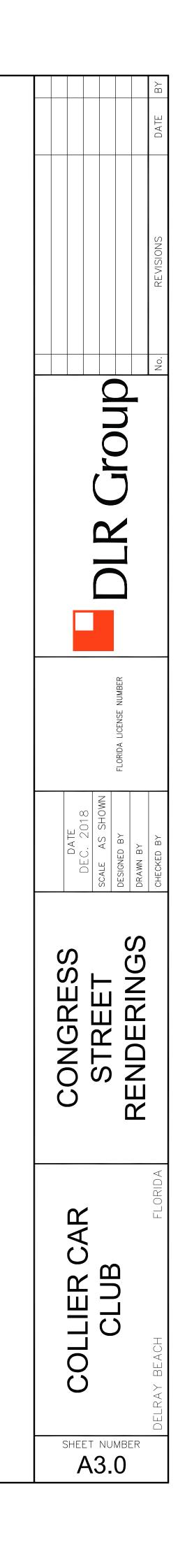


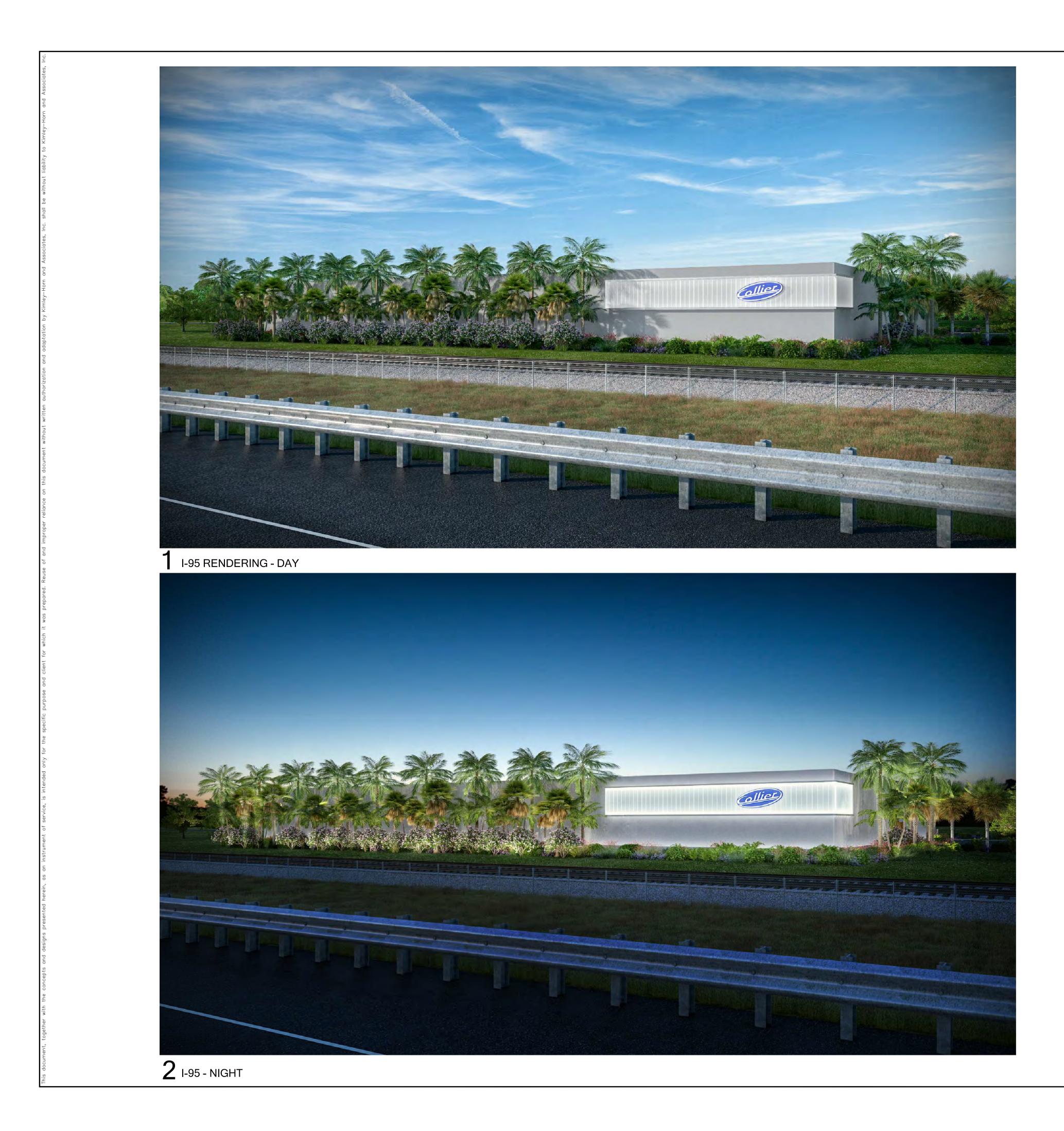
<b>G</b>	(F.5)		(E.5)		(D.5)	(B.5)	B	A.5	<b>A</b>
				FOR MOVING CARS IAGE TO STORAGE ROX. 4'-0')	     181-2" +/-				
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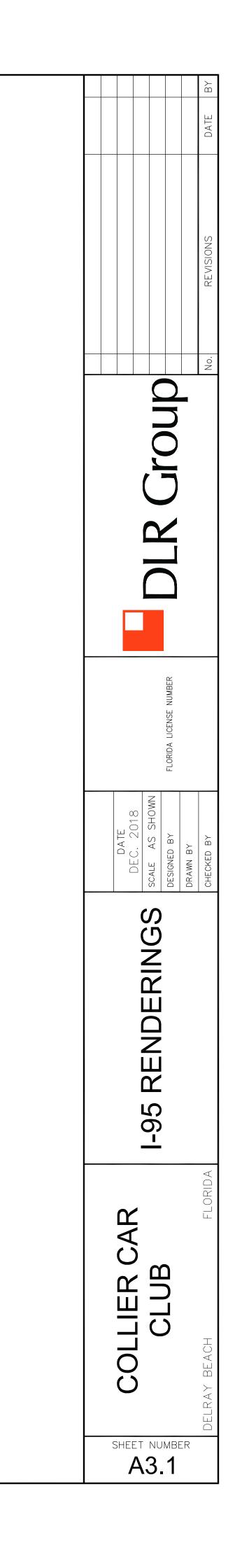


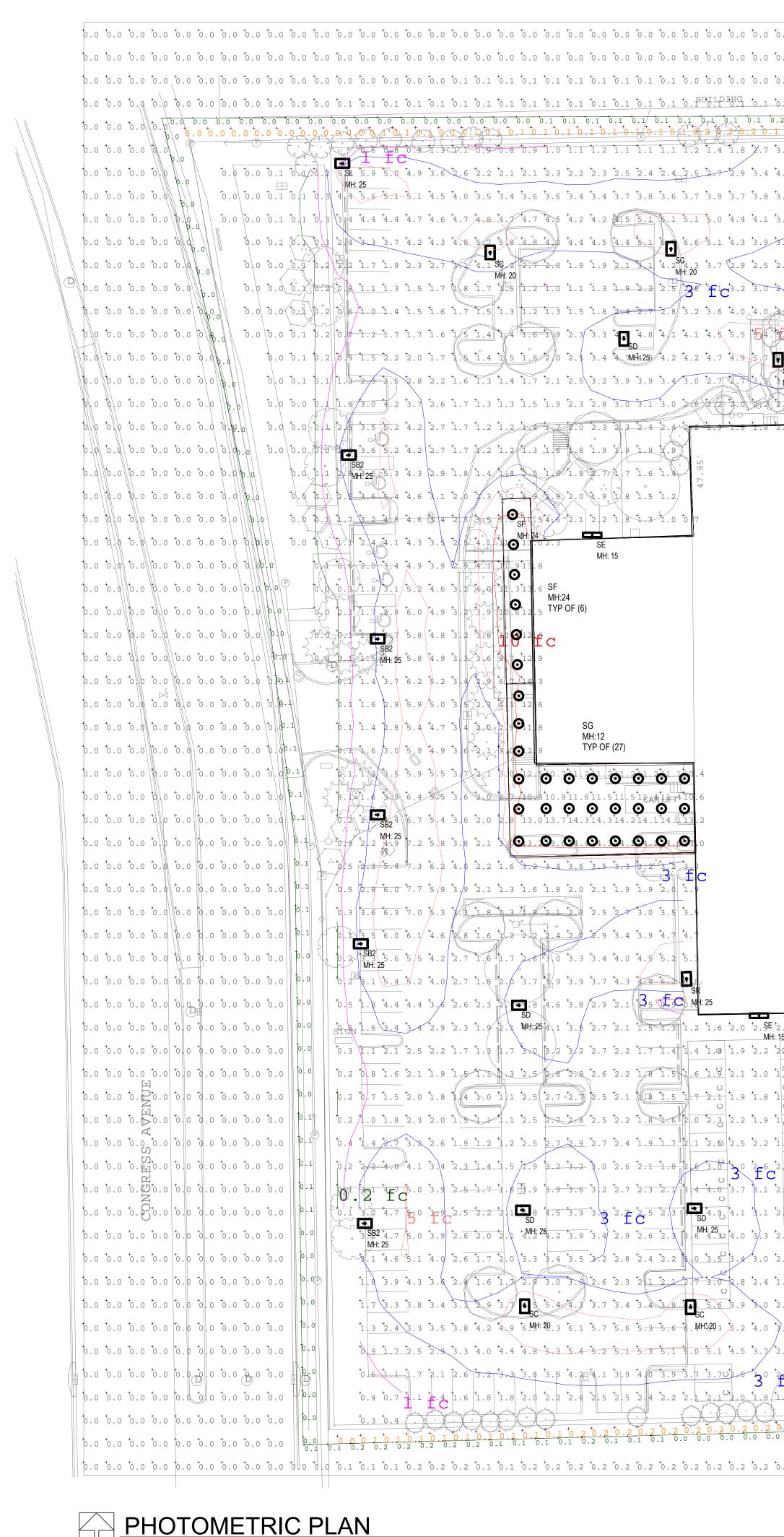












SCALE: 1" = 30'-0"

NORTH

$\begin{array}{c} & \overset{\dagger}{3}.8 & \overset{\dagger}{5}.2 & \overset{\dagger}{4} \\ & \overset{\bullet}{4}.0 & \overset{\dagger}{4}.9 & \overset{\dagger}{5}.3 & \overset{\dagger}{1}.5 \\ & \overset{\bullet}{4}.0 & \overset{\dagger}{4}.9 & \overset{\dagger}{5}.3 & \overset{\dagger}{1}.5 \\ & \overset{\dagger}{6}.2 & \overset{\dagger}{0}.1 & \overset{\dagger}{0}.1 & \overset{\dagger}{0}.1 & \overset{\dagger}{0}.1 & \overset{\dagger}{0}.0 & \overset{\dagger}{0} \\ & \overset{\dagger}{3}.8 & \overset{\dagger}{3}.9 & \overset{\dagger}{3}.9 & \overset{\dagger}{1}.7 \\ & \overset{\dagger}{0}.2 & \overset{\dagger}{0}.1 & \overset{\dagger}{0}.1 & \overset{\dagger}{0}.1 & \overset{\dagger}{0}.1 & \overset{\dagger}{0} \\ & \overset{\dagger}{3}.2 & \overset{\dagger}{2}.8 & \overset{\dagger}{2}.4 & \overset{\dagger}{1}.5 & \overset{\dagger}{0}.4 & \overset{\dagger}{0}.3 & \overset{\dagger}{0}.2 & \overset{\dagger}{0}.1 & \overset{\dagger}{0}.1 & \overset{\dagger}{0} \\ & \overset{\dagger}{2}.2 & \overset{\dagger}{2}.0 & \overset{\dagger}{1}.9 & \overset{\dagger}{1}.5 & \overset{\dagger}{0}.4 & \overset{\dagger}{0}.3 & \overset{\dagger}{0}.2 & \overset{\dagger}{0}.1 & \overset{\dagger}{0} \\ & \overset{\dagger}{2}.2 & \overset{\dagger}{2}.7 & \overset{\dagger}{2}.7 & \overset{\dagger}{2}.2 & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{2}.8 & \overset{\dagger}{3}.6 & \overset{\dagger}{3}.5 & \overset{\dagger}{2}.8 & \overset{\dagger}{2}.0 & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\dagger}{0} \\ & \overset{\dagger}{1}.4 & \overset{\dagger}{0}.9 & \overset{\dagger}{0}.6 & \overset{\dagger}{0}.4 & \overset{\phantom}{0}.4 & \overset{\phantom}{0}.4 & \overset{\phantom}{0}.4 & \overset{\phantom}{0}.4 & \overset{\phantom}{0}.4 & \phantom$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	*0.0       *0.0       *0.0       *0.0       *0.0       *0.0         *0.0       *0.0       *0.0       *0.0       *0.0       *0.0
EXISTING BUILDING		$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
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# Luminaire Schedule

Symbol	Туре	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor
	SB2	5	DSX2 LED P2 40K BLC MVOLT	19719	185	0.850
	SC	5	DSX2 LED P1 40K T3M MVOLT	18409	140	0.850
→	SD	4	DSX2 LED P2 40K T4M MVOLT	23543	185	0.850
	SE	3	DSXW1 LED 20C 700 40K T4M MVOLT	5554	46	0.850
$\odot$	SF	6	LDN6 40_50 LO6AR LSS	4799	55.56	0.850
Ō	SG	27	LDN6 40_20 LO6AR LSS	1972	22.61	0.850
<b>→</b>	SL	1	DSX2 LED P1 40K LCCO MVOLT	11562	140	0.850
->	SR	2	DSX2 LED P1 40K RCCO MVOLT	11562	140	0.850

## Calculation Summary

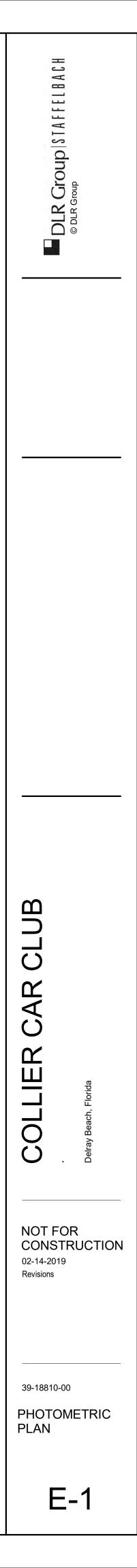
Calculation Summary						
Calculation Grid Location	Units	Avg	Max	Min	Avg/Min	Max/Min
HORIZONTAL PROPERTY LINE - 6FT	Fc	0.1	0.2	0.0	N.A.	N.A.
VERTICAL PROPERTY LINE - 6FT	Fc	0.1	0.2	0.0	N.A.	N.A.
CANOPY - DRIVE THRU - OVERHANG	Fc	12.8	14.6	10.3	1.2	1.4
PARKING LOT	Fc	3.0	7.6	1.0	3.0	7.6

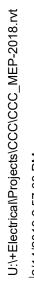
1. DESIGN FOLLOWS THE ASHRAE/IESNA EXTERIOR LIGHTING STANDARD AND IS IN COMPLIANCE WITH CITY OF DELRAY LIGHTING ORDINANCES. ALL LIGHT FIXTURES ARE FULL CUT-OFF TYPE; NO UPLIGHT.

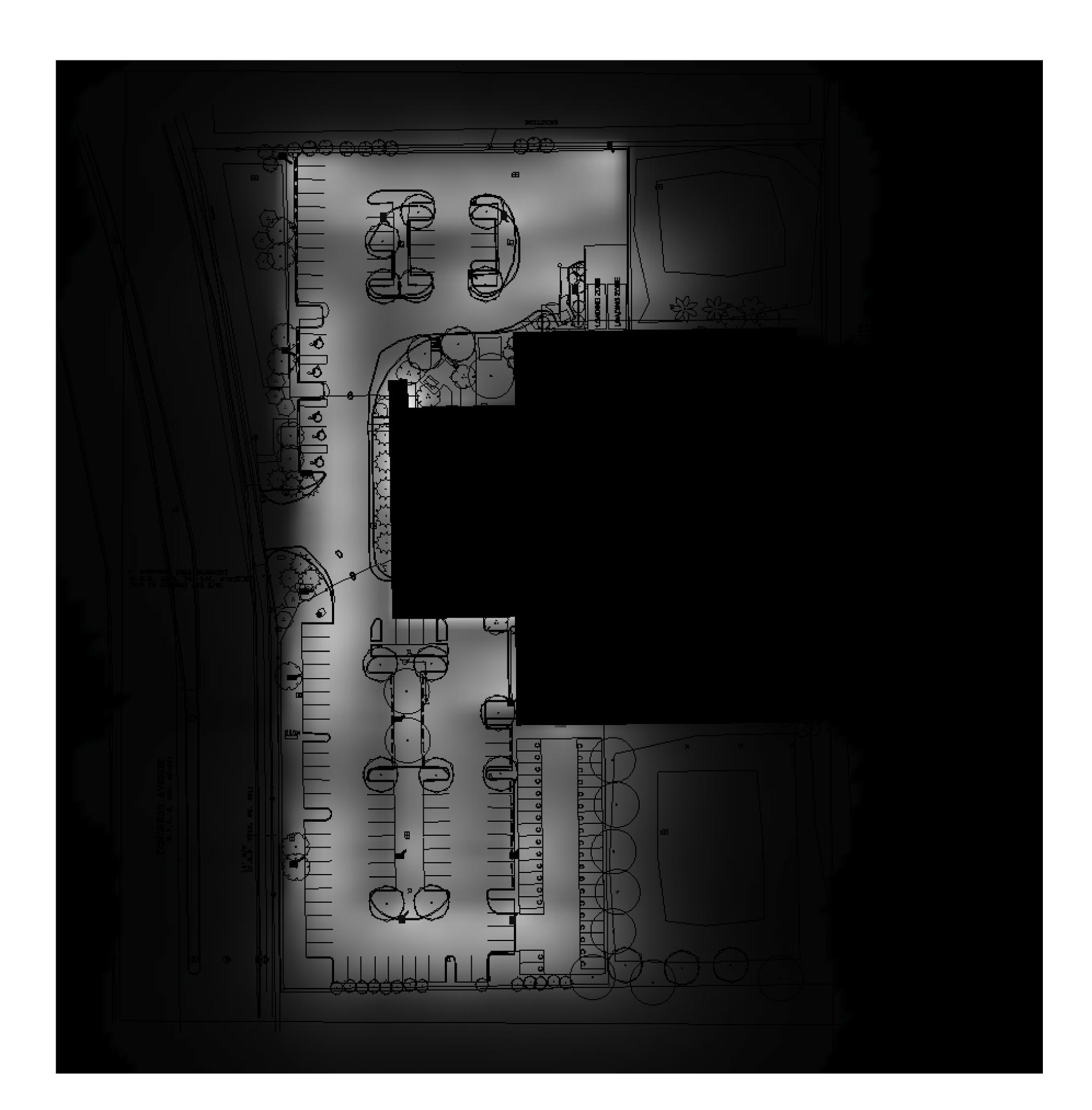
- MAXIMUM MOUNTING HEIGHT IS 25' ABOVE GRADE.

ORDINANCE . DESIGN UTILIZES SPECIALIZED OPTICS WITH BACKSIDE SHIELDS FOR LIGHT CONTROL AND MINIMAL LIGHT SPILLAGE TO ADJOINING PROPERTIES. DESIGN COMPLIES WITH THE REQUIREMENT FOR 0.25 HORIZONTAL AND VERTICAL FOOT-CANDLES MEASURED AT SIX FEET ABOVE GRADE LEVEL ALONG THE PROPERTY LINES.

4. DESIGN MEETS THE MAX, MIN, MAX/MIN, AVERAGE/MIN RATIOS AS DEFINED IN THE LOCAL LIGHTING







DLR Group STAFFELBACH © DLR Group
COLLIER CAR CLUB - Delray Beach, Florida
Deray Beach, Florida Deray Beach 22-14-2019 Revisions
<sup>39-18810-00</sup> PHOTOMETRIC RENDERING