

14

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PROJECT LOCATION

704

704

25

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ATTACHMENT 1

PALM BEACH

LAKE HAVEN

MOUNTS BOTANICAL GARDEN

Palm Beach International Airport

Palm Beach International Airport

LAKE LYAL

HERALD'S GOLF COURSE

FLORIDA'S 91

OKEECHOBEE BLVD

WESTGATE

BLVD

SOUTHERN BLVD

98

GUN

CLUB

CLUB

SEE LIST

ROEBUCK RD

ROEBUCK RD

FLORIDA'S 91

BLVD

BLVD

DREXEL

HAVERRILL RD

HAVERRILL

MOUNTS BOTANICAL GARDEN

Palm Beach International Airport

Palm Beach International Airport

LAKE LYAL

HERALD'S GOLF COURSE

FLORIDA'S 91

OKEECHOBEE BLVD

WESTGATE

BLVD

SOUTHERN BLVD

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GUN

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ROEBUCK RD

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FLORIDA'S 91

BLVD

BLVD

DREXEL

HAVERRILL RD

HAVERRILL

MOUNTS BOTANICAL GARDEN

Palm Beach International Airport

Palm Beach International Airport

LAKE LYAL

RESOLUTION NO. R-2009-

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
PALM BEACH COUNTY, FLORIDA, TO APPROVE A MAINTENANCE
MEMORANDUM OF AGREEMENT WITH THE FLORIDA
DEPARTMENT OF TRANSPORTATION**

WHEREAS, Palm Beach County (COUNTY) wishes to enter into a Maintenance Memorandum of Agreement (MMA) with the Florida Department of Transportation (FDOT) for the COUNTY's maintenance of landscape, Irrigation and Hardscape improvements to be installed by FDOT on Okeechobee Boulevard between Florida's Turnpike and Military Trail; and

WHEREAS, this section of Okeechobee Boulevard is under the jurisdiction of FDOT.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA THAT:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The Chairman (or Vice Chairman) is hereby authorized to execute the MMA on behalf of the COUNTY.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

District 1 – KAREN T. MARCUS

District 2 - JOHN F. KOONS

District 3 – SHELLEY VANA

District 4 – STEVEN L. ABRAMS

District 5 - BURT AARONSON

District 6 – JESS R. SANTAMARIA

District 7 - PRISCILLA A. TAYLOR

The Chairman thereupon declared this Resolution duly passed and adopted this
_____ Day of _____, 2009.

SHARON R. BOCK, CLERK AND COMPTROLLER

BY: _____
Deputy Clerk

SEAL

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: _____
(County Attorney)

ATTACHMENT 2

F:\Median\Agreements\ASH\Resolutions\OkeechobeeResolution101409.doc

SECTION No.: 93280
FM No. (s): 421694-1-52-01
COUNTY: Palm Beach
S.R. No.: 704

**DISTRICT FOUR
MAINTENANCE MEMORANDUM OF AGREEMENT**

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, a component agency of the State of Florida, hereinafter called the DEPARTMENT and the County of Palm Beach, a political subdivision, existing under the Laws of Florida, hereinafter called the AGENCY.

WITNESSETH:

WHEREAS, the DEPARTMENT has jurisdiction over State Road 704 (Okeechobee Boulevard as part of the State Highway System as described in Exhibit A; and

WHEREAS, the DEPARTMENT seeks to install and have maintained by the AGENCY certain landscape improvements within the right of way of State Road 704 (Okeechobee Boulevard as described within Exhibit B; and

WHEREAS, as part of the continual updating of the State of Florida Highway System, the DEPARTMENT, for the purpose of safety, protection of the investment and other reasons, has constructed and does maintain the highway facility as described in Exhibit A attached hereto and incorporated by reference herein, within the unincorporated County and

WHEREAS, the AGENCY is of the opinion that highway facilities within the AGENCY'S limits that contain landscape improvements to medians and areas outside the travelway to the right of way line and areas within the travelway containing specialty surfacing (concrete pavers, stamped asphalt or stamped concrete), including any hardscape (if applicable), but excluding standard concrete sidewalk, shall be maintained by periodic pruning, mowing, fertilizing, weeding, litter pick-up, necessary replanting, irrigation repair and repair of any median concrete replacements associated with the specialty surfacing (if applicable) as needed; and

WHEREAS, it is the intent of the AGENCY and the DEPARTMENT that the AGENCY shall maintain all right of way within the medians, outside the travelway and improvements made to the travelway that was made at the request of the AGENCY; and

WHEREAS, the parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party; and

WHEREAS, the AGENCY by Resolution No. _____ dated _____, 20____, attached hereto and by this reference made a part hereof, desires to enter into this Agreement and authorizes its officers to do so;

NOW THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

1. The recitals set forth above are true and correct and are deemed incorporated herein.
2. **INSTALLATION OF FACILITIES**

The DEPARTMENT hereby agrees to install or cause to be installed *landscape improvements* including: plantings, irrigation and/or hardscape on the highway facilities substantially as specified in the initial plans and specifications hereinafter referred to as the Project (s) and incorporated herein as Exhibit B. If there are any major changes to the plans, the DEPARTMENT shall provide the modified plans to the AGENCY and the AGENCY shall provide their approval or disapproval to the DEPARTMENT within 10 business days. The DEPARTMENT may elect to withdraw the landscape improvement if changes are not approved within the given time frame. Hardscape shall mean, but not be limited to, any landscape lighting, any non-standard roadway, sidewalk, median or crosswalk surfacing, such as, but not be limited to concrete pavers, stamped asphalt or color stained and/or stamped concrete, fountain, tree grates, and/or decorative free standing wall.

3. **MAINTENANCE OF FACILITIES**

- A. The AGENCY agrees to maintain the landscape improvements, as existing and those to be installed by this project, within the physical limits described in Exhibit A and as defined as: plantings, irrigation, and / or hardscape within the medians and areas outside the travelway to the right of way line and areas within the travelway containing specialty surfacing as existing and as described in Exhibit B. The non-standard improvements outside the travelway shall be maintained by the AGENCY regardless if the said improvement was made by the DEPARTMENT, the AGENCY, or others by periodic pruning, mowing, fertilizing, weeding, curb and sidewalk edging, litter pickup, necessary replanting, and / or repair following the DEPARTMENT'S landscape safety and maintenance guidelines and Exhibit C, the Maintenance Plan. The AGENCY'S responsibility for maintenance shall include all landscaped / turfed and hardscape areas within the median and areas outside the travelway to the right-of-way and areas within the travelway containing specialty surfacing. It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway caused by the differential characteristics of non-standard surfacing and the associated header curb and concrete areas on DEPARTMENT right-of-way within the limits of this Agreement.
- B. Such maintenance to be provided by the AGENCY is specifically set out as follows: to maintain, which means to properly water and fertilize all plants; to keep them as free as practicable from disease and harmful insects; to properly mulch the planting beds; to keep the premises free of weeds; to mow the grass to the proper height; to properly prune all plants which at a minimum includes: (1) removing dead or diseased parts of plants, (2) pruning such parts thereof to provide clear visibility to signage or for those using the roadway and or sidewalk; (3) preventing any other potential roadway hazards. Plants shall be those items which would be scientifically classified as plants and include but are not limited to trees, shrubs, groundcover and sod. To maintain also means to remove or replace dead or diseased plants in their entirety, or to remove or replace those that fall

below original project standards. Palms must be kept fruit free year round. To maintain also means to keep the header curbs that contain the specialty surfacing treatment in optimum condition. To maintain also means to keep the hardscape areas free from weeds and to repair said hardscape as is necessary to prevent a safety hazard. To maintain also means to keep litter removed from the median and areas outside the travel way to the right of way line. All plants removed for whatever reason shall be replaced by plants of the same species type, size, and grade as specified in the original plans and specifications. Any changes to the original plans shall be submitted by permit application to the DEPARTMENT for review and approval.

- C. If it becomes necessary to provide utilities (water/electricity) to the medians or areas outside the travelway for these improvements, all costs associated with the utilities associated with landscape accent lighting and/or irrigation including, but not limited to the impact and connection fees, and the on-going cost of utility usage for water and electrical, are the maintaining AGENCY'S responsibility.

(1) The AGENCY shall be directly responsible for impact and connection fees

AND

(2) The AGENCY shall become responsible for the above named on going utility costs upon final acceptance of the construction Project by the DEPARTMENT and thereafter. The construction Project is accepted prior to the start of the Plant Establishment and Contractor's Warranty Period.

AND

(3) The AGENCY shall be responsible for all the improvements immediately after final acceptance of the construction Project by the DEPARTMENT except for plants. The AGENCY shall be responsible for the maintenance of all improvements after the completion of the Plant Establishment and Contractor's Warranty Period.

- D. The above named functions to be performed by the AGENCY may be subject to periodic inspections by the DEPARTMENT at the discretion of the DEPARTMENT. Such inspection findings will be shared with the AGENCY and shall be the basis of all decisions regarding, repayment, reworking or Agreement termination. The AGENCY shall not change or deviate from said plans without written approval of the DEPARTMENT.

4. NOTICE OF MAINTENANCE DEFICIENCIES

- A. If at any time after the AGENCY has undertaken the landscape improvement's maintenance responsibilities mentioned above, it shall come to the attention of the DEPARTMENT'S District Secretary that the limits, or a part thereof, are not properly maintained pursuant to the terms of this Agreement, said District Secretary may at his/her option, issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter to the AGENCY, placing said AGENCY on notice thereof. Thereafter the AGENCY shall have a period of thirty (30) calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the DEPARTMENT may at its option, proceed as follows:

- (1) Maintain the landscape improvements or any part thereof, with DEPARTMENT or Contractor's personnel and invoice the AGENCY for expenses incurred, or
 - (2) Terminate the Agreement in accordance with Paragraph 9 of this Agreement and remove, by the DEPARTMENT or Contractor's personnel, all of the landscape improvements installed under this Agreement or any preceding Agreements, except as to trees and palms, and charge the AGENCY the reasonable cost of such removal.
- B. The AGENCY agrees to reimburse the DEPARTMENT all monies expended by the DEPARTMENT for the Project listed in Exhibit B in the amounts listed in those plans should the landscape improvement fail to be maintained in accordance with the terms and conditions of this Agreement.

5. FUTURE DEPARTMENT IMPROVEMENTS

It is understood between the parties hereto that the landscape improvements covered by this Agreement may be removed, relocated or adjusted at any time in the future as determined to be necessary by the DEPARTMENT in order that the adjacent state road be widened, altered or otherwise changed to meet with future criteria or planning of the DEPARTMENT. The AGENCY shall be given sixty (60) calendar days notice to remove said landscape improvements at AGENCY'S expense after which time the DEPARTMENT may remove same. All permits (including tree permits), fees, and any mitigation associated with the removal, relocation or adjustments of these improvements are the maintaining AGENCY'S responsibility.

6. FUTURE AGENCY IMPROVEMENTS

The AGENCY may construct additional landscape improvements within the limits of the rights of ways identified as a result of this document, subject to the following conditions:

- (a) Plans for any new landscape improvements shall be subject to approval by the DEPARTMENT. The AGENCY shall not change or deviate from said plans without written approval by the DEPARTMENT.
- (b) The AGENCY shall procure a permit from the DEPARTMENT.
- (c) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.
- (d) The AGENCY agrees to comply with the requirements of this Agreement with regard to any additional landscape improvements installed at no cost to the DEPARTMENT.

7. ADJACENT PROPERTY OWNER IMPROVEMENTS

The DEPARTMENT may allow an adjacent property owner to construct additional landscape improvements within the limits of the rights of way identified in Exhibit A of this Agreement that the AGENCY shall be responsible for maintaining under this Agreement subject to the following conditions:

- (a) Plans for any new landscape improvements shall be subject to approval by the

DEPARTMENT and shall require a valid permit attached with a letter of consent to said plans by the AGENCY. The plans shall not be changed or deviated from without written approval by the DEPARTMENT and the AGENCY.

- (b) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.
- (c) The AGENCY agrees to comply with the requirements of this Agreement with regard to any additional landscape improvements installed by an adjacent owner.

8. PROJECT COST

The DEPARTMENT agrees to enter into a contract for the installation of the Project for an amount not to exceed \$76,409.94 as defined in Exhibit D. This amount may be reduced or eliminated at the sole discretion of the DEPARTMENT or due to budgetary constraints of the DEPARTMENT.

The DEPARTMENT'S participation in the Project cost, as described in Exhibit D is limited to only those items which are directly related to this Project. The AGENCY shall be invited to assist the DEPARTMENT in final inspection upon completion of the Plant Establishment and Contractor's Warranty Period.

9. AGREEMENT TERMINATION

This Agreement may be terminated under any one (1) of the following conditions:

- (a) By the DEPARTMENT, if the AGENCY fails to perform its duties under this Agreement, following ten (10) days written notice.
- (b) By the DEPARTMENT, for refusal by the AGENCY to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the AGENCY in conjunction with this Agreement.
- (c) By the AGENCY prior to the installation of any landscape improvements in the event that the DEPARTMENT reduces funding for the project as described in Paragraph 8 "PROJECT COST".

10. AGREEMENT TERM

- A. The term of this Agreement commences upon execution by all parties. The term of this Agreement shall last as long as the landscape improvements exist.
- B. If the DEPARTMENT cancels the Project described in Exhibit B, as the AGENCY cancels because of reduced funding this Agreement becomes void and the original Agreement is reinstated if any.

11. LIABILITY AND INSURANCE REQUIREMENTS

- A. With respect to any of the AGENCY'S agents, consultants, sub-consultants, contractors, and/or sub-contractors, such party in any contract for this project shall agree to indemnify, defend, save and hold harmless the DEPARTMENT from all claims,

demands, liabilities, and suits of any nature arising out of, because of or due to any intentional and/or negligent act or occurrence, omission or commission of such agents, consultants, subconsultants, contractors and/or subcontractors. The AGENCY shall provide to the DEPARTMENT written evidence of the foregoing upon the request of the DEPARTMENT. It is specifically understood and agreed that this indemnification clause does not cover or indemnify the DEPARTMENT for its own negligence.

- B. In the event that AGENCY contracts with a third party to provide the services set forth herein, any contract with such third party shall include the following provisions:
- (a) AGENCY'S contractor shall at all times during the term of this Agreement keep and maintain in full force and effect, at contractor's sole cost and expense, Comprehensive General Liability with minimum limits of \$1,000,000.00 per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability and Worker's Compensation insurance with minimum limits of \$500,000.00 per Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability and Worker's Compensation policy without restrictive endorsements, as filed by the Insurance Services Office and shall name the DEPARTMENT as an additional insured.
 - (b) AGENCY'S contractor shall furnish AGENCY with Certificates of Insurance of Endorsements evidencing the insurance coverages specified herein prior to the beginning performance of work under this Agreement.
 - (c) Coverage is not to cease and is to remain in full force and effect (subject to cancellation notice) until all performance required of AGENCY'S contractor is completed. All policies must be endorsed to provide the DEPARTMENT with at least thirty (30) days notice of cancellation and or/ restriction. If any of the insurance coverages will expire prior to the completion of work, copies of renewal policies shall be furnished at least (30) days prior to the date of expiration.
12. This writing embodies the entire Agreement and understanding between the parties hereto and there are no other Agreements and understanding, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby.
13. The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The DEPARTMENT shall require a statement from the Comptroller of the DEPARTMENT that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the DEPARTMENT which are for an amount in excess of TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) and which have a term for a period of more than one year.
14. The DEPARTMENT'S District Secretary shall decide all questions, difficulties and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the

prosecution or fulfillment of the service hereunder and the character, quality, amount and value thereof; and his decision upon all claims, questions and disputes shall be final and conclusive upon the parties hereto.

15. This Agreement may not be assigned or transferred by the AGENCY in whole or part without the consent of the DEPARTMENT.
16. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the contract and Florida law, the laws of Florida shall prevail. The Agency agrees to waive forum and venue and that the Department shall determine the forum and venue in which any dispute under this agreement is decided.

17. NOTICES

Any and all notices given or required under this Agreement shall be in writing and either personally delivered with receipt acknowledgement or sent by certified mail, return receipt requested. All notices shall be sent to the following addresses:

If to the Department:
State of Florida Department of Transportation
3400 West Commercial Blvd.
Ft. Lauderdale, FL 33309-3421
Attention: Elisabeth A. Hassett, R.L.A.
FDOT District IV Landscape Architect

If to the Agency:
Palm Beach County
2300 N. Jog Road, 3rd Floor
West Palm Beach, Florida 33411-2745
Attention: Andrew S. Hertel, AICP
Title: Manager, Streetscape Section

18. LIST OF EXHIBITS

Exhibit A: Project Location & Maintenance Boundaries
Exhibit B: Project Plans
Exhibit C: Maintenance Plan
Exhibit D: Approximate Project Cost

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the day and year first above written.

AGENCY

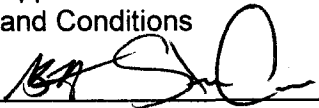
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____
Chairperson/Mayor

By: _____
Transportation Development Director

Attest: _____ (SEAL)
Clerk

Attest: _____ (SEAL)
Executive Secretary

Approved as to Terms
and Conditions _____ Date _____


Legal Approval _____ Date _____
District General Counsel _____

SECTION No.:	93280
FM No. (s)	421694-1-52-01
COUNTY:	Palm Beach
S.R. No.:	SR-704

EXHIBIT A

PROJECT LOCATION AND MAINTENANCE BOUNDARIES

I. PROJECT LOCATION:

State Road 704 (Okeechobee Blvd.) from SR 93 (Florida's Turnpike) to West of SR 809 (Military Trail)

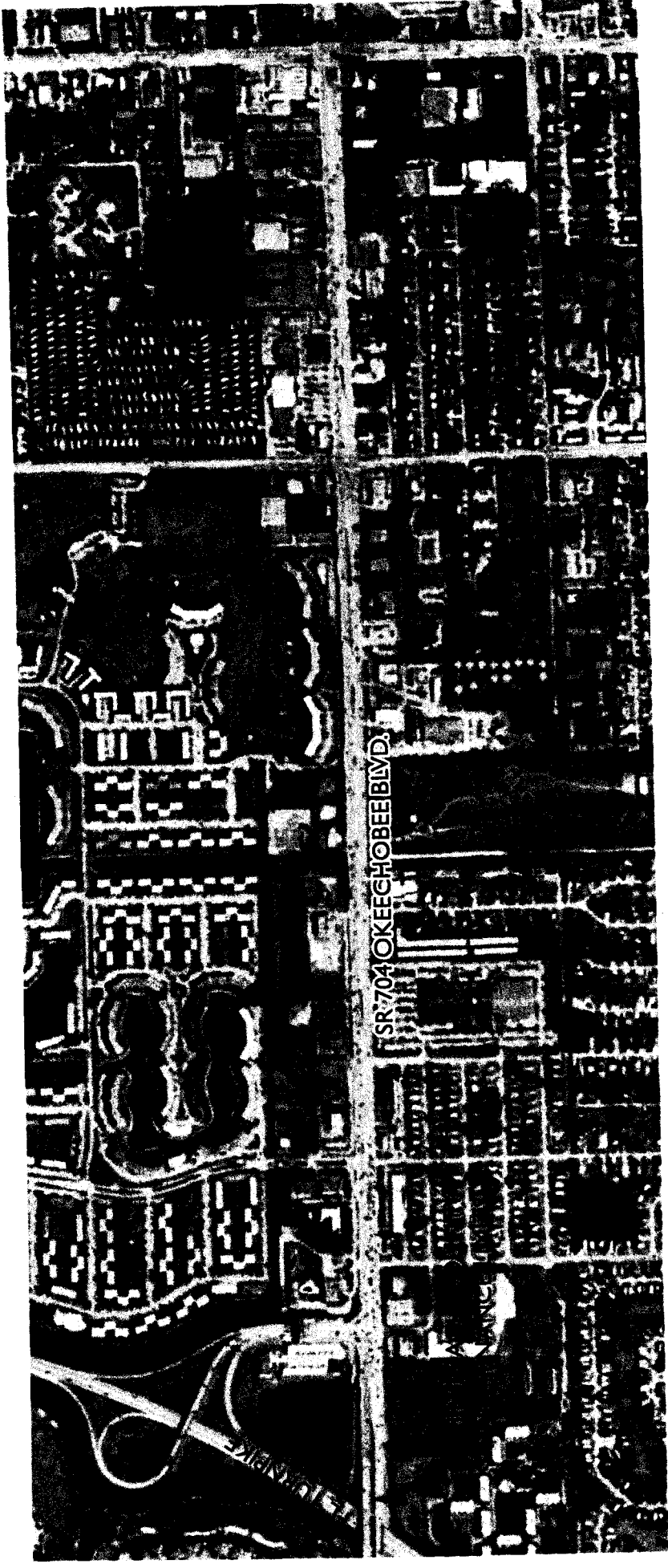
II. PROJECT LIMITS OF MAINTENANCE:

State Road 704 (Okeechobee Blvd.) from SR 93 (Florida's Turnpike) to West of SR 809 (Military Trail)

III. PROJECT MAINTENANCE MAP:

See attached

PALM BEACH COUNTY MAINTENANCE LIMITS MAP



SECTION No.: 93280
FM No. (s) 421694-1-52-01
COUNTY: Palm Beach
S.R. No.: SR-704

EXHIBIT B
PROJECT PLANS

The DEPARTMENT agrees to install the Project in accordance with the plans and specifications attached hereto and incorporated herein.

Please see attached plans prepared by: Land Design South, Jennifer Tighe RLA LA 1666
Date: 4-28-2009

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

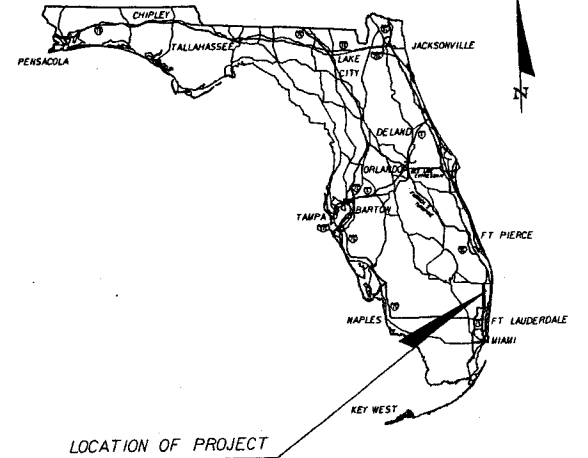
CONTRACT PLANS

FINANCIAL PROJECT ID 421694-1-52-01
PALM BEACH COUNTY (93280)
STATE ROAD NO. 704

LANDSCAPE PLANS

INDEX OF LANDSCAPE PLANS

SHEET NO.	SHEET DESCRIPTION
LD-1	KEY SHEET
LD-2 THRU LD-5	TABULATION OF QUANTITIES
LD-6	GENERAL NOTES
LD-7 THRU LD-24	LANDSCAPE PLANS
LD-25 THRU LD-26	IRRIGATION TABULATION OF QUANTITIES AND DETAILS
LD-27	IRRIGATION NOTES
LD-28 THRU LD-29	IRRIGATION PLANS



LANDSCAPE SHOP DRAWINGS
TO BE SUBMITTED TO:
SRD, Inc.
6300 NW 33rd Ave., Ste. 222
FL Lauderdale, FL 33309
Phone: (954) 316-3882
Fax: (954) 316-3885
Attn: Keith Simpson, P.E.

PLANS PREPARED BY:

LAND DESIGN SOUTH
7100 CENTREWAY WEST DR.
SUITE 100
WEST PALM BEACH FL
33411-4700
JENNIFER TIGHE LA RES # 1000
CERTIFICATE OF AUTHORIZATION NO: 000206

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

APR 28 2009

KEY SHEET REVISIONS		
DATE	BY	DESCRIPTION

LANDSCAPE PLANS
ARCHITECT OF RECORD: JENNIFER M. TIGHE, RLA

RLA NO. 1666

FISCAL YEAR	SHEET NO.
10	LD-1

FDOT PROJECT MANAGER: ANSON SONNETT, P.E.

mot1

4/28/2009

10:26:28 AM

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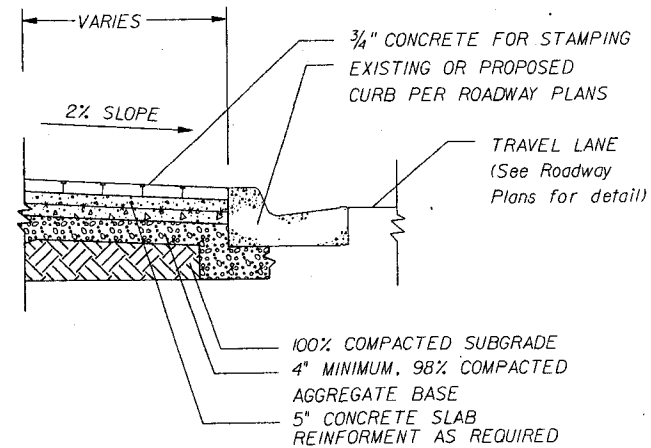
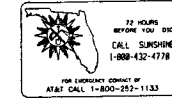
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61G0-1.001, F.A.C.

GENERAL NOTES

1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES AND FIELD CHECK ALL DIMENSIONS PRIOR TO ANY LANDSCAPE OR IRRIGATION INSTALLATION. REPORT ANY CONFLICTS AND DISCREPANCIES TO ENGINEER.
2. ANY CONSTRUCTION NOT IN COMPLIANCE W/ FDOT STANDARDS, SPECIFICATIONS & THESE PLANS WILL BE REJECTED BY THE ENGINEER AND REPLACED WITH PROPER INSTALLATION COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
3. TREES AND PALMS HAVE UNIQUE SYMBOLS IN THE LANDSCAPE PLANS AND ARE THEREFORE QUANTIFIED PER EACH PLANS SHEET. SOD IS SHOWN BY HATCHED AREAS.
4. FERTILIZE ALL TREES WITH A COMPLETE, SLOW-RELEASE BRAND FERTILIZER WITH AN APPROX. RATIO OF 4-2-1. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR APPLICATION. FERTILIZE PALMS WITH SPECIAL PALM FERTILIZER CONTAINING MANGANESE AND MAGNESIUM PER MANUFACTURER'S DIRECTION. ALL FERTILIZER SHALL COMPLY WITH SECTION 982.
5. CONTRACTOR SHALL VERIFY SOIL DRAINAGE CONDITIONS OF ALL PLANTING HOLES PRIOR TO PLANTING IN COMPLIANCE WITH FDOT SPECIFICATION SECTION 580-3.3. COST FOR ALL BED PREPARATION, UNSUITABLE SOIL REMOVAL AND ADDITIONAL FINISH SOIL WILL BE INCLUDED IN THE COST WITH SECTION 982.
6. ADDED FINISH SOIL SHALL BE FRIABLE LOAM TYPICAL OF LOCALLY CULTIVATED TOPSOIL, CONTAINING AT LEAST 5% DECAYED ORGANIC MATTER, A PH LEVEL BETWEEN 6.0 AND 7.0 AND TAKEN FROM WELL-DRAINED ARABLE SITES. SOIL WILL BE IN COMPLIANCE WITH SECTION 987 OF FDOT STANDARD SPECIFICATIONS, AND THE MORE STRINGENT REQUIREMENTS LISTED ABOVE. TOPSOIL FROM AREAS INFESTED WITH NUTGRASS OR TROPICAL SODA APPLE WILL NOT BE ACCEPTED. CONTRACTOR WILL PROVIDE VERIFICATION THAT ADDED SOIL COMPLIES WITH REQUIREMENTS BY SUBMITTAL OF SOIL TEST REPORT AND SOIL SAMPLES.
7. TREAT ALL PLANTING BEDS WITH PRE-EMERGENT AND POST-EMERGENT HERBICIDES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. SUBMIT RECEIPTS FOR MATERIALS USED. ALL HERBICIDES TO BE APPLIED BY A FLORIDA LICENSED HERBICIDE APPLICATOR, WITH PROPER CERTIFICATION. CONTRACTOR TO PROVIDE COPIES OF LICENSE DOCUMENTATION.
8. MULCH, IN COMPLIANCE WITH FDOT STANDARD INDEX 544 GENERAL NOTES, WITH CLEAN, INSECT FREE FLORIMULCH OR APPROVED EQUAL WATER IN WELL TO SECURE IN PLACE.
9. PRIOR TO SOD INSTALLATION PLEASE CALL THE PALM BEACH COUNTY ENGINEERING AND STREETSCAPE SECTION FOR A GRADE INSPECTION. LAY SOD SOLIDLY IN ALL DISTURBED OR INDICATED AREAS WITH CLOSELY ABUTTING JOINTS. ROLL AND FERTILIZE WITH A POLYMER/SULFUR COATED TURF FERTILIZER WITH APPROX. RATIO OF 4-2-1 AND AT LEAST 30% SLOW RELEASE NITROGEN. APPLY AT THE MANUFACTURER'S SPECIFIED RATE. SUBMIT LABEL FOR APPROVAL AND RECEIPTS FOR MATERIAL USED. PIN ALL SODDED SLOPES GREATER THAN 3% WITH STEEL U-PINS / SOD STAPLES.
10. NOTIFY THE ADMINISTRATOR AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS I.E., COMPACTED SOIL/SUBGRADE, POOR DRAINAGE, UTILITY CONFLICTS, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE OR IRRIGATION INSTALLATION.
11. EXISTING LANDSCAPE MATERIAL THAT IS CALLED OUT ON THE LANDSCAPE PLANS TO REMAIN SHALL BE GIVEN TREATMENT TO PROMOTE A CONTINUOUSLY HEALTHY ENVIRONMENT. ANY DAMAGE UPON THE EXISTING LANDSCAPE SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT ON RECORD, AND SHALL BE SUBJECT TO REPLACEMENT. MAINTENANCE OF THE EXISTING MATERIAL SHALL FOLLOW FDOT INDEX NO. 546.
12. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT STREETSCAPE SECTION. PLEASE CONTACT CARL BENGTSON 561-684-4100 TO COORDINATE REVIEW.
13. DO NOT MAKE SUBSTITUTIONS OR REVISIONS. ANY REVISIONS OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT, DISTRICT LANDSCAPE MANAGER AND PERMITTING AUTHORITY. REVISIONS MUST BE DOCUMENTED AS REQUIRED BY APPLICABLE STATE, CITY OR COUNTY REGULATIONS.
14. CONTRACTOR SHALL USE FDOT STANDARD INDEX 544 FOR PLANT INSTALLATION. SEE PLANTING DETAILS AS THEY APPLY TO TREES, MULTI-TRUNK TREES, AND PALMS AND SHRUBS.
15. MAINTENANCE OF TRAFFIC-CONTRACTOR SHALL REFER TO THE TRAFFIC CONTROL PLANS OF THE ROADWAY PLANS.

16. NOTIFY PALM BEACH COUNTY STREETSCAPE SECTION 4 WEEKS PRIOR TO COMMENCEMENT OF AND COMPLETION OF CONSTRUCTION ACTIVITIES TO ALLOW NOTICE OF SUSPENSION AND RESTORATION OF LANDSCAPE MAINTENANCE CONTRACT SERVICES BY OTHERS.
17. THE CORRIDOR IS TO HAVE 26 MAINTENANCE EVENTS A YEAR.

17. BEFORE ANY DIGGING FOLLOW PROPER STEPS TO ALERT SUNSHINE FOR A PRECONSTRUCTION MEETING.



COLORED STAMPED CONCRETE PAVING ON AGGREGATE BASE

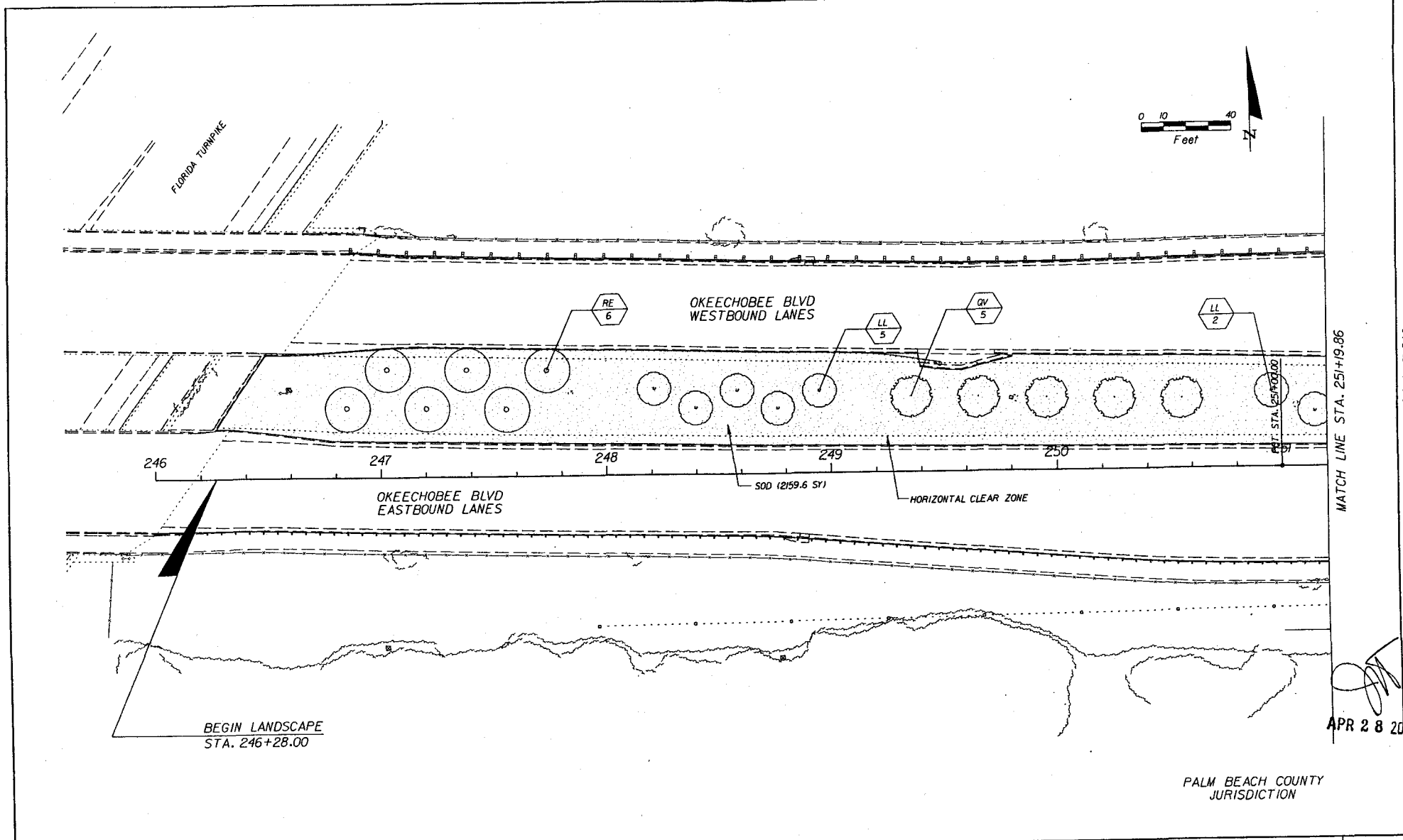
- COLOR FOR ALL STAMPED CONCRETE TO BE BRICK RED
- STAMPED CONCRETE PATTERN TO BE COBBLESTONE RUNNING BOND

NTS

APR 28 2009

REVISIONS				 2101 CENTRE PARK WEST DR. SUITE 100 WEST PALM BEACH FL 33409 (561) 478-3301 JENNIFER TOPE LARES # 1088 CERTIFICATE OF AUTHORIZATION NO: 000206	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			GENERAL NOTES	SHEET NO. LD-6
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					704	PALM BEACH	421694-1-52-01		

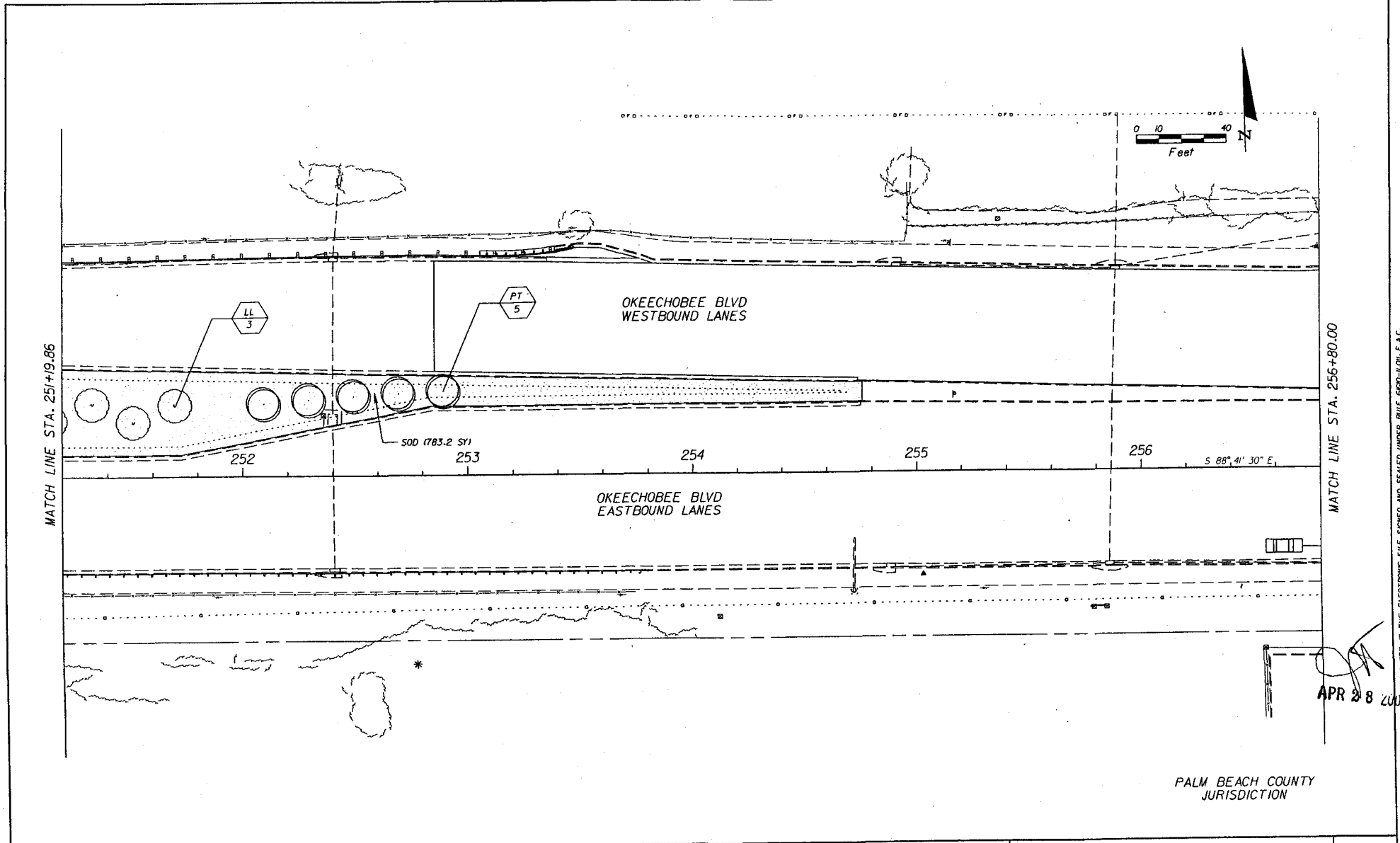
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REVISIONS		REVISIONS		LAND DESIGN SOUTH <small>2101 CENTREPARK WEST DR. SUITE 100 WEST PALM BEACH FL 33409 (561) 478-8801 JENNIFER TIGHE LA REG # 1888 CERTIFICATE OF AUTHORIZATION NO. 000206</small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			LANDSCAPE PLAN	SHEET NO. LD-7
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					704	PALM BEACH	421694-1-52-01		

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PALM BEACH COUNTY JURISDICTION

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

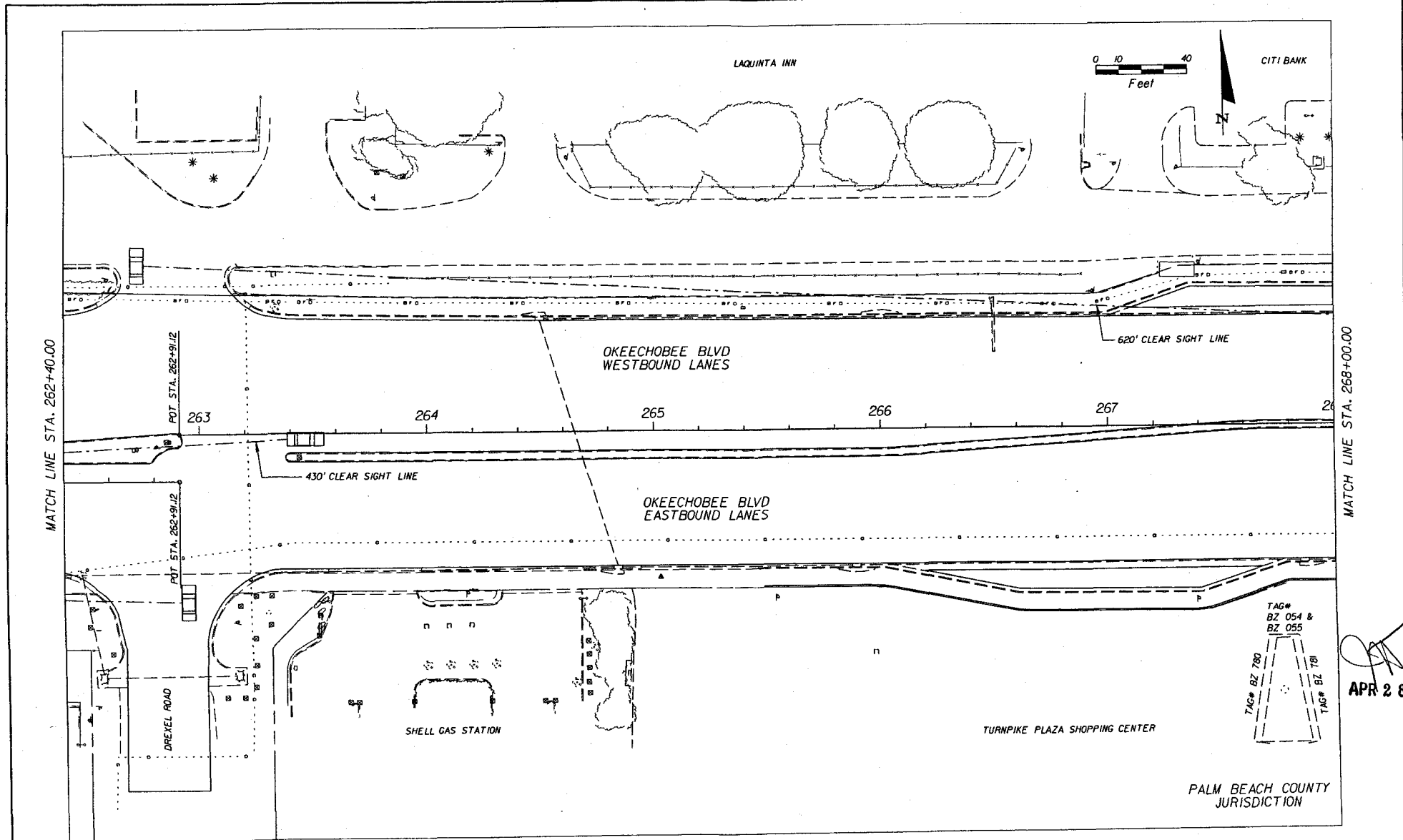
LAND DESIGN SOUTH
 2101 CENTRE PARK WEST DR.
 SUITE 100
 WEST PALM BEACH FL
 33409
 (561) 478-8501
 JENNIFER THOME LA REG # 1885
 CERTIFICATE OF AUTHORIZATION NO: 000206

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

SHEET NO.
LD-8

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TAG# BZ 054 & BZ 055
TAG# BZ 780
TAG# BZ 781

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

LAND DESIGN SOUTH
 2101 CENTRE PARK WEST DR.
 SUITE 101
 WEST PALM BEACH FL
 33409
 (561) 478-8501
 JENNIFER TISHIE LA REG 8 1988
 CERTIFICATE OF AUTHORIZATION NO: 000206

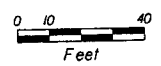
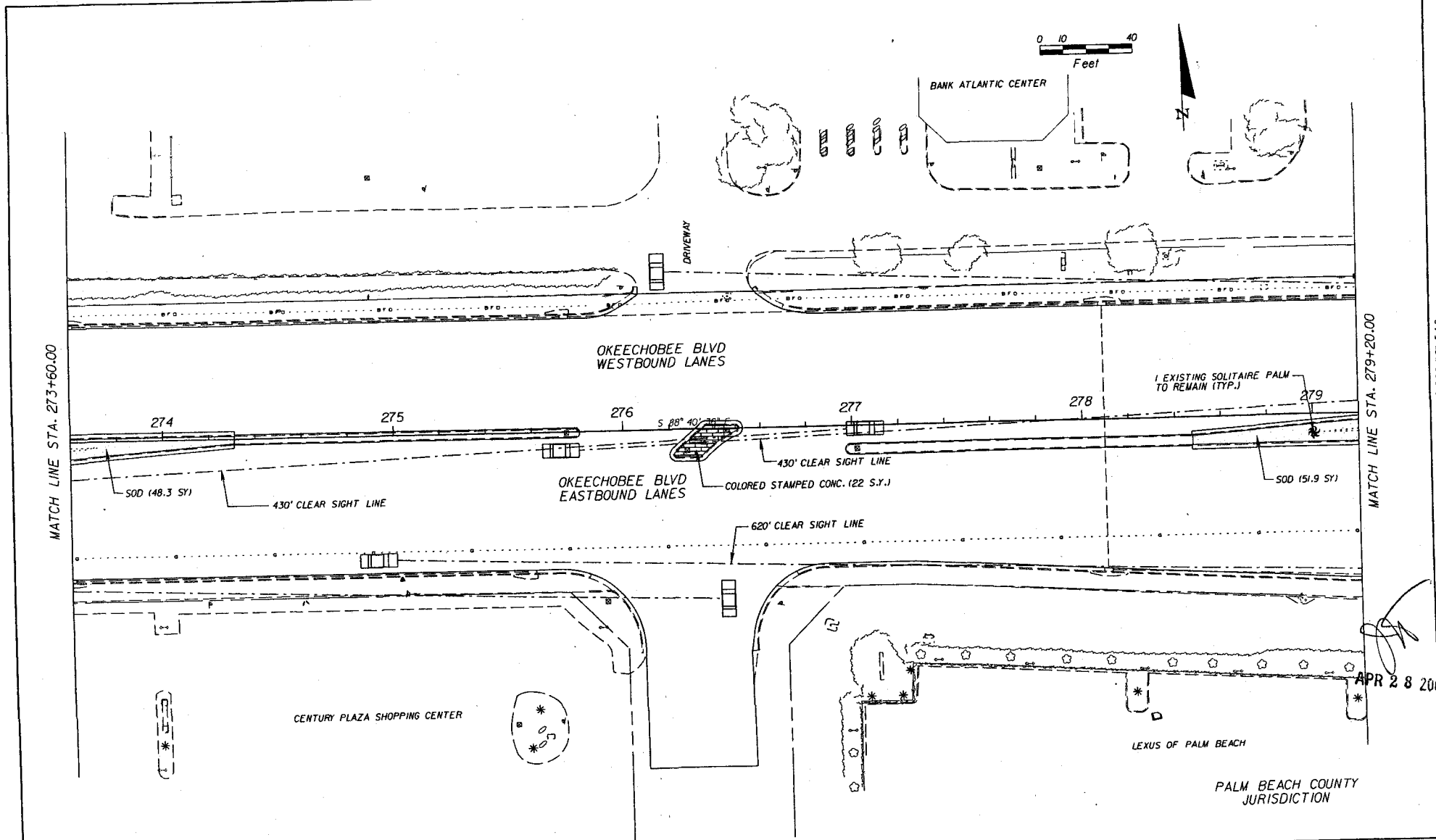
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

SHEET NO.
LD-10

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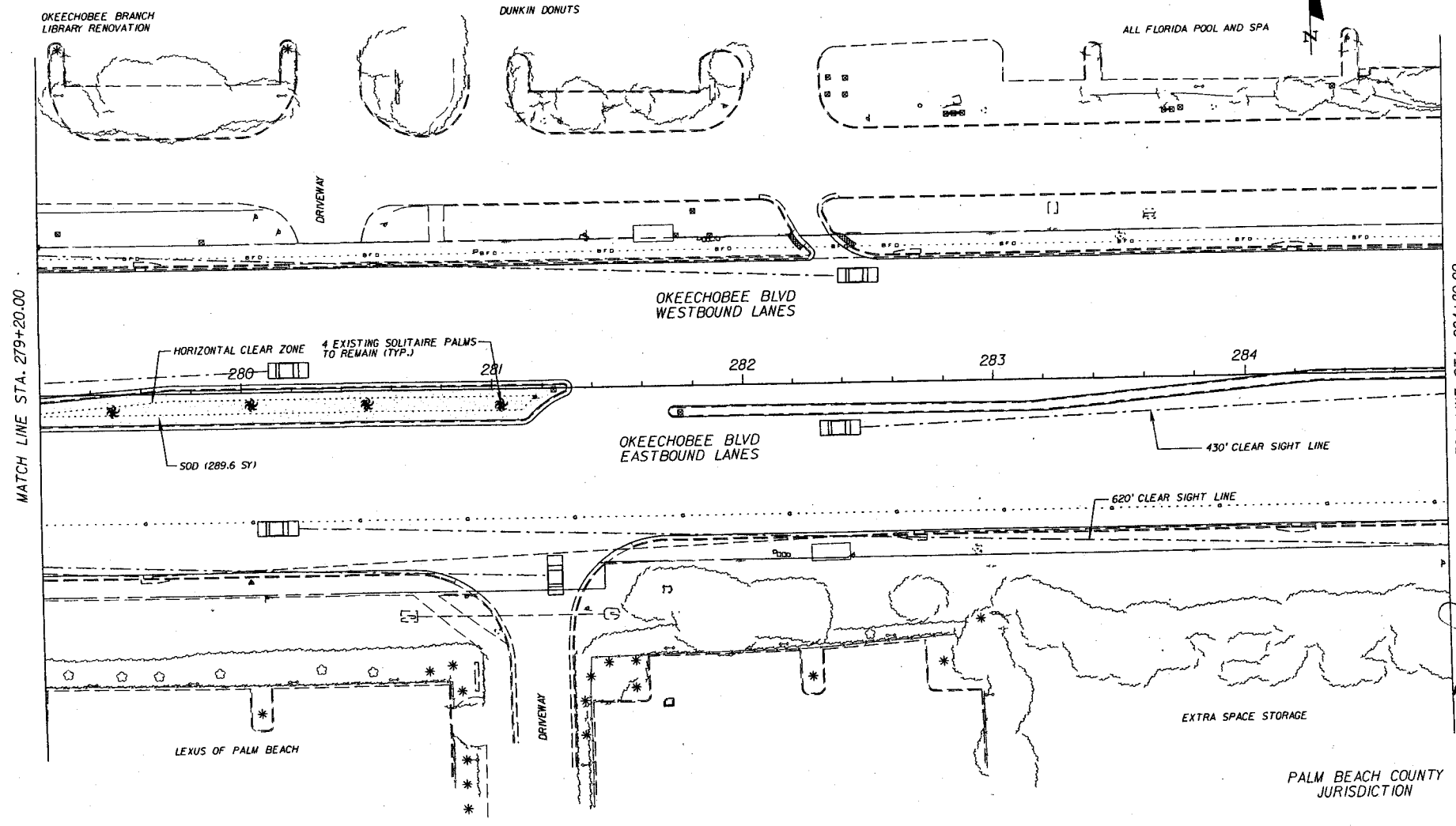
MATCH LINE STA. 279+20.00

APR 28 2011

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 68B0-4.004, F.A.C.

REVISIONS		REVISIONS		LAND DESIGN SOUTH <small>2701 CENTRE PARK WEST DR. SUITE 100 WEST PALM BEACH, FL 33410 (561) 478-4501 JENNIFER TIGHE, LA REG # 1186 CERTIFICATE OF AUTHORIZATION NO: 000206</small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			LANDSCAPE PLAN	SHEET NO. LD-12
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					704	PALM BEACH	421694-1-52-01		

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MATCH LINE STA. 279+20.00

MATCH LINE STA. 284+80.00

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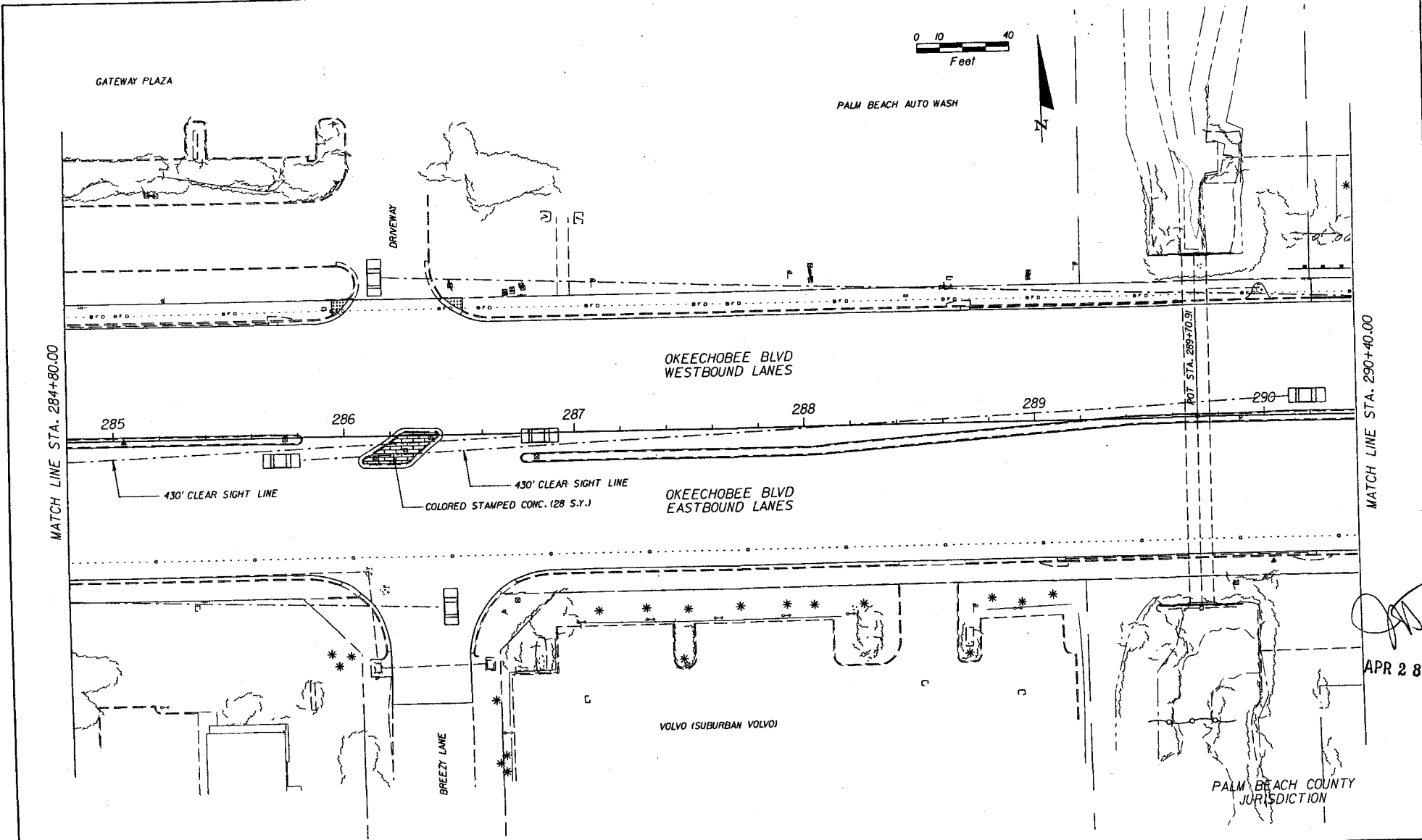
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

LAND DESIGN SOUTH
 2101 CENTRE PARK WEST DR.
 SUITE 100
 WEST PALM BEACH, FL
 33411
 (561) 478-8801
 JENNIFER TICHE LA REGO P 1988
 CERTIFICATE OF AUTHORIZATION NO: 000206

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

SHEET NO.
LD-13

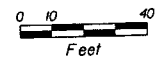
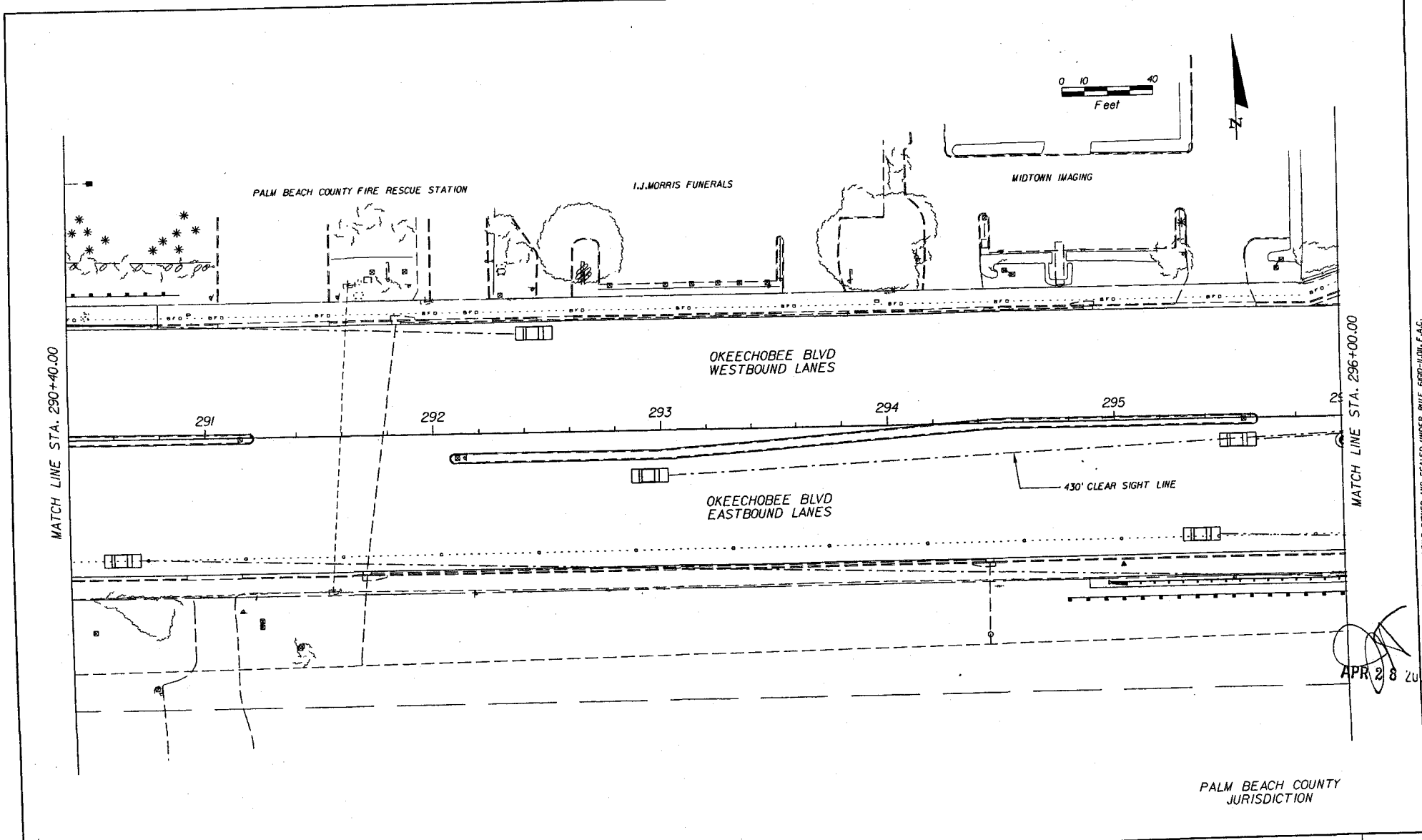


REVISIONS				LAND DESIGN SOUTH <small>2104 CENTREPARK WEST DR. SUITE 100 WEST PALM BEACH FL 33409 (561) 478-8501 JENNIFER TOFFE LA REG # 1888 CERTIFICATE OF AUTHORIZATION NO: 000205</small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			LANDSCAPE PLAN	SHEET NO. LD-14
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					704	PALM BEACH	421694-1-52-01		

APR 28 2009

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REVISIONS	
DATE	DESCRIPTION

LAND DESIGN SOUTH
 2181 CENTRE PARK WEST DR.
 SUITE 100
 WEST PALM BEACH, FL
 33409
 (561) 478-8001
 JENNIFER TORRE LA REG # 1988
 CERTIFICATE OF AUTHORIZATION NO. 000206

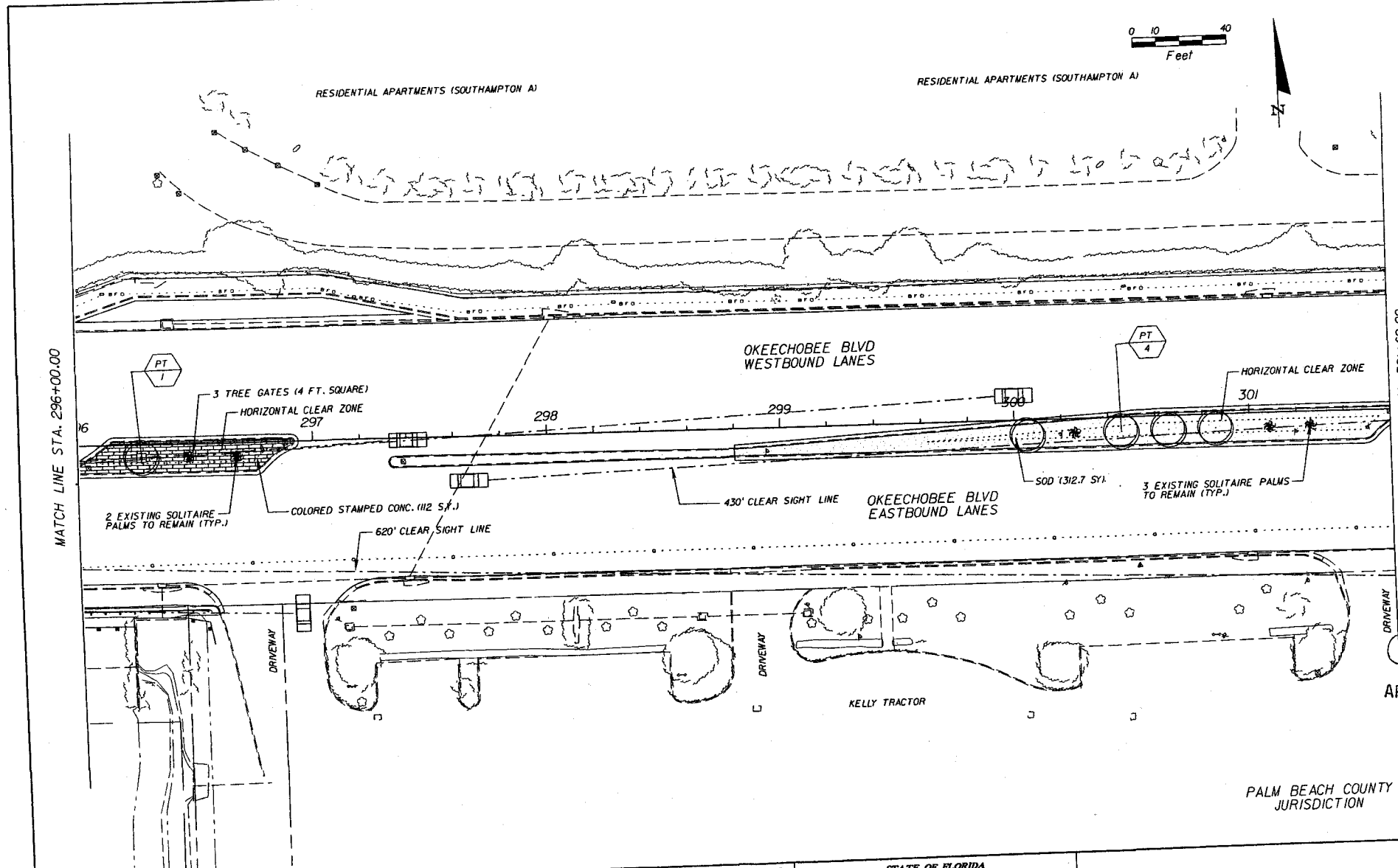
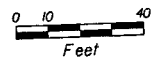
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

SHEET NO.
LD-15

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PALM BEACH COUNTY JURISDICTION

REVISIONS	
DATE	DESCRIPTION

LAND DESIGN SOUTH

2101 CENTRE PARK WEST DR.
SUITE 100
WEST PALM BEACH FL
33409
(561) 478-8301
JENNIFER TIGHE LA REG # 1888
CERTIFICATE OF AUTHORIZATION NO: 000206

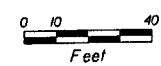
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

SHEET NO.
LD-16

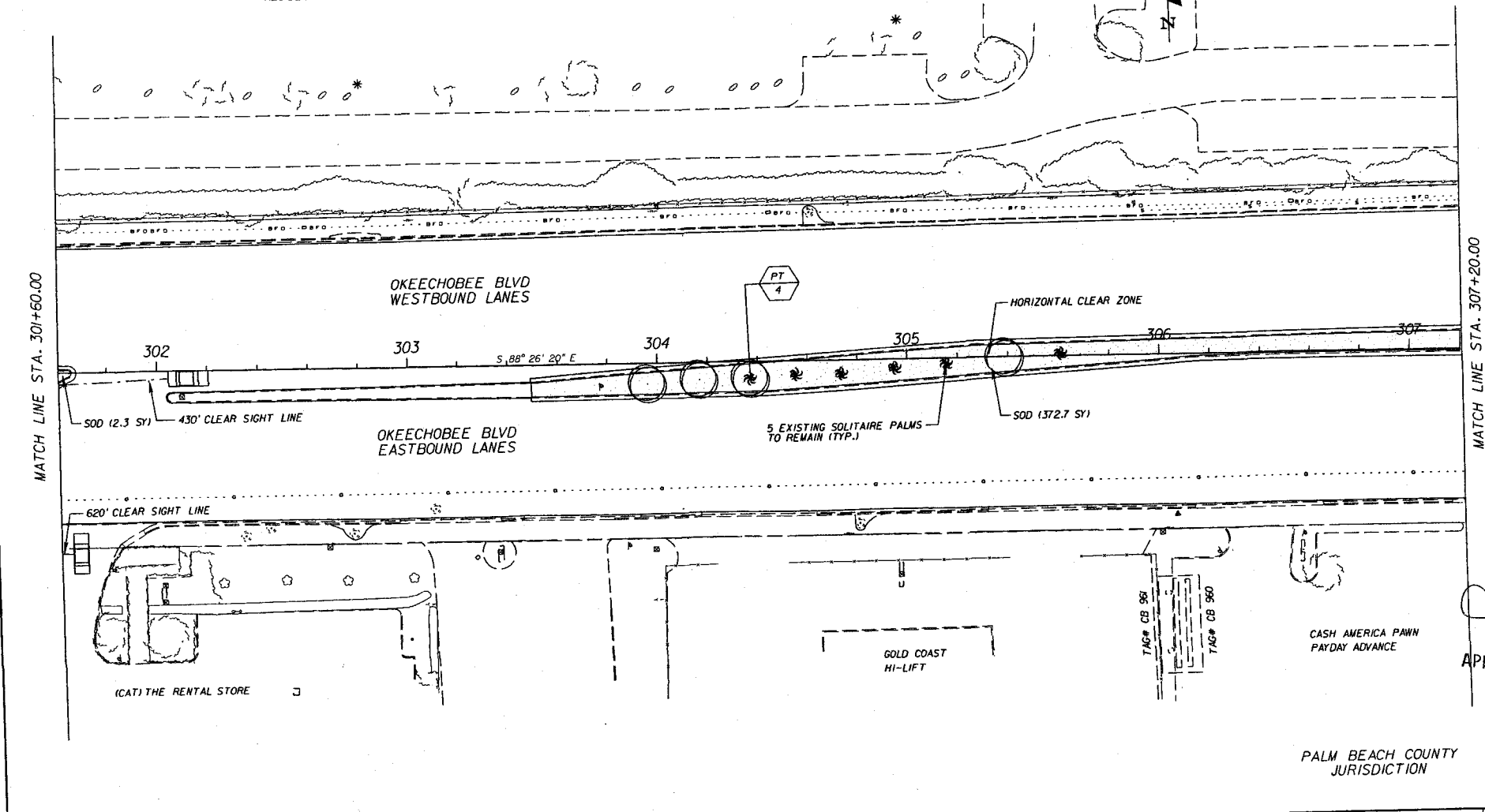
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RESIDENTIAL APARTMENTS (SOUTHAMPTON C)

RESIDENTIAL APARTMENTS (SOUTHAMPTON B)



MATCH LINE STA. 307+20.00

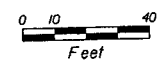
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APR 28 2008

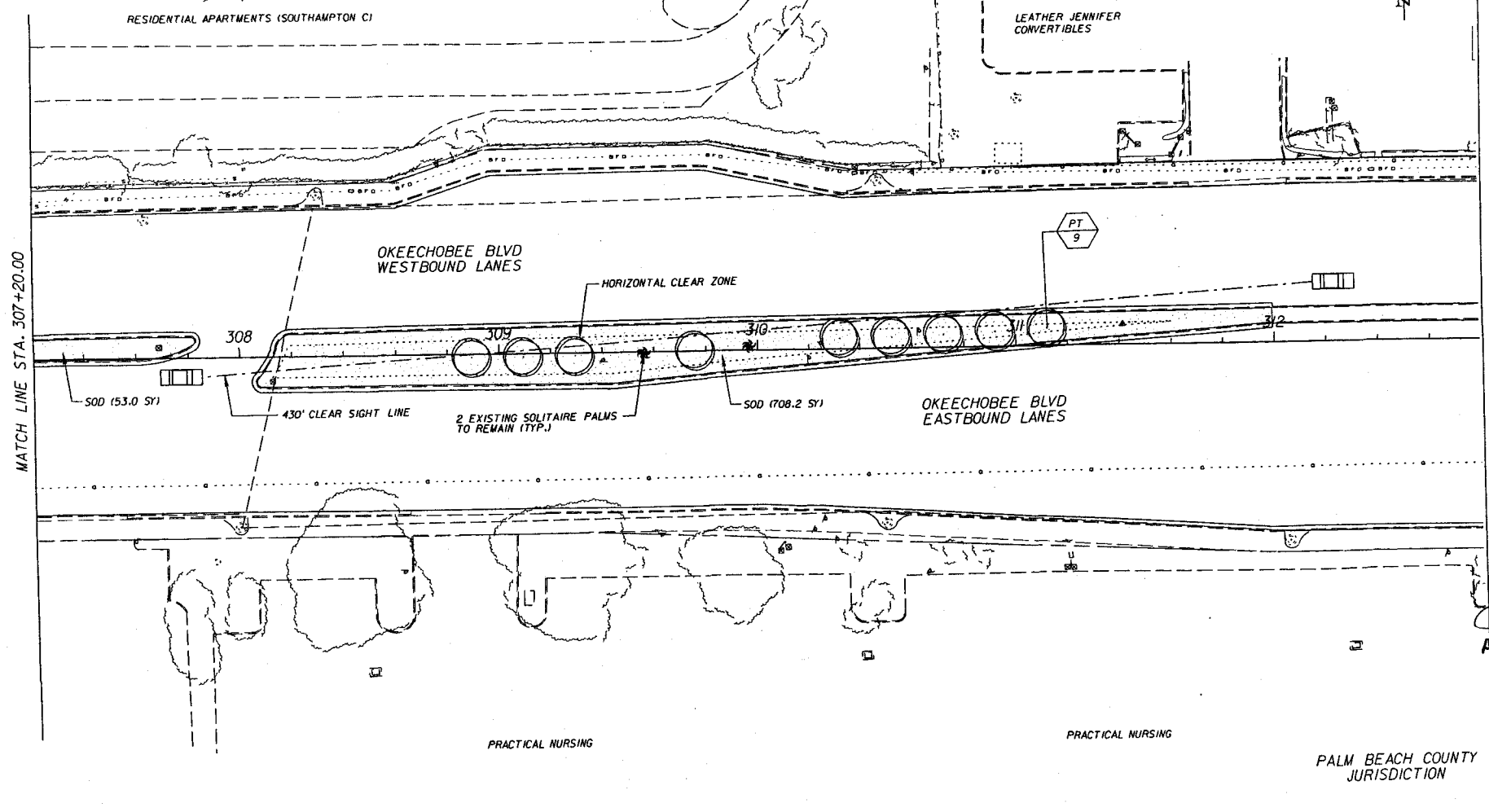
PALM BEACH COUNTY JURISDICTION

REVISIONS		REVISIONS		LAND DESIGN SOUTH 2101 CENTREPARK WEST DR SUITE 100 WEST PALM BEACH FL 33409 (561) 478-8301 JENNIFER TIGHE LA REG # 1688 CERTIFICATE OF AUTHORIZATION NO: 000206	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			LANDSCAPE PLAN	SHEET NO. LD-17
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					704	PALM BEACH	421694-1-52-01		

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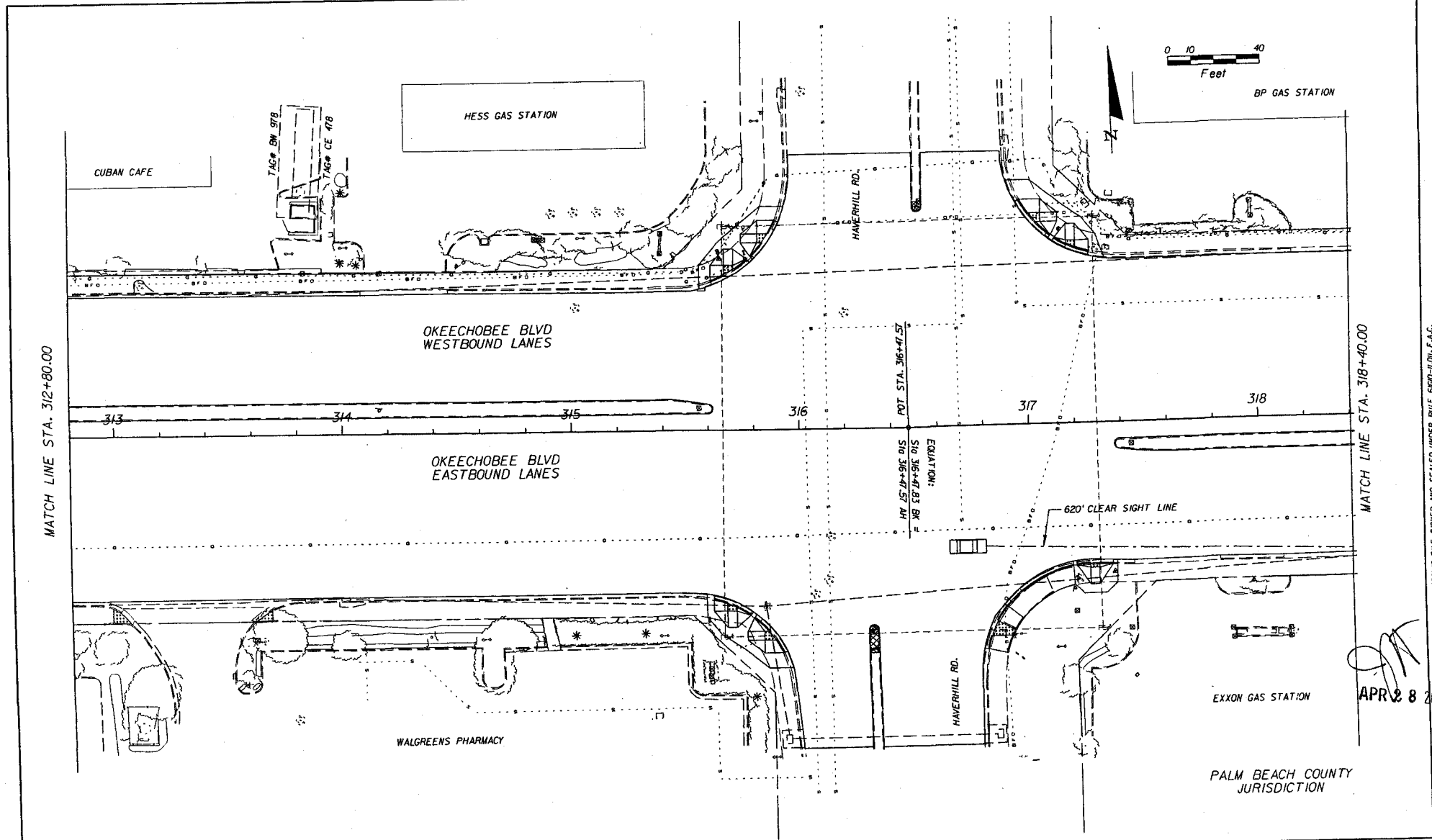
GUITAR CENTER SHOPPING PLAZA



APR 28 2009

REVISIONS		REVISIONS		LAND DESIGN SOUTH <small>2101 CENTRE PARK WEST DR. SUITE 100 WEST PALM BEACH FL 3340 (561) 478-8501 JENNIFER TORRE LAREO # 1869 CERTIFICATE OF AUTHORIZATION NO: 000205</small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			LANDSCAPE PLAN	SHEET NO. LD-18
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					704	PALM BEACH	421694-1-52-01		

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

LAND DESIGN SOUTH
 2101 CENTRE PARK WEST DR.
 SUITE 100
 WEST PALM BEACH FL.
 33409
 (561) 478-8801
 JENNIFER TICHE LA REG # 1888
 CERTIFICATE OF AUTHORIZATION NO: 000206

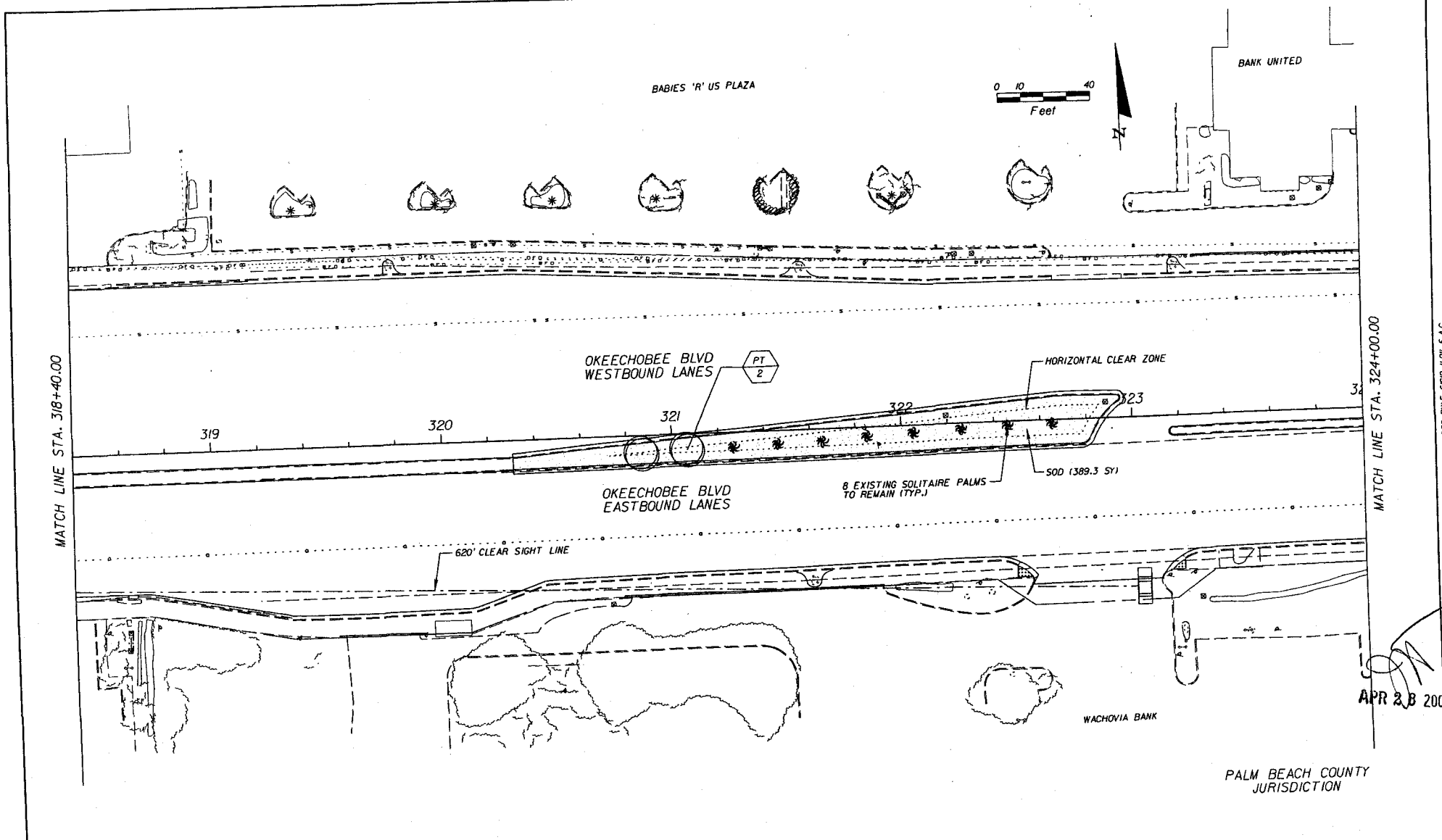
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

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SHEET NO.
LD-19

NOTICE: THIS SHEET IS THE ELECTRONIC FILE SHOWN AND SEALED UNDER RULE 6800-11.011, F.A.C.

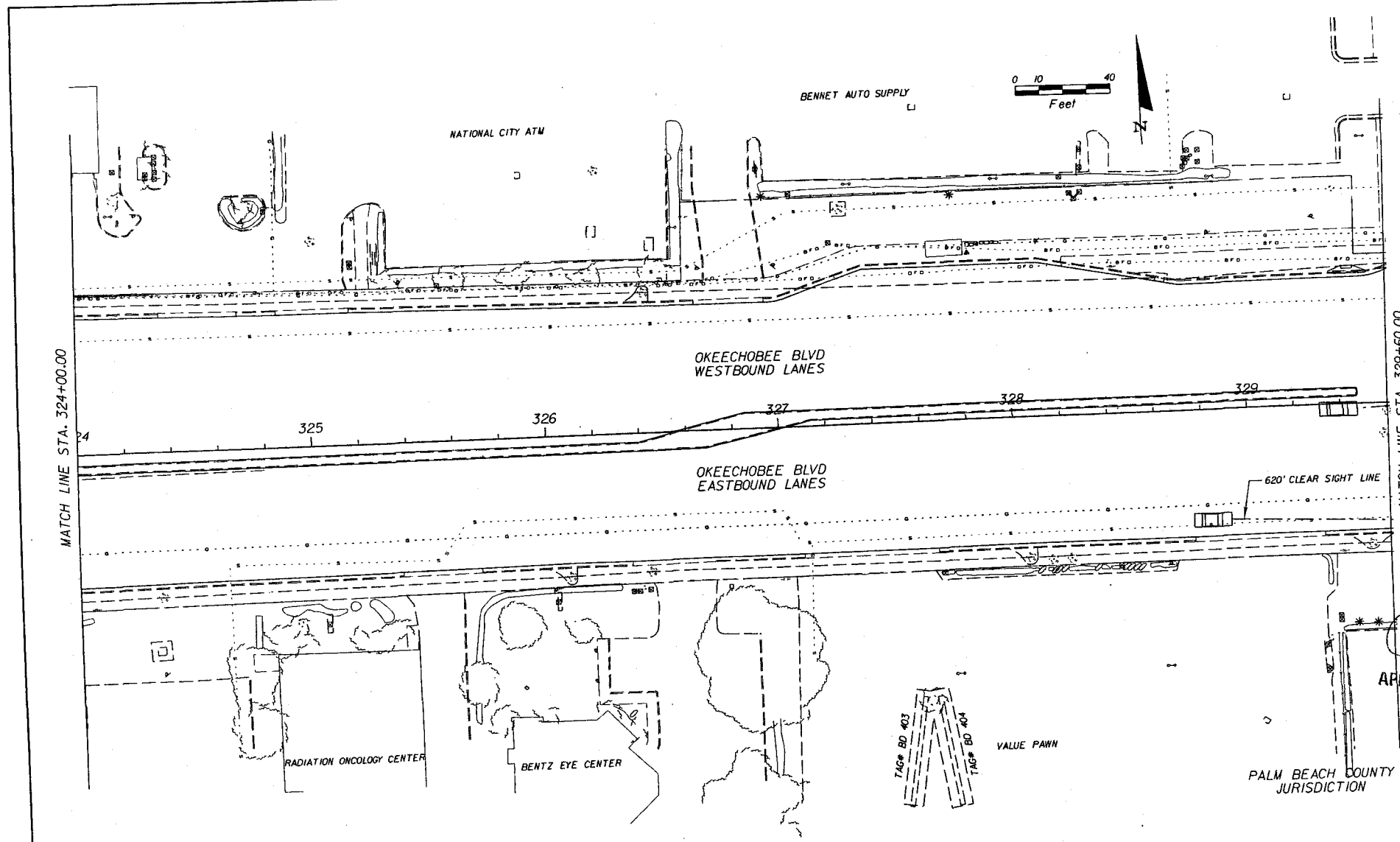


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REVISIONS		DESCRIPTION		LAND DESIGN SOUTH <small>2101 CENTREPARK WEST DR. SUITE 100 WEST PALM BEACH, FL 33409 (561) 478-8501 JENNIFER TIGHE, L.A. REG. # 1898 CERTIFICATE OF AUTHORIZATION NO: 000206</small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			LANDSCAPE PLAN	SHEET NO. LD-20
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					704	PALM BEACH	421694-1-52-01		

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MATCH LINE STA. 324+00.00

MATCH LINE STA. 329+60.00

NATIONAL CITY ATM

BENNET AUTO SUPPLY



OKEECHOBEE BLVD
WESTBOUND LANES

OKEECHOBEE BLVD
EASTBOUND LANES

325

326

327

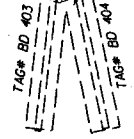
328

329

620' CLEAR SIGHT LINE

RADIATION ONCOLOGY CENTER

BENTZ EYE CENTER



VALUE PAWN

PALM BEACH COUNTY
JURISDICTION

APR 28 2009

DATE	DESCRIPTION	REVISIONS		DESCRIPTION
		DATE		

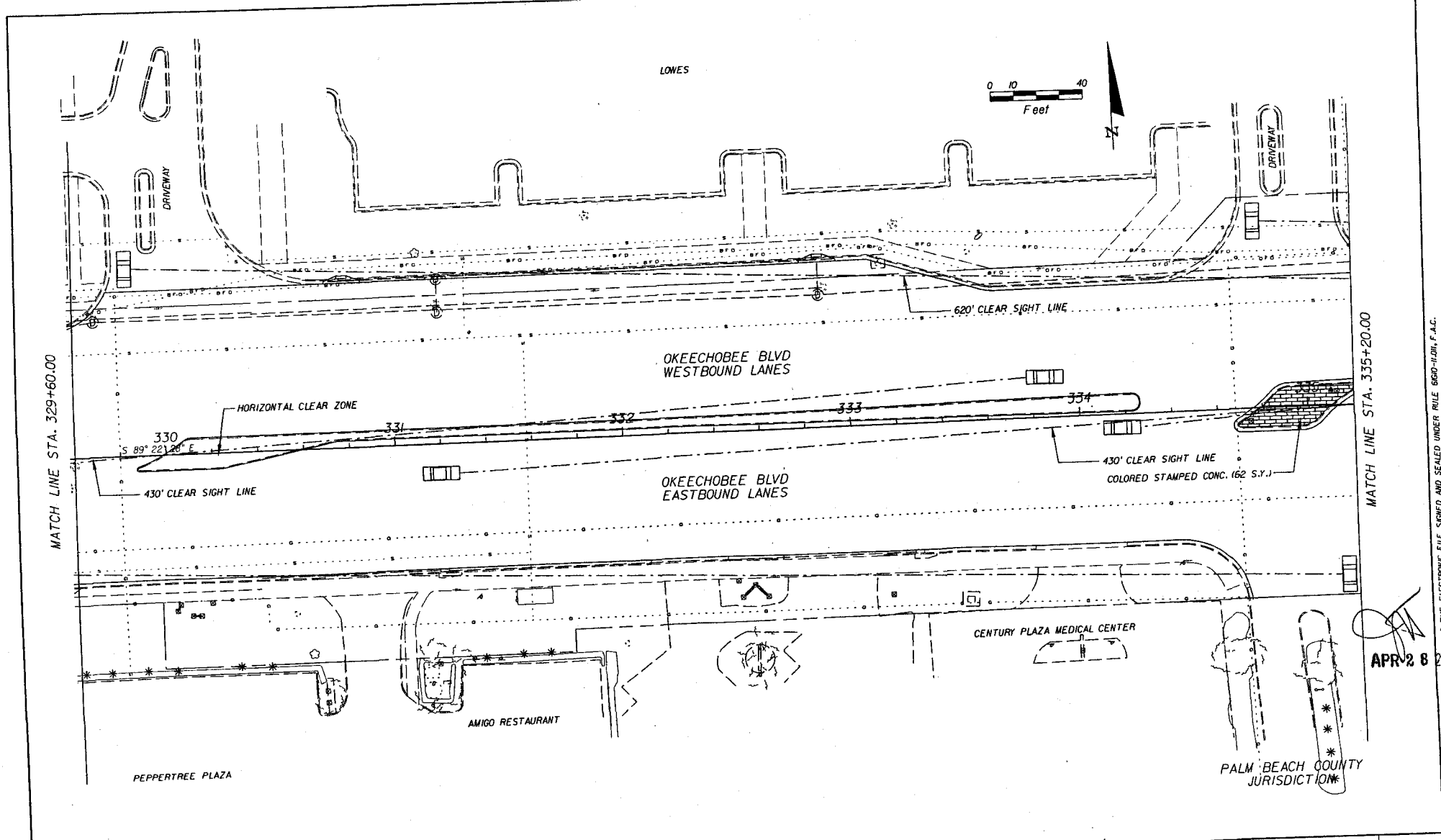
LAND DESIGN SOUTH
 2101 CENTREPARK WEST DR.
 SUITE 100
 WEST PALM BEACH FL
 33409
 (561) 478-8901
 JENNIFER TIGHE LAREQ # 1698
 CERTIFICATE OF AUTHORIZATION NO: 000206

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

SHEET NO.
LD-21

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REVISIONS	
DATE	DESCRIPTION

LAND DESIGN SOUTH
 2101 CENTRE PARK WEST DR.
 SUITE 100
 WEST PALM BEACH FL
 33409
 (561) 478-8501
 JENNIFER TORRE LA REG # 1969
 CERTIFICATE OF AUTHORIZATION NO: 000206

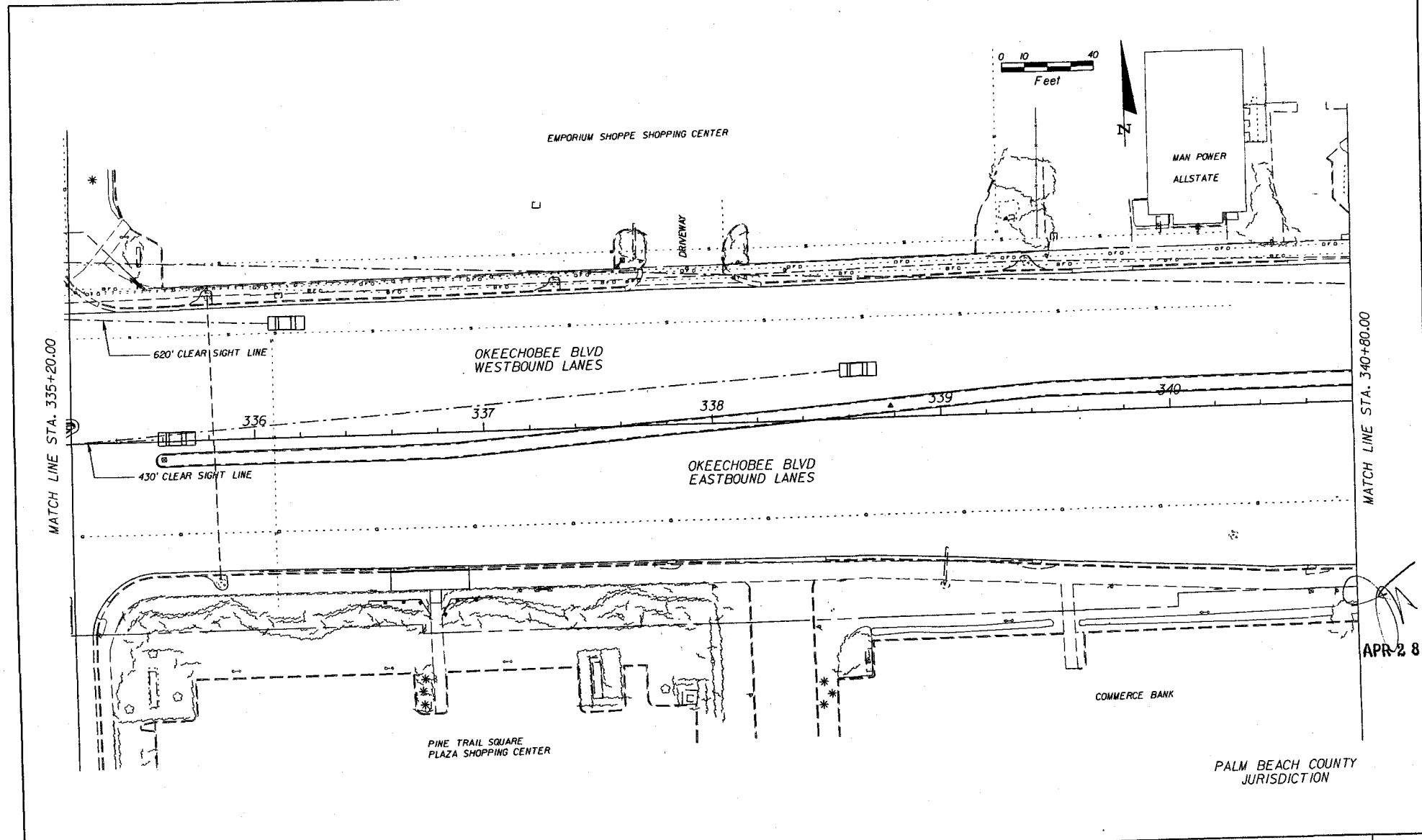
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

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SHEET NO.
LD-22

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

LAND DESIGN SOUTH

2101 CENTREPARK WEST DR.
SUITE 100
WEST PALM BEACH FL
33409
(561) 478-8501
JENNIFER TORRE LA REG # 1088
CERTIFICATE OF AUTHORIZATION NO: 000206

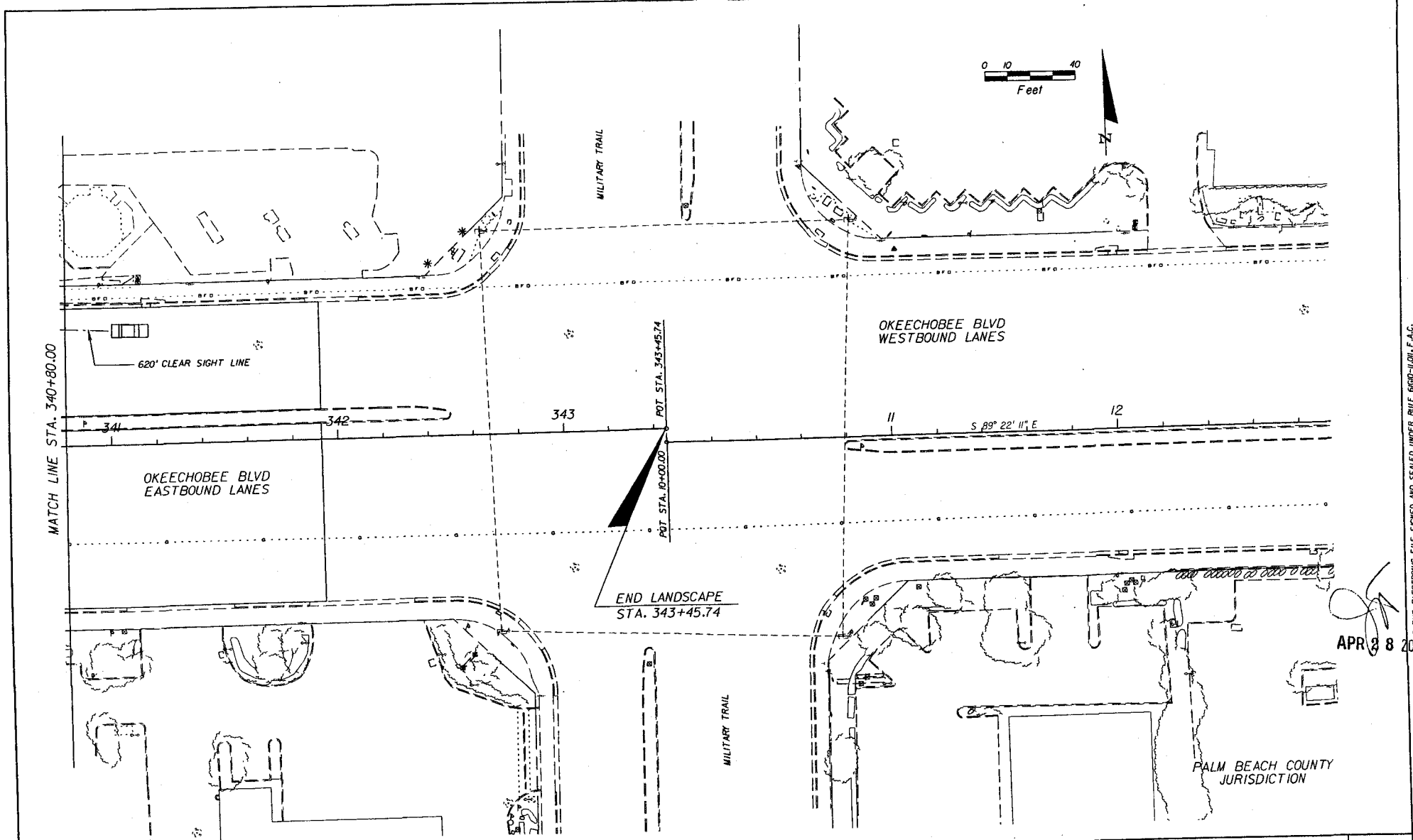
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

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SHEET NO.
LD-23

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

LAND DESIGN SOUTH
 2101 CENTRE PARK WEST DR.
 SUITE 100
 WEST PALM BEACH FL
 33409
 (561) 418-4501
 JENNIFER TICHE, LAREG # 1688
 CERTIFICATE OF AUTHORIZATION NO: 000206

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

LANDSCAPE PLAN

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SHEET NO.
LD-24

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 6800-11.001, F.A.C.

SUMMARY OF PAY ITEMS

PAY ITEM	UNIT	DESCRIPTION
590-70	LS	COMPLETE IRRIGATION SYSTEM

PAY ITEM NOTES:

PAY ITEM NOTES:

590-70 Irrigation System, Complete
 This pay item includes the cost of furnishing and installing all pipe, pipe fittings, glue, primer, teflon tape, pipe dope, equipment, back fill, gravel, bricks, wire and wire connectors, valves, pumps, well, controller, rain sensor, sprinker heads and fittings, labor, pedestal, electrical connections, removal and replacement of conduits, wiring, repair of curb & gutter & concrete traffic separators, removal and replacement of existing sidewalk at all areas of access, and any other items necessary for the complete installation of a fully functional irrigation system as described in the irrigation plans, notes and details.

GENERAL NOTES:

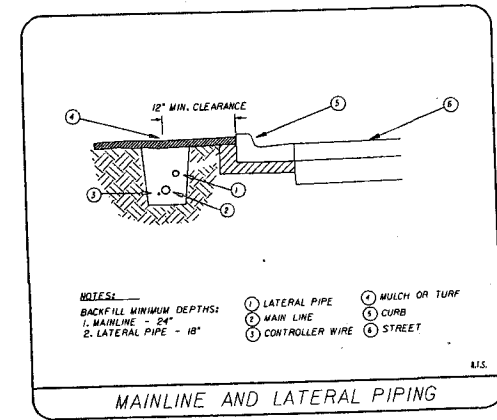
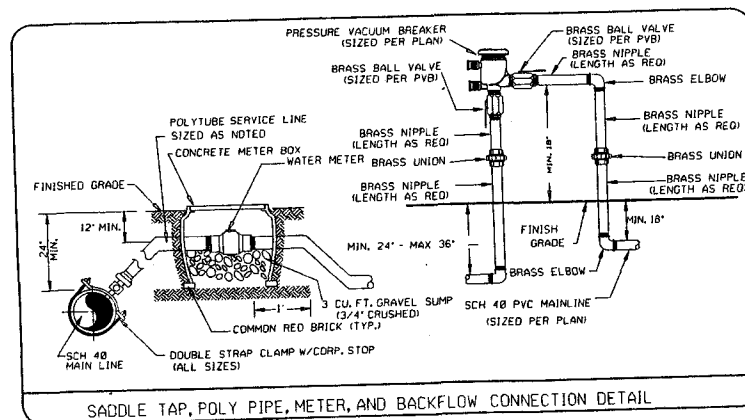
NOTE 1: Quantities are approximate only and may vary due to field conditions contractor is responsible to verify exact quantities.

NOTE 2: The mainline, where shown on the plans, is for graphic clarity purposes only. Install only in pervious areas of masonry and shoulders except where sloping is indicated. In median install adjacent to the curb but with enough setback to avoid destabilizing it. In shoulders install adjacent to hardscape but with enough setback to avoid destabilizing it. See Irrigation details and notes.

NOTE 3: Contractor to coordinate the irrigation system installation with the Palm Beach County. Contact Curt Bengston 1561/684-400

SUMMARY OF IRRIGATION QUANTITIES

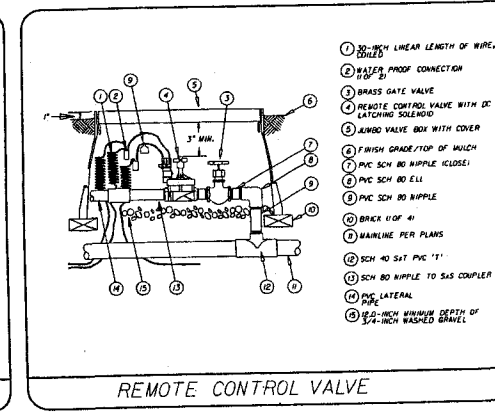
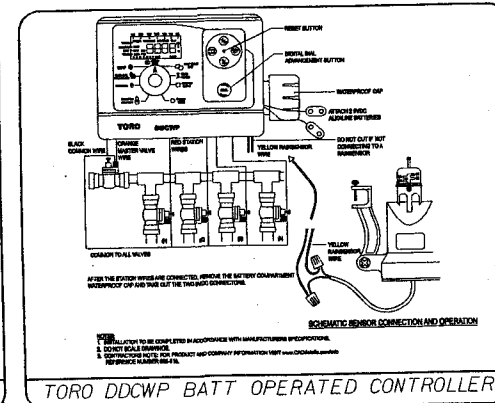
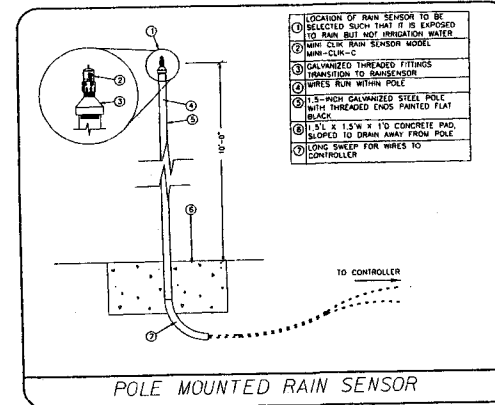
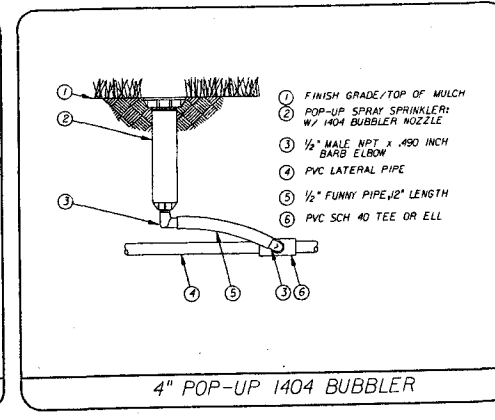
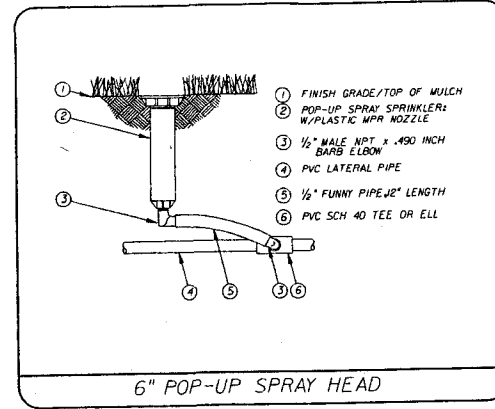
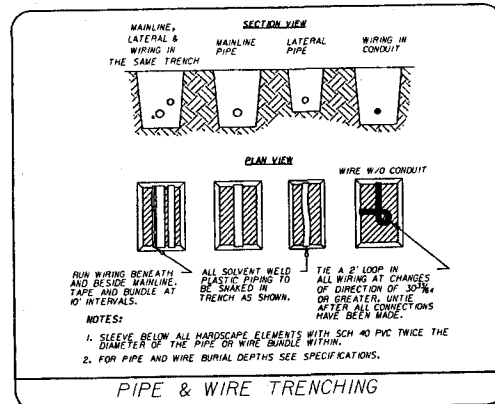
PAY ITEM NO.	SYMBOL KEY	DESCRIPTION	UNIT	QTY
	(A) (1-A)	VALVE SIZE GALLONS PER MINUTE 130 PSI CATALOG FLOW/ STATION NUMBER AND CONTROLLER LETTER	-	-
	(M)	1 1/2" POTABLE WATER METER (BY OTHERS)	EA	1
	(P)	1/4" FEBCO 765 PRESSURE VACUUM BREAKER	EA	1
590-70	(X)	TORO DCCWP BATTERY OPERATED 6 STATION CONTROLLER LOCATED WITHIN AN RCV VALVE BOX	EA	2
	(S)	POLE MOUNTED RAIN SENSOR	EA	2
	(V)	IRRITROL CENTURY SERIES REMOTE CONTROL VALVE (SIZED PER PLAN WITH DC LATCHING SOLENOID IN JUMBO RECTANGULAR VALVE BOX WITH BOLT DOWN LID)	EA	11
	(N)	RAINBIRD 1006 SAM-PRS SPRAY HEAD WITH WPR NOZZLE (NOZZLE AS INDICATED ON PLANS)	EA	192
	(Z)	NOZZLE RADIUS UNLABELED HEADS ARE THE SAME AS THE NEXT ADJACENT LABELED HEAD		
	(W)	RAINBIRD 1006 SAM-PRS W/ PA-80 ADAPTER AND 1404 FLOOD BUBBLER NOZZLE	EA	11
	(L)	2 1/2" SCH 40 PVC MAINLINE W/ SCH 40 PVC FITTINGS	LF	688
	(R)	3/4" TO 1" CLASS 200 PVC LATERAL LINE W/ SCH 40 SOLVENT WELD PVC FITTINGS	LF	3272
	(S)	6" SCH 40 PVC SLEEVE (WHATEVER AT EACH LOCATION UNLESS OTHERWISE NOTED BY CUT AND PATCH METHOD)	LF	70



APR 28 2009

REVISIONS				 2101 CENTRE PARK WEST DR. SUITE 100 WEST PALM BEACH FL 33410 (561) 478-8501 JENNIFER TIGHE LA REG # 14886 CERTIFICATE OF AUTHORIZATION NO: 000206	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		IRRIGATION TABULATION OF QUANTITIES AND DETAILS	SHEET NO. LD-25
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY		
					704	PALM BEACH	421694-1-52-01	

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

LAND DESIGN SOUTH

2101 CENTRE PARK WEST DR.
SUITE 100
WEST PALM BEACH FL
33409
(811) 478-4501
JENNIFER TIGHE LA REG # 1888
CERTIFICATE OF AUTHORIZATION NO: 000206

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

IRRIGATION DETAILS

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SHEET NO.
LD-26

APR 28 2009

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IRRIGATION NOTES

The requirements consist of furnishing all components necessary for the installation, testing and delivery of a complete, fully functional, automatic landscape irrigation system that complies with all applicable laws, regulations, codes, and ordinances. This work includes, but is not limited to, providing all required material (pipe, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, back filling, compaction, repair of road surfaces, controller and low voltage feeds to valves, and cleanup, maintenance, guarantee and as-built plans. Install new unused materials and equipment per the plans, details, specifications, and manufacturers instructions. All irrigation material and equipment is subject to inspection after delivery and no broken, cracked, misshapen, or otherwise damaged or unsatisfactory products used.

POINT OF CONNECTION (P.O.C.)

The P.O.C. for this project is a new 1-1/2" potable water meter (by others) and a new 1-1/4" PVB. The POC must be capable of delivering a minimum of 50 GPM at 50 psi immediately downstream of the meter.

Verify these minimum conditions can be met prior to the beginning of installation. If the conditions cannot be met, notify the Engineer prior to proceeding with the work. If conditions cannot be met and no notification occurs, you proceed at your own risk and become responsible for any future work required to make the system perform as required.

Materials

Pipe: Pipe locations shown on the plans are schematic and adjusted to field conditions. When laying out mains and laterals, locate pipes near edges of pavement or against buildings whenever possible to allow space for plant root balls. Pipes are to always be placed in previous areas, if it is necessary to have piping under hardscapes, such as roads, sidewalks and driveways, the pipes must be sleeved using Sch 40 PVC with the sleeve diameter being at least twice the size of the pipe it is carrying. Utilize pipe sizes that conform to those shown on the drawings. No substitutions of smaller pipe sizes is permitted, but substitutions of larger sizes may be approved. Remove all damaged and rejected pipe from the site at the time of rejection.

Mainline: See plans and legend for pipe information. Refer to pipe manufacturer's recommended installation practices for further direction.

PVC Cement/Primer: The PVC cement is heavy body, slow drying, grey and the primer is purple primer compatible with the cement.

RCV: The remote control valves are heavy-duty, commercial/light commercial gloss-reinforced nylon, stainless steel and brass constructed globe valve with a 200 psi rating, manual internal bleed, manual external bleed, and flow control. Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. will be the last valve in the programmed sequence. All valves are placed in valve boxes. Valve boxes must be centered in the median for maximum clearance from travel lanes and the top of the box must be 1" above finish grade. Use a branding kit to brand the valve number (2" letter/number height) on the lid of each valve box.

Wiring

Use thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages. Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2" coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3M-DBY connectors. Number all wires, using an electrical box of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Control wire sized, numbered and colored as follows:
 #14 white for common
 #14 spare black common
 #14 red for hot wires
 #14 spare yellow hot wire

(Provide 1 spare for every 10 hot wires- minimum of 2 extra) Run spare wires to the last valve in each direction.

Installation

Layout: Pipe locations shown on the plans are schematic. Adjust locations to meet field conditions. Lay out irrigation system main lines and lateral lines. When laying out mainlines place a maximum of 18" away from either the back of curb, front of walk, back of walk, or other hardscape to allow for ease in locating and protection from physical damage. Install all lateral pipe near edges of pavement or against buildings whenever possible to allow space for plant root balls. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches. Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to insure 100% head to head coverage.

Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet. Install spray heads 4" from sidewalks or curbed roadways, and 12" from uncurbed roadways and building foundations. Install rotors 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways. Install shrub heads on 3/4" Sch 40 PVC risers. Set the risers at a minimum of 18" off sidewalks, roadway curbing, building foundations, and /or any other hardscape areas. Install shrub heads to a standard height of 4" below maintained height of plants and within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint.

Install bubblers using Sch 80 nipples and place at the base of trees for low level watering.

Utilize pressure-compensating pop-up heads and shrub risers. Mount all pop-up heads on flex-type swing joints. Locate valves prior to excavation, insure that their location provides for easy access, and that there are no interferences with physical structures, plants, trees, poles, etc.

Trenching: Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. Use replacement material with the same genus and species and of the size of the material it is replacing. The Engineer determines what needs to be replaced and the acceptability of the replacement material.

Pipe: Cut all piping square and de-burr. Clean pipe and fittings of foreign material. Apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle, or drip, from pipe or fittings. Next apply a thin coat of PVC cement. First apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting; insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required. Refer to the manufacturer's specifications for additional direction. The pipe must cure a minimum of 24 hours prior to filling with water.

Backfill: Install pipe maintaining the following minimum back fill depths: 24" minimum mainline pipe depth measured to the top of the pipe except at vehicular crossings where 36" is required; measure lateral line depths to the top of the pipe: 3/4"-3" PVC at 18" minimum with a 30" minimum at vehicular crossings, and for 4" PVC a 24" minimum with a 36" minimum at vehicular crossings.

Utilize suitable backfill material free of rocks, stones, or other debris that is larger than 1/2" in diameter. Compact all trenches to conform to T99 proctor at 95% or any FDOT Standards applicable for Roadway Construction.

Flushing: Prior to the placement of heads, flush all lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer. Use screens in all heads and adjust heads for proper coverage, avoiding excess water on walls, walks and paving.

Testing

Main line:

Remove all remote control valves and cap using a threaded cap. Fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe. In gasketed piping you can lose no more water than allowed per the Florida State Building Code, Volume II Plumbing, Part VI, Appendix "F". Refer to Appendix "F" for the formula to be used to calculate the maximum allowable water loss during the testing time. If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. Follow this procedure until the mainline passes the test.

Lateral line:

Fill and visually check for leaks. Repair any leaks that are detected. No pressure test of the lateral lines is required.

Operational:

Upon completion of back filling, finish grading and contouring, test the entire system for proper operation, including electrically actuating the remote control valves. Once the mainline and lateral lines have passed their respective tests and the system is completely operational, conduct a coverage test and demonstration of the system. Demonstrate to the Engineer that proper coverage is obtained and that the system works automatically from the proper sequence as shown on the plans, from the controller. Inspect each zone for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the Engineer.

Run each zone until water begins to puddle or run off. This will allow you to determine the initial controller run times to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In sandy soils no puddling will occur; instead, calculate the required run times.

Submittals

Submit for approval prior to installation copies of the manufacturer's cut sheets/specifications, for ALL components to be used in the irrigation system. After project completion, and as a condition of final acceptance, provide the Engineer with a high-quality, accurate, and legible, set of as-built drawings. The as-builts must identify all remote control valves, gate valves, ball valves, splice boxes, controllers, mainline, sleeving, and low voltage wiring. Locate each item with two dimensions, from fixed objects of a permanent nature and note on the as-builts. Provide accurate, informative, and easy to follow and understand, operation and maintenance manuals for all components of the irrigation system.

Controller charts


Upon completion of 'as-builts' prepare controller charts, one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). Reduce this chart to a size that will fit inside of the controller door and hermetically seal the reduction inside two 2 ml pieces of clear plastic.

FINAL ACCEPTANCE

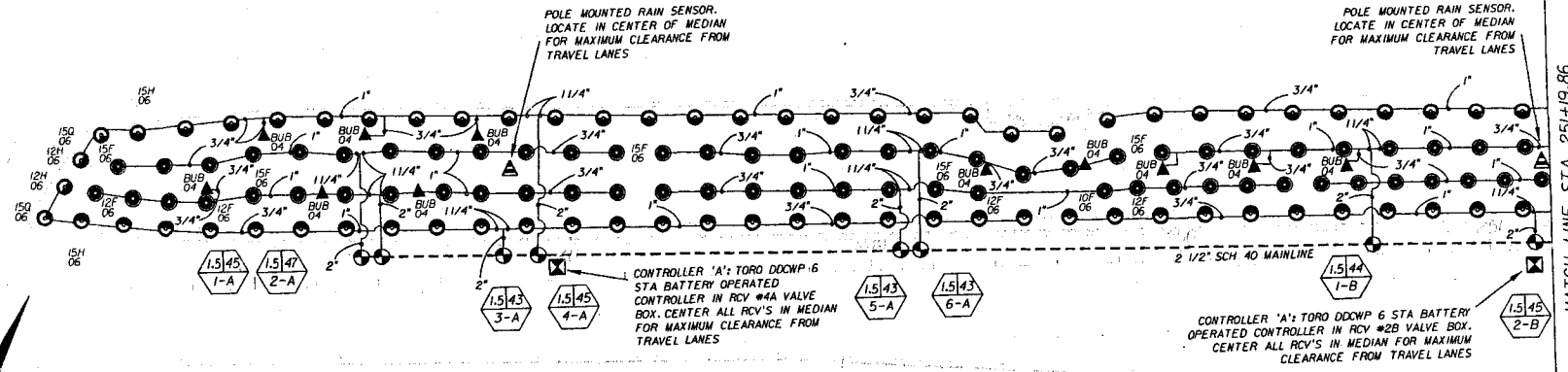
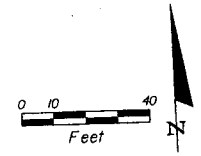
Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Contractor is required to schedule and coordinate the final inspection meeting with each City (City of Boca Raton and City of Delray Beach) at least 2 weeks prior to the date that the final inspection is desired.

1. Final walk-thru and correction of all punch list items.
2. Completion and acceptance of 'as-built' drawings.
3. Completion and acceptance of grounding report(s).
4. Acceptance of required controller charts and placement inside of controllers.
5. Turn over of all required parts and tools as outlined in the project specifications.

APR 28 2008

REVISIONS				 2101 CENTRE PARK WEST DR. SUITE 100 WEST PALM BEACH FL 33409 (561) 478-0501 JENNIFER TIGHE LARES # 1988 CERTIFICATE OF AUTHORIZATION NO: 000206	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO. LD-27
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
				704	PALM BEACH	421694-1-52-01	IRRIGATION NOTES 4/28/2008 10:28:46 AM	

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BEGIN IRRIGATION
STA. 246+28.00

MATCH LINE STA. 251+19.86

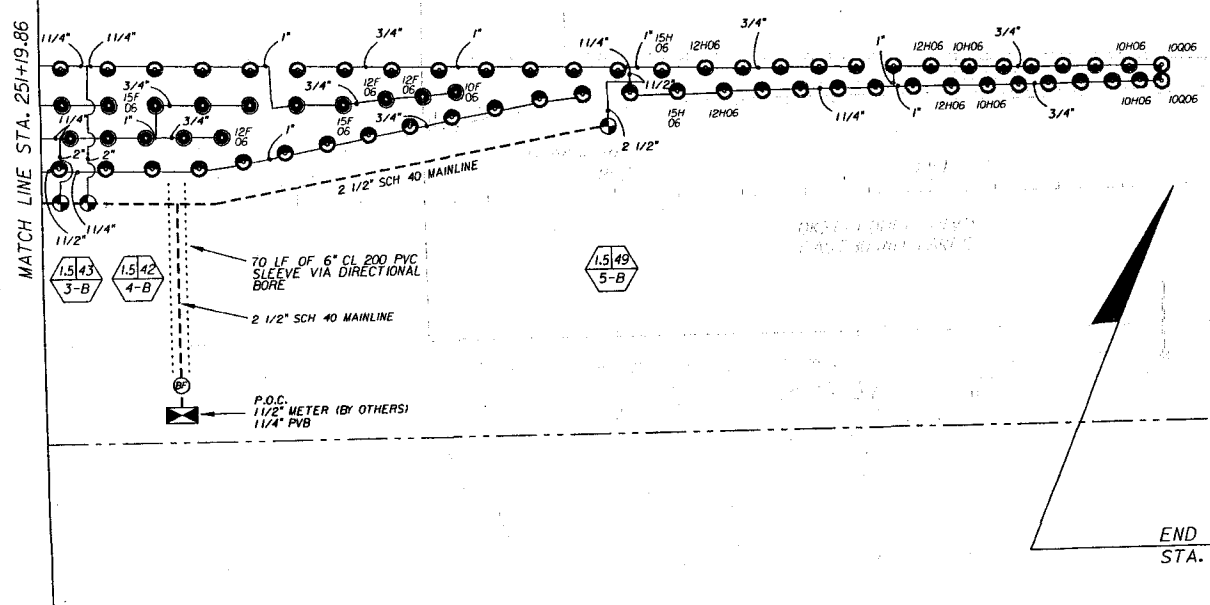
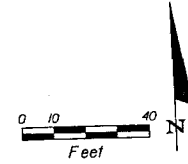
PALM BEACH COUNTY
JURISDICTION

APR 28 2001

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REVISIONS		DESCRIPTION		LAND DESIGN SOUTH 2101 CENTRE PARK WEST DR. SUITE 100 WEST PALM BEACH FL 33409 (561) 478-4501 SENNER TONIE LA REG # 1886 CERTIFICATE OF AUTHORIZATION NO: 000206	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			IRRIGATION PLAN	SHEET NO. LD-28
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					704	PALM BEACH	421694-1-52-01		

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MATCH LINE STA. 256+80.00

END IRRIGATION
STA. 254+76.00

PALM BEACH COUNTY
JURISDICTION

APR 28 2009

NOTICE: THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 600-H-10, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

LAND DESIGN SOUTH
 2101 CENTRE PARK WEST DR.
 SUITE 100
 WEST PALM BEACH FL
 33410
 (561) 418-4501
 JENNIFER TIGHE LANES # 1006
 CERTIFICATE OF AUTHORIZATION NO: 000206

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
704	PALM BEACH	421694-1-52-01

IRRIGATION PLAN

4/28/2009 10:29:08 AM \\gpr\p\proj\1104\138\421694\520\Irrigation\PLANLD29.dgn

SHEET NO.
LD-29

SECTION No.:
FM No. (s)
COUNTY:
S.R. No.:

93280
421694-1-52-01
Palm Beach
SR-704

EXHIBIT C
MAINTENANCE PLAN

This Exhibit forms an integral part of the DISTRICT FOUR (4) MAINTENANCE MEMORANDUM OF AGREEMENT between the State of Florida, Department of Transportation and the AGENCY.

Please see attached

MAINTENANCE PLAN

Landscape Improvements

Project State Road No(s): SR 704 (Okeechobee Blvd.)
Project Limits: SR 93 (Florida's Turnpike) to West of SR 809 (Military Trail)
FM No(s): 421694-1-52-01
Maintaining Agency: Palm Beach County
RLA of Record: Jennifer Tighe
Date: 4-28-2009

I. General Maintenance Requirements and Recommendations:

The purpose of a plan for the landscape improvements maintenance practices is to allow the plant material on your project to thrive in a safe and vigorous manner while fulfilling their intended purpose and conserving our natural resources. Plantings and all other landscape improvements shall be maintained to avoid potential roadway hazards and to provide required clear visibility, accessibility, clearance, and setbacks as set forth by Florida Department of Transportation (FDOT) governing standards and specifications: *FDOT Design Standards*, *FDOT Plans Preparation Manual Vol. I, Chapter 2.11* and *FDOT Standard Specifications for Road and Bridge Construction* as amended by contract documents; and all other requirements set forth by the District 4 Operations Maintenance Engineer. The initial portion of the Maintenance Plan describes general maintenance requirements and recommendations. The concluding section is recommendations prepared by the Landscape Architect of Record specific to the attached approved plans.

Watering Requirements:

Watering is a critical concern for not only the maintenance of healthy plant material but also for observing water conservation practices. The amount of water to apply at any one time varies with the weather, drainage conditions and water holding capacity of the soil. For plant materials that have been established, it is imperative that any mandated water restrictions be fully conformed to on FDOT roadways.

Proper watering techniques should provide even and thorough water dispersal to wet the entire root zone, but not saturate the soil or over-spray onto travel lanes.

Irrigation System:

The Agency shall ensure there are no roadway overspray or irrigation activities during daytime hours (most notably "rush hour" traffic periods). It is imperative the irrigation controller is properly set to run early enough that the watering process will be entirely completed before high traffic periods, while adhering to mandated water restrictions. To ensure water conservation, the Agency shall monitor the system for water leaks and the rain sensors to ensure they are functioning properly so that the system shuts down when there is sufficient rainfall.

Integrated Plant Management:

An assessment of each planting area's soil is recommended to periodically determine the nutrient levels needed to sustain healthy, vigorous plant growth.

Palms, shrubs, trees and turf areas shall be fertilized in such a manner and frequency to ensure that the plant material remains healthy and vigorously growing. Establishment of an integrated plant management program is encouraged to ensure healthy plants, which are free of disease and pests.

Mulching:

Mulch planting beds in such a manner as to: prevent weed growth; retain moisture to the plants; protect against soil erosion and nutrient loss; maintain a more uniform soil temperature; and improve the appearance of the planting beds. Avoid mulch mounded up on the trunks of trees, palms, and the base of shrubs to encourage air movement in this area that aids in lowering disease susceptibility. Cypress mulch is prohibited on state right of way.

Pruning:

All pruning, and the associated safety criteria, shall be performed according to American National Standard Institute ANSI A300 standards and shall be supervised by an International Society of Arboriculture (ISA) Certified Arborist. Pruning shall be carried out with the health and natural growth of plant materials in mind, and to specific pruning heights maintaining clear visibility for motorists, and vertical clearance for pedestrian, bicyclist, and truck traffic where applicable. Visibility windows must be maintained free of view obstructions and all trees and palms (with particular attention to fronds and fruit) maintained to prevent potential roadway and pedestrian hazards. The specific pruning heights are determined by understanding the designer's intent when selecting and placing the plants. The intended mature maintained height and spread of plants should be noted on the planting plans. (See Specific Requirements and Recommendations per Approved Landscape & Irrigation Design for these guidelines). The understory plant materials selected for use within the restricted planting areas (Limits of Clear Sight) of the medians are to be maintained at a height in compliance with FDOT Design Standards Index 546, Page 6 of 6, Window Detail. Vertical tree heights must meet *FDOT Maintenance Rating Program* (MRP) standards.

Staking and Guying:

All staking materials, except for replacements, are removed by the completion of FDOT warranty period or at one year (whichever comes first). Any subsequent staking and guying activities by the Agency must adhere to *FDOT Design Standards* guidelines (See Index 544). The Agency shall closely monitor staking and guying attachment materials so that they are securely fastened to avoid potential roadway hazards.

Turf Mowing:

All grassed areas are to be mowed and trimmed with sufficient frequency to maintain a deep, healthy root system while providing a neat and clean appearance to the urban landscape. All turf efforts: mowing, curb/sidewalk edging, and turf condition must meet *FDOT Maintenance Rating Program* (MRP).

Litter Control:

The project site shall remain as litter free as practicable. It is recommended to recycle this litter to avoid unnecessary waste by its reuse. Litter removal efforts must meet *FDOT Maintenance Rating Program* (MRP) standards.

Weeding/Herbicide:

All planting areas shall be maintained as weed free as practicable enlisting integrated pest management practices in areas specified on the plans and by maintaining proper mulch levels. Extreme care is recommended if using a chemical herbicide to avoid overspray onto plant materials. Any damage resulting from overspray is the applicator's responsibility to restore the plantings to the approved plans.

Plant Replacement:

Plant replacement shall be the same species and specification as the approved plan. Move and replace all plant materials that may conflict with utility relocations and service. Only plants graded Florida #1 or better, per the *Florida Department of Agriculture and Consumers Services, Grades and Standards for Nursery Plants* are permitted on FDOT roadways. Should it become necessary to change the species, a general use permit is required from FDOT for approval by the FDOT District Landscape Architect.

Hardscape (Specialty Surfacing):

All specialty pavers and tree grates shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the pavers and tree grates. Final surface tolerance from grade elevations shall, at a minimum, meet the most current *Interlocking Concrete Pavement Institute (ICPI), Section 23 14 13 Interlocking Concrete Pavers*, Part 3.05. If the pavers or tree grates become damaged, they shall be replaced with the same type and specification as the approved plan.

Hardscape (Non-Standard Travelway Surfacing):

It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway, including asphalt pavement, caused or contributed by the installation or failure of non-standard surfacing, and/or the header curb, on the Department of Transportation right-of-way within the limits of this Agreement. Pavement restoration areas or "patches" will have a minimum length of 10-ft, measured from the edge of the header curb, and a width to cover full lanes for each lane affected by the restoration.

Pavement restoration will be performed in accordance with the most current edition of the *FDOT Standard Specifications for Road and Bridge Construction*, and the *FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System*.

It shall be the responsibility of the AGENCY to maintain all signs located within a non-standard surfacing area. Such maintenance to be provided by the AGENCY shall include repair, replace of the sign panel, post, and base.

Hardscape (Landscape Accent Lighting)

Landscape accent lighting shall be maintained in such a manner as to prolong the life of the

lighting fixture and prevent potential safety hazards. If the lighting fixtures and their system become damaged, they shall be replaced with the same type and specification as the approved plan.

Maintenance of Traffic Control

Reference the FDOT website regarding the selection of the proper traffic control requirements to be provided during routine maintenance and / or new installations of this DOT roadway.

Website: Series 600 Traffic Control through Work Zones
<http://www.dot.state.fl.us/rddesign/DesignStandards/Standards.htm>

Vegetation Management at Outdoor Advertising (ODA)

To avoid conflicts with permitted outdoor advertising, please reference the State of Florida website regarding the vegetation management of outdoor advertising. This website provides a portal to search the FDOT Outdoor Advertising Inventory Management System Database. The database contains an inventory of outdoor advertising structures, permits and other related information maintained by the Department.

Website: FDOT Outdoor Advertising Database
<http://www2.dot.state.fl.us/rightofway/Default.aspx>

Also, reference the Florida Highway Beautification Program website link for Vegetation Management at ODA signs for the Florida Statutes and Administrative Codes related to Vegetation Management at Outdoor Advertising Signs and Permit Applications for Vegetation Management and Outdoor Advertising Signs determining Mitigation Value of Roadside Vegetation.

Website: FDOT Environmental Management office for Landscape Architects
<http://www.dot.state.fl.us/emo/beauty/FLA.shtm>

II. Specific Project Site Maintenance Requirements and Recommendations:

The design intent for the Palm Beach County portion of the roadway is a low maintenance and drought tolerant design to meet the needs of the county O.T.I.S. (Only Trees Irrigation and Sod) program. This design shall be followed and maintained along the roadway.

REFERENCES

This reference list is provided as a courtesy. The list may not contain the most current websites. The most current references must be accessed for up to date information.

American National Standard Institute, *ANSI A300, (Part 1) for Tree Care Operations – Trees, Shrub, and Other Woody Plant Maintenance – Standard Practices (Pruning)*, available for purchase
<http://www.treespecialists.com/pdfs/pruningstandards.pdf>

Florida Department of Agriculture and Consumer Services, Division of Plant Industry, *Florida Grades and Standards for Nursery Stock*, available for purchase
<http://www.doacs.state.fl.us/pi/plantinsp/publications.html>

Florida Department of Transportation, *FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System, Index 544 Landscape Installation*
<http://www.dot.state.fl.us/rddesign/rd/RTDS/08/544.pdf>

Florida Department of Transportation, *FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System, Index 546 Sight Distance at Intersections*
<http://www.dot.state.fl.us/rddesign/rd/RTDS/08/546.pdf>

Florida Department of Transportation, *FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System, Index 700 Roadside Offsets*
<http://www.dot.state.fl.us/rddesign/rd/RTDS/08/700.pdf>

Florida Department of Transportation, *FDOT Plans Preparation Manual (PPM) Vol. I Chapters 2.11.5, Horizontal Clearance to Trees; Table 2.11.9 Horizontal Clearance and Clear Zone; Figure 4.1.2 Clear Zone; and Table 25.4.11.1 Clear Zone Width (feet) and Table 25.4.14.6 (for existing) trees*
<http://www.dot.state.fl.us/rddesign/PPMManual/2008/Volume1/zChap02.pdf>

Florida Department of Transportation, *FDOT Standard Specifications for Road and Bridge Construction, Section 580 Landscape Installation*
<http://www.dot.state.fl.us/specificationsoffice/Implemented/CurrentBK/CurrentSpecs/580.pdf>

Florida Department of Transportation, *Maintenance Rating Program Handbook*
<http://ombnet.dot.state.fl.us/procedures/bin/850065002.pdf>

Florida Department of Transportation, *Landscape Architecture Website*
<http://www.dot.state.fl.us/emo/beauty/beauty.shtm>

Interlocking Concrete Pavement Institute (ICPI)

<http://www.icpi.org/> <http://www.fisstate.org>

International Society of Arboriculture (ISA)
www.isa-arbor.com

Manual on Uniform Traffic Control Devices
<http://www.mutcd.fhwa.dot.gov>

Florida Irrigation Society
<http://www.fisstate.org>

Florida Department of Community Affairs (FCA), *Florida Board of Building Codes & Standards, Florida Accessibility Code for Building Construction*
http://www.dca.state.fl.us/fbc/publications/1_publications.htm

Guide to Roadside Mowing and Guide to Turf Management, available for purchase
<http://inonet.dot.state.fl.us/SupportServicesOffice/plist.htm>

Accessible Sidewalk Videos (ADA)
<http://www.access-board.gov/news/sidewalk-videos.htm>

SECTION No.: 93280
FM No. (s) 421694-1-52-01
COUNTY: Palm Beach
S.R. No.: SR-704

EXHIBIT D

APROXIMATE PROJECT COST

This Exhibit forms an integral part of the DISTRICT FOUR (4) MAINTENANCE MEMORANDUM OF AGREEMENT between the State of Florida, Department of Transportation and the AGENCY.

Date: 04/28/2009

APPROXIMATE PROJECT COST: \$ 76,409.94

SR 704- Okeechobee Blvd-FPID 421694-I-52-01					
Cost Estimate for Landscape Pay Items					
	Symbol	Quantity	Unit Cost	Total Cost	Specification
Trees and Palms					
Ligustrum Lucidum - Tree Ligustrum	LL	10	\$500.00	\$5,000.00	8' x 8' Spd, Full and Thick, Multi-Trunk, 3-4' C.T.
Ptychosperma elegans - Solitaire Palm (Single)	PT	26	\$250.00	\$6,500.00	12' C.T. B&B, Single Trunk, Matched Heights
Roystonea elata -Florida Royal Palm	RE	6	\$1,200.00	\$7,200.00	12' G.W., B&B, Single Trunk, Matched Heights
Quercus virginiana -Live Oak	QV	5	\$770.00	\$3,850.00	20' O.A. 4" Cal, Single Trunk, 6' C.T.
Trees and Palms Landscape Material Total-				\$22,550.00	
	Symbol	Quantity	Unit Cost	Total Cost	Specification
Groundcovers					
Performance Turf	SOD	47,568	\$0.09	\$4,281.12	Argentine Bahia Grass
Groundcovers Landscape Material Total-				\$4,281.12	
	Symbol	Quantity	Unit Cost	Total Cost	Specification
Hardscape					
Colored Stamped Concrete		224	\$73.38	\$16,437.12	Quantified by Square Yards
Complete Irrigation System		1		\$24,141.70	Complete Irrigation System
Tree Grates		3	\$3,000.00	\$9,000.00	4' x 4 Square with 18" Opening
Hardscape Material Total-				\$49,578.82	
GRAND TOTAL COST				\$76,409.94	
Notes:					
1. This is a Conceptual Cost Estimate. Price reflects current plant prices, availability and specifications.					
2. Grand Total does not include Relocation / Removal Costs.					