

TAB 1

**Staff Report
Holy Cross Manor II
520 W 26th Street
General Development Plan
04-403-GDP-II**

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: Holy Cross Manor II / Diocese of Venice
Location: 520 W 26th Street
Parcel Size: 4.01± Acres
PID #: 2421900154

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: PD (Planned Development)
Zoning: PD-H (Planned Development Housing)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:

FUTURE LAND USE

North: (Single-Family Residential) (Manatee County)
South: PD (Planned Development)
East: PDH (Planned Development-Housing)
West: PD (Single-Family Residential) (Manatee County)

ZONING

North: Manatee County (Leisure Lake)
South: RM-5 (Church Use)
East: PDH (Planned Development-Housing) (Holy Cross Manor I)
West: Manatee County (Leisure Lake)

SUMMARY:

The PDH zoning designation is a site plan specific category. Any changes in land use approval require the approval of a new conceptual/general plan. The zoning is not proposed to change with this application. The current use is for vacant. The DRC has met with the applicant and his agent to discuss the proposal to expand the Holy Cross Manor with the addition of 68 units in a three-story residential structure. Please note that the application is for a HUD-sponsored, low-income elderly housing facility.

The PDH zoning designation is a site plan specific category. Any changes in land use approval require the approval of a conceptual/general plan. The zoning is not proposed to change with this application. The current use is for a vacant. The City's DRC has met with the applicant and his agent to discuss the proposal to expand the existing Holy Cross Manor.

The new Site Plan consists of 68 one-bedroom units, located within an "L" shaped, 3-story building. The plan includes 99 additional parking spaces and a retention area located in the southwest portion of the site. The Site Plan also illustrates both a small maintenance building and a dumpster located in the north portion of the site.

STAFF RECOMMENDATION:

The staff recommends **APPROVAL** of this request. There are no waivers or modifications requested. This application provides for a low-income housing for at least 68 elderly people who are in need of this type of housing.

Because this application is time sensitive in order to meet HUD application deadlines, the DRC is continuing to work with the applicant and his representatives to bring the plan into compliance with all City and Fire District requirements. We will continue to do so throughout the Site Plan and Construction Plan processes.

STIPULATIONS:

The Site Plan must comply with all applicable City Code and North River Fire District (NRFD) requirements.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board recommended **UNANIMOUS APPROVAL WITH STIPULATION** the general development plan 04-403 GDP-II. **The stipulation is as stated: The project site must be a minimum of 4.01 acres as illustrated on survey.** (To meet density requirements)

DETAILED ANALYSIS:**ATTAINABLE HOUSING**

The application is for a HUD-sponsored, low-income elderly housing facility.

COMPREHENSIVE PLAN ANALYSIS

Potable water, sanitary sewer, and parks and recreation levels of service are satisfied with this request. Below is a synopsis of the impacts to roads, drainage, and reclaimed water infrastructure related elements of the Comprehensive Plan:

2.0 TRANSPORTATION ELEMENT**Level of Service**

Policy 2.1.1: The level of service standard for collector and arterial roadways in the City shall be LOS “D”, peak hour.

A traffic impact statement has been submitted by the project engineer determining the impact is de minimis and does not result in any degradation in roadway level of service.

4.0 SANITARY SEWER**Reclaimed Water Use**

Policy 4.3.1: Require the use of reclaimed water to irrigate recreational, agricultural and future development.

The site is currently served with City reclaimed water for irrigation.

Policy 4.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

The site is currently served with City reclaimed water for irrigation.

6.0 STORMWATER MANAGEMENT**Surface Water**

Objective 6.3: To ensure that the quality of surface water within the City is maintained and, where unacceptable, improved.

- Appropriate on-site retention or detention in accordance with adopted local and state regulations including filtration, infiltration, establishment of littoral zones in wetland areas and the use of grassy areas for filtration;

- Protection of wetlands and environmentally sensitive areas; and
- Management and protection of the quantity, timing and quality of water releases and discharges.

Prior to the approval of a final development plan, the applicant shall provide a letter from SWFWMD regarding the approval of a reduction regarding retention requirements.

7.0 POTABLE WATER

Maximize Existing Facilities

Objective 7.2: The City shall require that existing and new development maximizes the use of existing potable water facilities.

The site is served with City water.

Policy 7.2.1: The City shall require the use of low-volume plumbing fixtures for all new construction in accordance with the requirements of the most recently adopted Standard Plumbing Code.

The site is served with City water.

Policy 7.2.2: The City shall continue to encourage the use of Xeriscape in all landscaping projects.

Landscaping will incorporate Xeriscaping.

Policy 7.2.3: Where lines are available, the City shall require new development and redevelopment to connect to the reclaimed water system.

The site is currently served with City reclaimed water for irrigation.

Policy 7.3.1: Require the use of reclaimed water to irrigate recreational, agricultural and future development.

The site is currently served with City reclaimed water for irrigation.

Policy 7.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

The site is currently served with City reclaimed water for irrigation.



ZNS | ENGINEERING

:201 5th AVE DR EAST BRADENTON, FL 34206
PO BOX 9448 BRADENTON, FL 34206
TELEPHONE 941.748.6888 FAX 941.748.3316

HOLY CROSS II

SCALE: 1"=500'
SOURCE: MINNEAPOLIS COUNTY



THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION AND GENERAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.





GENERAL DEVELOPMENT PLAN FOR
HOLY CROSS MANOR II

CITY OF PALMETTO, FLORIDA
SECTION 11, TOWNSHIP 34 S., RANGE 17 E.

CONSTRUCTION DATE: FALL 2009

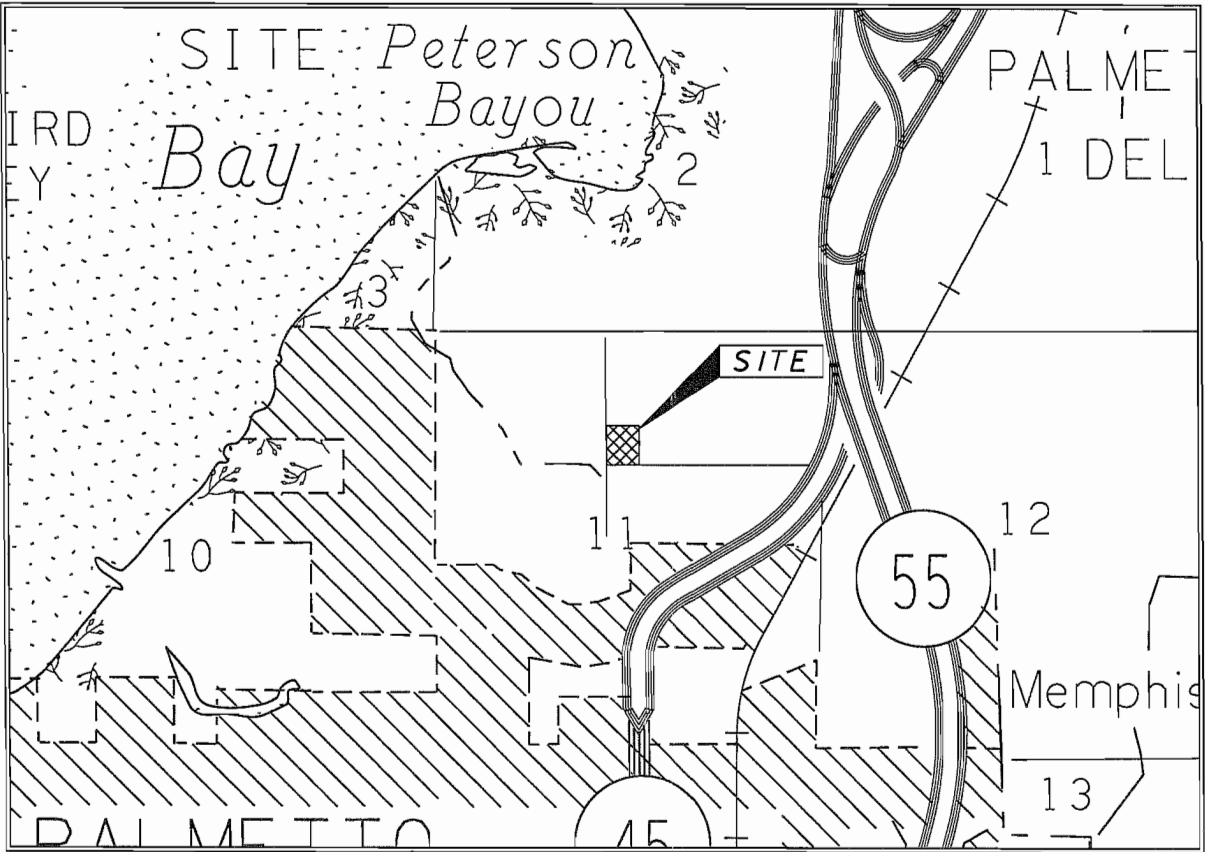
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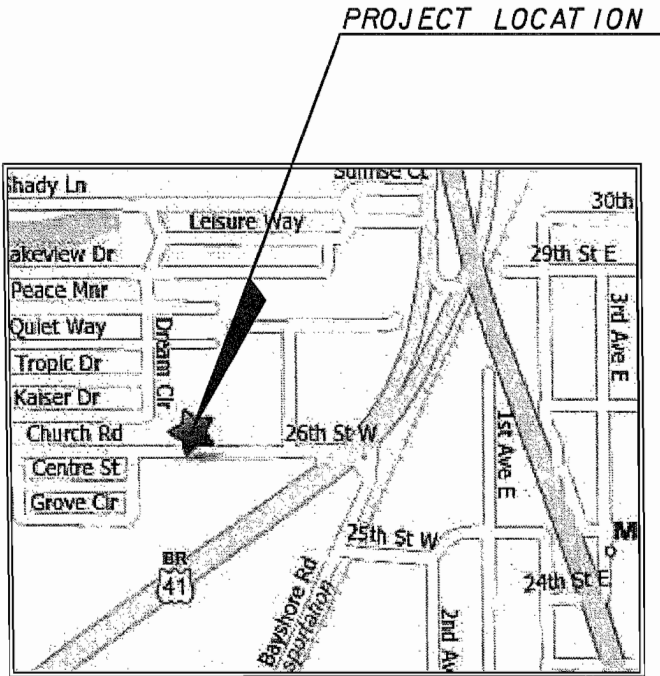
City of Palmetto
Planning Department

PROJECT FILE # 04-403 *62P*

INDEX OF SHEETS	
SHEET NO.	SHEET DESCRIPTION
C1.0	KEY SHEET
C2.0	GENERAL NOTES
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C4.0	AERIAL
C5.0	SITE PLAN
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C8.0	SITE DETAILS
C8.1	DRAINAGE DETAILS
C8.2 - C8.3	UTILITY DETAILS



VICINITY MAP
1" = 1 MILE



LOCATION MAP
N.T.S.

PLANS PREPARED FOR:

WOODROFFE CORPORATION ARCHITECTS
5005 W. LAUREL STREET
SUITE 215
TAMPA, FL 33607
CONTACT: (813) 281-0411

PLANS PREPARED BY:

ELEMENT
ENGINEERING GROUP

1814 N. 15th STREET | TAMPA, FL 33605
P 813.386.2101 | TF 888.603.1942 | F 813.386.2106
CERTIFICATE OF AUTHORIZATION NUMBER | 26921
EOR | DEREK M. GIL, PE 54798

DATE: MARCH 20, 2009

Derek Gil
3/20/09

DRC Member	OK	Signature	Date
Deputy Director of Operations			
City Planner			
Fire Marshal			
City Engineer			
DRC Coordinator			
Stipulations	Yes		
	No		
Director of Public Works		Signature	Date

SHEET

C1.0

WATER AND SEWER CONSTRUCTION NOTES

ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
ALL ON SITE PVC WATER MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 STANDARDS. ALL ON SITE PVC WATER MAINS 2" TO 3" SHALL BE CLASS 1120 OR 1220 (SDR 21) AND MEET REQUIREMENTS OF ASTM D-2241. WATER MAINS SMALLER THAN 2" SHALL BE CLASS 1120 OR 1220 SCHEDULE 80 AND MEET REQUIREMENTS OF ASTM D1785.
PE PIPE 2" OR SMALLER SHALL MEET THE REQUIREMENTS OF ASTM D-1248.
ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI STANDARD A21.51, MINIMUM CLASS 50. IN AREAS WHERE THE SOIL IS DETERMINED TO BE CORROSIVE OR HIGH GROUND WATER IS EXPECTED, THE PIPE SHALL BE INSTALLED IN LOOSE POLYETHYLENE ENCASEMENT NOT LESS THAN 8 MILS THICK AND INSTALLED IN ACCORDANCE WITH ANSI SPECIFICATION A21.51.

EROSION CONTROL NOTES

SOIL EROSION AND SEDIMENTATION CONTROL NOTES
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE PLANS, PERMIT CONDITIONS, SECTION 104 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2004 EDITION, AND THE CITY OF PALMETTO LAND DEVELOPMENT REGULATIONS AND FOOT DESIGN STANDARDS INDEXES NUMBER 100 THROUGH 199 AS APPLICABLE, 2008 EDITION.
THE CONTRACTOR SHALL IMPLEMENT SUCH MEASURES TO PREVENT THE TRANSPORT OF SOIL, DEBRIS AND ANY OTHER POLLUTANTS OUT OF THE WORK AREA VIA WIND, WATER, OVERLAND FLOW OR STORM SEWERS.

DRAINAGE NOTES

- 1. CONCRETE SHALL BE CLASS "A" AS SPECIFIED IN SECTION 345 OF FLORIDA D.O.T. SPECIFICATIONS.
- 2. SEE SECTION 425-2.2 "MORTAR" OF FLORIDA D.O.T. SPECIFICATIONS.
- 3. IRON CASTING SPECIFIED IN SECTION 962-8 OF FLORIDA D.O.T. SPECIFICATIONS. SEE SECTION 425-5.
- 4. REINFORCEMENT STEEL AS SPECIFIED IN SECTIONS 415 & 911.1 OF FLORIDA D.O.T. SPECIFICATIONS.
- 5. SEE SECTION 425-3.2 "GRATINGS" OF FLORIDA D.O.T. SPECIFICATIONS.
- 6. SEE SECTION 125 "EXCAVATION FOR STRUCTURES" OF FLORIDA D.O.T. SPECIFICATIONS.
- 7. PRECAST TO BE FOOT STANDARDS WITH MINIMUM 8" THICKNESS.

UTILITY PROVIDERS

WATER	CITY OF PALMETTO, VAN BROWN 600 17TH ST. W. PALMETTO, FL 34221 941-723-4580 EXT. 117
SEWER	CITY OF PALMETTO, VAN BROWN 600 17TH ST. W. PALMETTO, FL 34221 941-723-4580 EXT. 117
ELECTRIC	FLORIDA POWER & LIGHT, TRACY STERN 5910 E. HWY 100 PALM COAST, FL 32164-2342 800-868-9554
CABLE	BRIGHT HOUSE NETWORKS, ALEX FLEMING 5413 SR 64 E. BRADENTON, FL 34208 941-748-3816 EXT. 24051
TELEPHONE	VERIZON FLORIDA, BRYAN LANTZ 1909 US HWY 301 N. BLDG. D TAMPA, FL 33619 813-740-1231

GENERAL NOTES

THESE DRAWINGS ARE TO BE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL ALL PERMIT APPROVALS ARE CONFIRMED RECEIVED BY THE ENGINEER OF RECORD (EOR).
WHenever a conflict occurs between any specification and/or regulatory requirement, the more stringent requirement shall apply.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THE STAKEOUT SURVEYOR HAS THE MOST CURRENT SET OF PLANS, INCLUDING ALL RECENT REVISIONS MADE BY ADDENDUM OR REQUEST FOR INFORMATION (RFI).
THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION PRIOR TO OBTAINING REQUIRED PERMITS FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM WORK WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY AND INSURE THAT ALL OTHER REQUIRED PERMITS ARE APPROVED PRIOR TO COMMENCING THE WORK.
SOME OF THE DETAILS SHOWN INCLUDED IN THIS DRAWING SET ARE PROVIDED BY THE REVIEWING REGULATORY AGENCIES AND ARE REQUIRED BY THOSE AGENCIES TO BE SHOWN ON THE DRAWINGS FOR PERMIT APPROVAL. BY SIGNING AND SEALING THESE DRAWINGS, THE EOR IS NOT ASSUMING RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS ON THESE DETAILS. CONTRACTOR SHALL VERIFY THE DETAILS ARE THE LATEST ISSUED BY THE REGULATORY AGENCY, THE DETAILS COMPLY WITH THE LATEST TECHNICAL MANUAL SPECIFICATIONS, AND THE REGULATORY AGENCY INSPECTOR DOES NOT HAVE ANY ALTERNATE REQUIREMENTS NOT SHOWN ON THE DETAILS.
CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION OF POTABLE WATER AND/OR SANITARY SEWER COLLECTION SYSTEMS PRIOR TO ASSURING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PERMITS HAVE BEEN ACQUIRED. CONTRACTOR SHALL REVIEW SPECIFIC CONDITIONS DEPICTED ON FDEP PERMITS, WHICH MAY NOT BE SHOWN HEREON.
CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY OWNERS PRIOR TO CONSTRUCTION.
SURVEY INFORMATION AND LEGAL DESCRIPTIONS SHOWN HEREON WERE OBTAINED FROM STRAYER SURVEY AND MAPPING. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THIS INFORMATION AND BE FAMILIAR WITH ALL SITE CONDITIONS (INCLUDING SUB-SURFACE CONDITIONS AND UTILITIES) PRIOR TO COMMENCING THE WORK. DAMAGES TO ANY EXISTING FACILITIES (ABOVE-GROUND AND UNDERGROUND) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND UTILITY NOTIFICATION CENTER (CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770) 48 HOURS PRIOR TO COMMENCING THE WORK.
DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS TO COMPLETE PROJECT AS SHOWN. CONTRACTOR TO REMOVE ALL ITEMS NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE FEASIBILITY OF CONSTRUCTING GRAVITY SEWER SYSTEMS (I.E. VERIFY EXISTING INVERTS AT POINTS OF CONNECTION, EXIT INVERTS OF BUILDING PLUMBING, GREASE TRAP CONFIGURATION, MINIMUM SLOPES, ETC.).
REFERENCED INDEX NUMBERS REFER TO DETAILS DEPICTED IN THE F.D.O.T. DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS OF STATE HIGHWAY SYSTEM, 2008.
CONSTRUCTION SHOWN ON THESE PLANS IS PERMITTED ONLY FOR THE WORK LOCATED WITHIN THE PRIVATE PROPERTY. ALL WORK WITHIN THE RIGHT-OF-WAY AND EASEMENTS WILL REQUIRE A SEPARATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION OR MATERIALS SHOWN ON THESE PLANS.
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MAINTENANCE OF TRAFFIC AND PEDESTRIAN CONTROL PER APPROPRIATE FOOT SPECIFICATIONS. SEE FOOT INDEX NUMBERS 600 THROUGH 660.
ALL WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF F.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION AS SUPPLEMENTED.
CONTRACTOR SHALL LOCATE PROPERTY LINES AS REQUIRED TO AVOID ENCROACHMENT ONTO ADJACENT PROPERTY. CONTRACTOR SHALL INVESTIGATE FOR EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY A/E IN THE EVENT OF CONFLICT.
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, AND WATERWAYS. BARRIERS ARE TO BE BUILT BEFORE LAND ALTERATION, MAINTAINED EFFECTIVELY DURING CONSTRUCTION, AND REMOVED AFTER FINAL SOIL STABILIZATION. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES AND IMPLEMENT MEASURES TO PREVENT ADDITIONAL SILTATION AS REQUIRED.
CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY CONSTRUCTION TRAFFIC RELATED ACCESS POINTS TO THE PROJECT SITE AND/OR SPECIFIC AREAS OF WORK ON THE PROJECT SITE AS NECESSARY.
ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM STANDARDS SHOWN. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
ALL FILL SHALL CONSIST OF SATISFACTORY SOIL MATERIALS, DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS AND OTHER SIMILAR UNSUITABLE MATERIALS. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM DEER7 SOIL CLASSIFICATION GROUPS GC, SW, SC, WL, MH, CL, CH, OL, OH, AND PT. UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% AASHTO T-99, METHOD D.
EXISTING TREES & LANDSCAPING SHOWN THIS PLAN. SEE PROPOSED LANDSCAPING PLAN FOR TREE RELOCATION OR REMOVAL AND NEW LANDSCAPING. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES WHICH ARE NOT MARKED TO BE REMOVED.
TREE LIMBS SHALL BE PRUNED AS REQUIRED FOR NEW CONSTRUCTION. WHEN TREE LIMBS OVERHANG EXISTING OR NEW VEHICULAR USE AREAS, THE CONTRACTOR SHALL PRUNE SUCH TREES TO PROVIDE CLEARANCE MEETING THE STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. PRUNING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
ANY SIDEWALK WHICH BECOMES UNDERMINED OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED. PERMITS WILL BE OBTAINED BY THE CONTRACTOR FOR THE CLOSING OF SIDEWALKS IN THE RIGHT-OF-WAY. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH ON THE SIDEWALK FOR A PERIOD OF MORE THAN ONE HOUR, THE CONTRACTOR SHALL PROVIDE PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS PER FOOT INDEX 660, UNLESS OTHERWISE NOTED.
ALL PEDESTRIAN ROUTES, SIDEWALKS AND RAMPS, AS WELL AS ALL HANDICAPPED SIGNS, SYMBOLS, PARKING SPACES, ETC., SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL AIA REQUIREMENTS WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL VERIFY REQUIREMENTS WITH LOCAL INSPECTORS PRIOR TO POURING SIDEWALKS AND RAMPS.
ALL CONSTRUCTION IS TO COMPLY WITH THE M.U.T.C.D. AND CURRENTLY ADOPTED CODES, INCLUDING: FLORIDA FIRE PREVENTION CODE, 2004; THE LATEST EDITIONS OF THE NATIONAL FIRE PREVENTION ASSOCIATION (NFPA) #1 FIRE PREVENTION CODE AND #101 LIFE SAFETY CODE; THE LATEST STANDARD BUILDING CODE; STANDARD MECHANICAL CODE; NFPA 70, NATIONAL ELECTRICAL CODE; FLORIDA STATUTE 633, WHICH INCLUDES: STATE FIRE MARSHAL'S RULES AND REGULATIONS.
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES AND BUILDING REGULATIONS. ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA, THE FLORIDA BUILDING CODE - PLUMBING AND LOCAL REGULATORY REQUIREMENTS.
PORTIONS OF WORK AND/OR MATERIALS FOR THE UTILITY CONNECTIONS MAY BE PROVIDED BY THE GOVERNING MUNICIPALITY. CONTRACTOR TO VERIFY AND COORDINATE.
WATER AND SANITARY SEWER SYSTEMS SHALL NOT BE PLACED INTO SERVICE UNTIL INSPECTED AND APPROVED BY THE FDEP AND OTHER PERTINENT REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND OBTAINING THE FOLLOWING ITEMS:
INSPECTOR APPROVALS
CURRENT BACTERIOLOGICAL TEST RESULTS
PRESSURE, EXFILTRATION AND OTHER APPROPRIATE TEST RESULTS
LOCATING WIRE CONTINUITY TESTS
AS-BUILT SURVEYS
ALL APPLICABLE ITEMS SHALL BE PROVIDED TO ELEMENT ENGINEERING GROUP A MINIMUM OF 60 DAYS PRIOR TO FINAL ACCEPTANCE AND PLACEMENT INTO OPERATION.
ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100K).
UNLESS OTHERWISE NOTED, ALL RCP SHALL BE CLASS III, WALL "B".
PIPE LENGTHS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED AS REQUIRED.
ALL DIMENSIONS ARE TO OUTSIDE WALL OF BUILDING AND FRONT FACE OF CURB UNLESS OTHERWISE NOTED.
PROVIDE PAVEMENT MARKINGS AS SHOWN PER FOOT DESIGN STANDARDS INDEX No. 17346.
SIGNS AND BARRICADES PER FOOT DESIGN STANDARDS INDEXES 600 THRU 650.
THE CONTRACTOR SHALL RESTORE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, ETC. WITH MATERIALS OF THE SAME TYPE OR BETTER THAN THAT REMOVED DURING CONSTRUCTION.
PRIOR TO PAVING, THE CONTRACTOR SHALL ENSURE ALL NEW UNDERGROUND UTILITIES, I.E. ELECTRIC, IRRIGATION, ETC., HAVE BEEN INSTALLED. IF PAVING IS TO OCCUR BEFORE THE INSTALLATION OF ANY UNDERGROUND UTILITIES, THE CONTRACTOR SHALL INSURE THE NECESSARY CONDUITS ARE PROVIDED AND SHALL COORDINATE THE LOCATIONS WITH THE CONSTRUCTION PLANS.
CONTRACTOR SHALL SECURE ALL OPENINGS UNDER CONSTRUCTION AT THE END OF EACH WORKING DAY.
GRASS SOD AND SEED SHALL BE BAHIA, UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS. SEED AND MULCH ALL AREAS LEFT BARREN FROM CONSTRUCTION. SOD ALL SLOPES GREATER THAN 3:1, WHETHER OR NOT SHOWN HEREON. ALL RETENTION POND BANKS SHALL BE SODDED, REGARDLESS OF SLOPE, TO THE POND BOTTOM OR THE WATER LINE AT THE TIME OF INSTALLATION FOR DESIGNED WET PONDS. STEEP SLOPES TO BE SODDED AS SOON AS POSSIBLE AFTER FINE GRADING TO PREVENT EROSION.
THE CONTRACTOR SHALL PROVIDE ELEMENT ENGINEERING GROUP WITH AS-BUILT SURVEYS PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF ALL WATER, SANITARY SEWER AND STORMWATER MANAGEMENT SYSTEMS AS REQUIRED BY THE FDEP AND THE SWFWMD. SANITARY SEWER AS-BUILTS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTING PAVEMENT.

BUILDING DESCRIPTION

BASED ON FLORIDA BUILDING CODE 2004 EDITION WITH 2005 & 2006 AMENDMENT
NFPA 101 (LIFE SAFETY CODE) 2000 EDITION.

BUILDING DESCRIPTION	CODES	
3 STORY BUILDING 34'-8" CENTER OF ROOF SPRINKLERED	NFPA 101.2008	FBC 2007
	CHAPTER 12 & 13 RESIDENTIAL OCCUPANCY	TYPE III-B UNPROTECTED FULLY SPRINKLERED

- 1. THREE STORY CONSTRUCTION - FIRE RATING NOT REQUIRED EXCEPT FOR SPECIAL HAZARD AREAS AND PROXIMITY TO OTHER BUILDINGS, PER TABLE 601 FBC 2007.
- 2. USE AND OCCUPANCY CLASSIFICATION:
ASSEMBLY OCCUPANCY GROUP R-2
PER SECTION 310, FBC 2004
- 3. PER TABLE 503, FBC 2007 CONSTRUCTION:
ASSEMBLY OCCUPANCY GROUP R-2
TYPE III-B UNPROTECTED, FULLY SPRINKLERED.
- 4. MAXIMUM COMMON PATH OF TRAVEL (SPRINKLERED) FOR ASSEMBLY 15'5" PER NFPA TABLE A.7.6.1
A/C BUILDING AREA = 52,056 SQ. FT.
NON-A/C BUILDING AREA (PATIOS, OPEN SEATING & CORRIDORS) = 1435 SQ. FT.
TOTAL GROSS SQ. FT. = 53,491 SQ. FT.
- 5. MINIMUM REQUIRED INTERIOR FINISHES PER TABLE 803.5, FBC 2007 ASSEMBLY 1R-21:
EXIT ACCESS CORRIDORS AND OTHER EXITWAYS: CLASS C
ROOMS AND ENCLOSED SPACES: CLASS C
DESCRIPTION FOR CLASS B & C PER SECTION 803.1, FBC 2007
- 6. PER TABLE 1004.1-2, FBC 2004 OCCUPANT LOAD = 200
PLEASE REFER TO SHEET AD.1a FOR OCCUPANT LOAD FOR EACH ROOM.
- 7. MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD (TABLE 1018.1, FBC 2007) = 2

NOTES:
TO THE BEST OF OUR KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES.

DEMOLITION NOTES

DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND EXTENT OF REMOVAL OF ITEMS SHOWN PRIOR TO USING THIS INFORMATION FOR BID PURPOSES.
CONTRACTOR TO COMPLETELY REMOVE EXISTING ITEMS ON SITE INCLUDING CURBS, ASPHALT, BASE COURSE, CONCRETE AND EXISTING UTILITIES AS SHOWN AND NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
LOCAL CODES APPLY FOR ANY DEMOLITION SHOWN HEREON.
CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES, FOR ANY UTILITIES SHOWN TO BE REMOVED OR RELOCATED HEREON, EARLY IN CONSTRUCTION PROCESS, AS TO AVOID ANY DELAYS.
CONTRACTOR TO FIELD COORDINATE PHASING OF ALL DEMOLITION AND CONSTRUCTION TO LIMIT INTERRUPTION OF TRAFFIC FLOW AND DAILY OPERATIONS.
CONTACT ENGINEER IMMEDIATELY IF ANY UNDERGROUND STRUCTURES, FOUND DURING EXCAVATION, IMPEDE THE COMPLETION OF CONSTRUCTION AS SHOWN.

FLOOD ZONE

DATUM

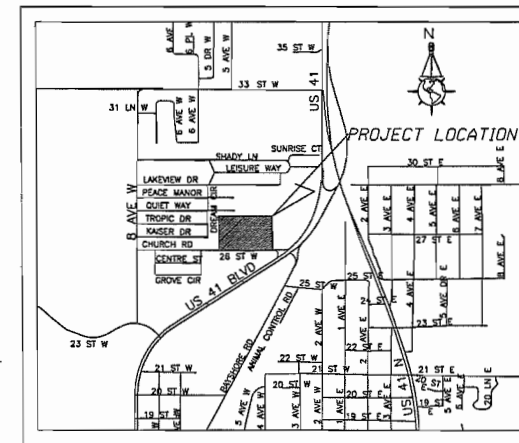
C (120153 0187 B 3/15/84) NAVD 1988

WOODROFFE CORPORATION
ARCHITECTS
FLORIDA LICENSE NUMBER AA 000370
ELEMENT
ENGINEERING GROUP
1814 N. 15th STREET | TAMPA, FL 33605
PHONE: 813-288-5865
FAX: 813-288-5866
CERTIFICATE OF AUTHORIZATION NUMBER 12692

CONTRACTOR SHALL VERIFY ALL THE CONDITIONS AND DIMENSIONS AT THE PROJECT SITE PRIOR TO THE BEGINNING OF ANY DEMOLITION. ERRORS, OMISSIONS OR INCONSISTENCIES OF ANY KIND, INCLUDING OR FABRICATING ANY WORK, DO NOT SCALE THESE DRAWINGS.
Derek M. Gil, PE
3/20/09
DEREK M. GIL, PE 54798

NEW FREESTANDING BUILDING
HOLY CROSS MANOR II
SENIOR HOUSING
for : DIOCESE OF VENICE
510 WEST 26TH STREET
PALMETTO, FL

DATE:
PROJECT:
REVISIONS:
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NOTES
SHEET
C2.0



VICINITY MAP
SECTION 11, TOWNSHIP 34 S., RANGE 17 E.
NOT TO SCALE

SURVEYOR'S NOTES:

- SURVEYOR'S NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD DEED, THE NORTHERLY ROW LINE OF 26TH STREET, BEING S 84°36'W.
2. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
3. THIS BOUNDARY SURVEY WAS PERFORMED ON THE GROUND ON 2/20/08, 3/17/08 AND 11/13/08 UNDER THE SUPERVISION OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.
4. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISIBLE SURFACE EVIDENCE EXISTS OR AS NOTED.
5. THE SUBJECT PROPERTY FALLS WITHIN ZONE C, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120153 0187 B, EFFECTIVE DATE 3/21/94M4.
6. THE SUBJECT PROPERTY CONTAINS PAVED DRIVES AND PARKING AREAS WITH 32 PARKING SPACES AND 4 NONCIP PARKING SPACES.
7. THE SUBJECT PROPERTIES FRONTS ON AND HAS ACCESS TO 26TH STREET WEST, A PUBLIC DEDICATED RIGHT-OF-WAY.
8. UNDERGROUND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED OR SHOWN.
9. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
10. TOTAL AREA OF SUBJECT PROPERTY = 196,148.4 SQUARE FEET OR 4.27 ACRES. AREA OF EXISTING BUILDING = 3 STORES OF 6,170.2 SQUARE FEET.
11. PER CURRENT COUNTY ZONING FOR A-1: SETBACK LINES - 50' FRONT, 25' REAR, SIDE IS 10' AND HEIGHT RESTRICTION = 30'.
12. THE LEGAL DESCRIPTION SHOWN HEREON DESCRIBES THE SAME PROPERTY AS IN TITLE COMMITMENT NO. MP-3311547 PREPARED BY ATTORNEY'S OFFICE INSURANCE FUND.
13. ADDRESS OF SUBJECT PARCEL, IS 810 26TH STREET WEST PALMETTO, FLORIDA.
14. RESEARCH OR DETERMINATION OF UNLAWFUL PILL, EXCAVATION, HAZARDOUS WASTE, RIGHT-OF-WAY TAKINGS, PAST, PRESENT OR FUTURE, ABILITY OR INABILITY TO USE THIS PARCEL FOR ANY PURPOSE WHATSOEVER IS NOT INCLUDED AS PART OF THIS SURVEY. THE DETERMINATION OF THE ABOVE IS THE SOLE RESPONSIBILITY OF THE USER OF THE SURVEY.
15. ALSO BEING SUBJECT TO A CROSS INGRESS/EGRESS EASEMENT OVER THE DRIVEWAY LYING BETWEEN LOTS 1 & 2 PER DOCUMENTS PROVIDED BY DAVITO & HERNAN, P.A.

BOUNDARY & TOPOGRAPHIC SURVEY OF:

THE FOLLOWING DESCRIBED PARCEL, LESS THE EASTERLY 187.28 FEET THEREOF:

LOT 1:

A PARCEL OF LAND LYING IN THE N.E. 1/4 OF SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST

COMMENCE AT THE S.W. CORNER OF THE N.E. 1/4 OF SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE ALONG THE SOUTH LINE OF THE N.E. 1/4, EAST, 181.10 FEET; THENCE NORTH, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 26TH STREET (40' WIDE RIGHT-OF-WAY) AND A FOUND 1" IRON PIPE, 40.61 FEET FOR A POINT OF BEGINNING; THENCE N. 74° 04' 00" E, 100.00 FEET TO A POINT OF BEGINNING; THENCE S. 76° 07' 00" E, 100.00 FEET TO A FOUND 4" CONCRETE MONUMENT; THENCE S. 00° 01' 00" E, 42.09 FEET TO ITS INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF 26TH STREET AND A SET CAPPED IRON PIPE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N. 89° 54' 56" E., 76.71 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE S.W. CORNER OF THE N.E. 1/4 OF SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE ALONG THE SOUTH LINE OF THE N.E. 1/4, EAST, 1811.80 FEET; THENCE NORTH, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 26TH STREET (40' WIDE RIGHT-OF-WAY), 408.10 FEET FOR A POINT OF BEGINNING; THENCE S.89.54°59'W, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 202.68 FEET; THENCE NORTH 15°15'W, A DISTANCE OF 6.895454 FEET; THENCE S.89.54°54'W, A DISTANCE OF 187.28 FEET; THENCE NORTH A DISTANCE OF 168.24 FEET; THENCE S.89.8°49'20"W, A DISTANCE OF 477.00 FEET; THENCE SOUTH A DISTANCE OF 468.24 FEET, TO THE POINT OF BEGINNING.

PREPARED FOR: HOLY CROSS MANOR INC.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED HEREON, AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED HEREON ONLY ON THE SURVEY.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.




STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO. 6634

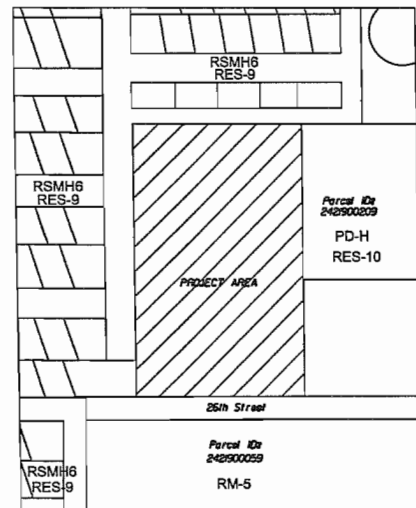
ROBERT B. STRAYER, JR.
FLA. PROFESSIONAL SURVEYOR & MAPPER REG'N #5027

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

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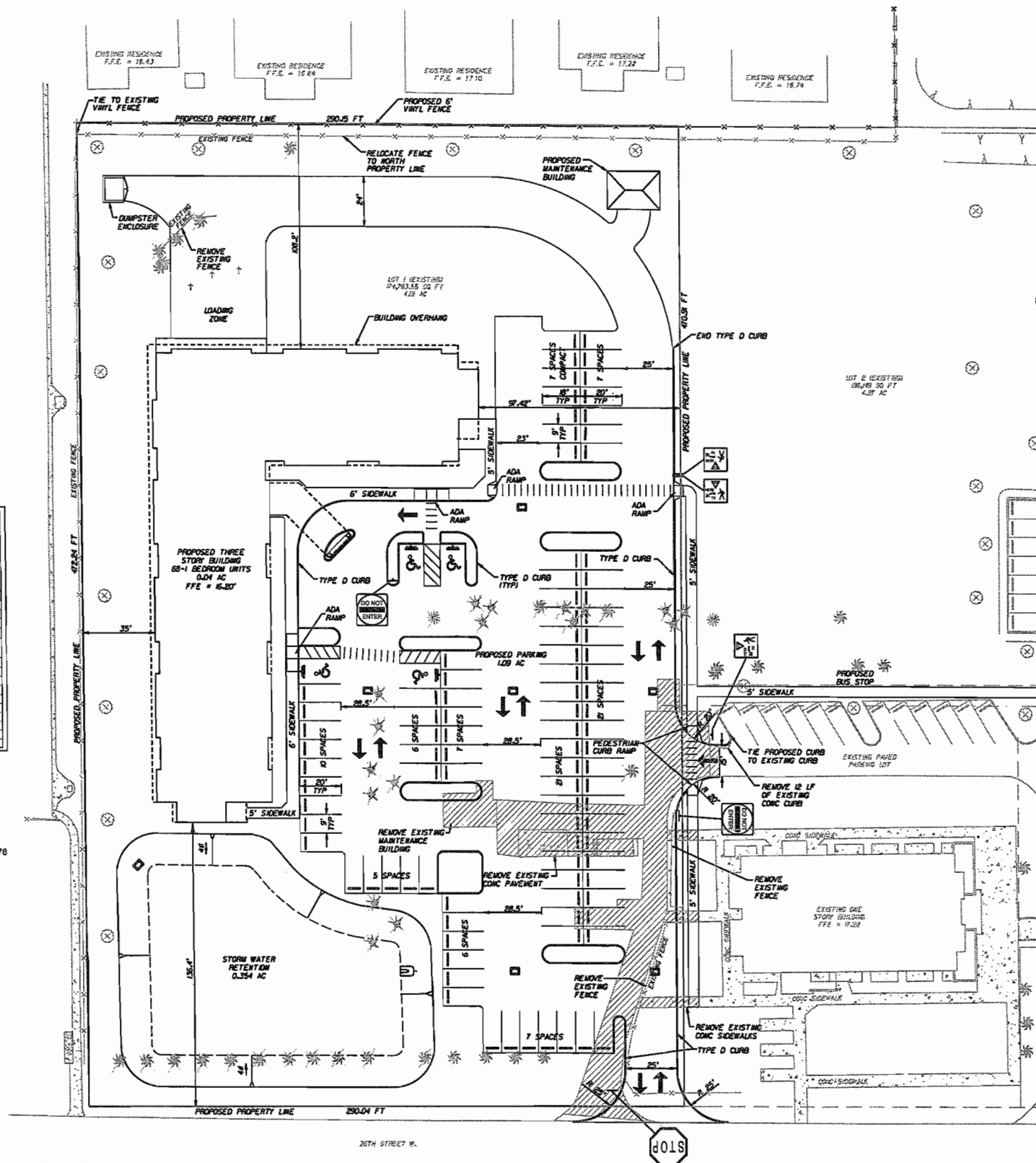
NEW FREESTANDING BUILDING HOLY CROSS MANOR II SENIOR HOUSING for : DIOCESE OF VENICE 510 WEST 26TH STREET PALMETTO, FL		 KEVIN M. GIL, PE, 54788 3/20/09	<small>CONTRACTOR SHALL VERIFY ALL CONCRETE AND BUILDING IS AS SET AND MEET THE REQUIREMENTS OF THE APPLICABLE CODES AND LOCAL ORDINANCES.</small>	 WOODROFFE CORPORATION ARCHITECTS <small>FLORIDA LICENSE NUMBER 04 00075</small>	<small>1814 W. 15TH STREET TAMPA, FL 33606 P 813.388.2707 F 813.388.2708 OFFICE OF ARCHITECTURE 2002</small> 
DATE:	PROJECT:				



ZONING MAP

SITE DATA	
PROJECT SITE AREA	136,804 +/- SF / 3.141 +/- AC
CURRENT ZONING	PD-H
LAND USE	RESIDENTIAL HOUSING
FOLIO NUMBER	242190.0209
EXISTING WETLANDS	NONE
EXISTING BUILDING S.F.	468 SF
PROPOSED BUILDING S.F.	53,491 SF (GROSS)
PROPOSED BUILDING HEIGHT	34'-8" TO CENTER LINE OF ROOF
PROPOSED NO. OF UNITS	68
PARKING REQUIRED	68 SPACES (1 SPACE PER UNIT)
PARKING PROVIDED	99 SPACES
H/C PARKING REQUIRED	3 SPACES
H/C PARKING PROVIDED	4 SPACES
POTABLE WATER	CITY OF PALMETTO
SEWAGE TREATMENT	CITY OF PALMETTO
FIRE PROTECTION	PRIVATE
WASTE COLLECTION	DUMPSTER PICK-UP

- NOTES
- 1) ALL LANDSCAPE SHALL COMPLY WITH CHAPTER 7, ARTICLE X OF THE CITY OF PALMETTO LAND DEVELOPMENT CODE.
 - 2) SITE LIGHTING SHALL COMPLY WITH CHAPTER 28, ARTICLE III, DIVISION 2, SECTION 28-78 OF THE CITY OF PALMETTO LAND DEVELOPMENT CODE AND CPTD STANDARDS.



WOODROFFE CORPORATION
ARCHITECTS
FLORIDA LICENSE NUMBER AA 000079
1814 N. 15th STREET | TAMPA, FL 33605
P 813.386.2101 | F 813.386.2106
CERTIFICATE OF AUTHORIZATION NUMBER 1 26921

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION. SCALE THESE DRAWINGS.

Derek M. Gil
3/20/09
DEREK M. GIL, PE 54798

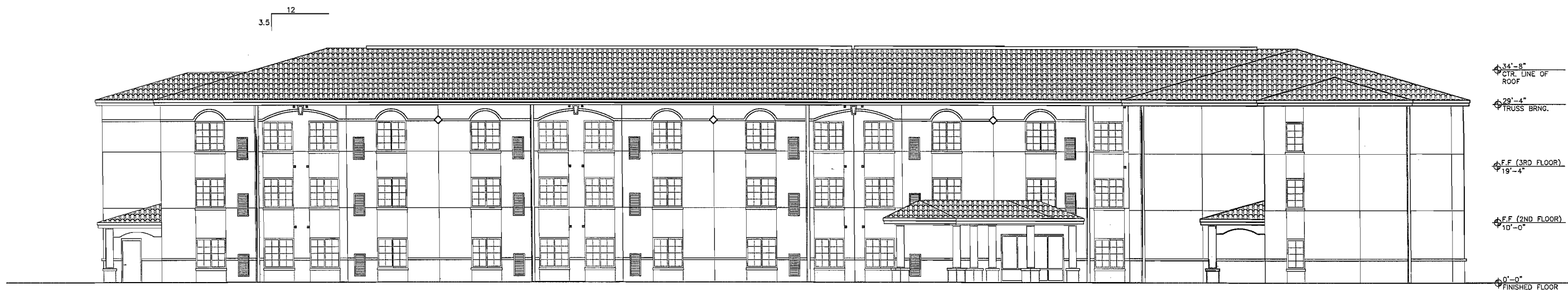
NEW FREESTANDING BUILDING
HOLY CROSS MANOR II
SENIOR HOUSING
for : DIOCESE OF VENICE
510 WEST 26TH STREET
PALMETTO, FL

DATE:
PROJECT:
REVISIONS:

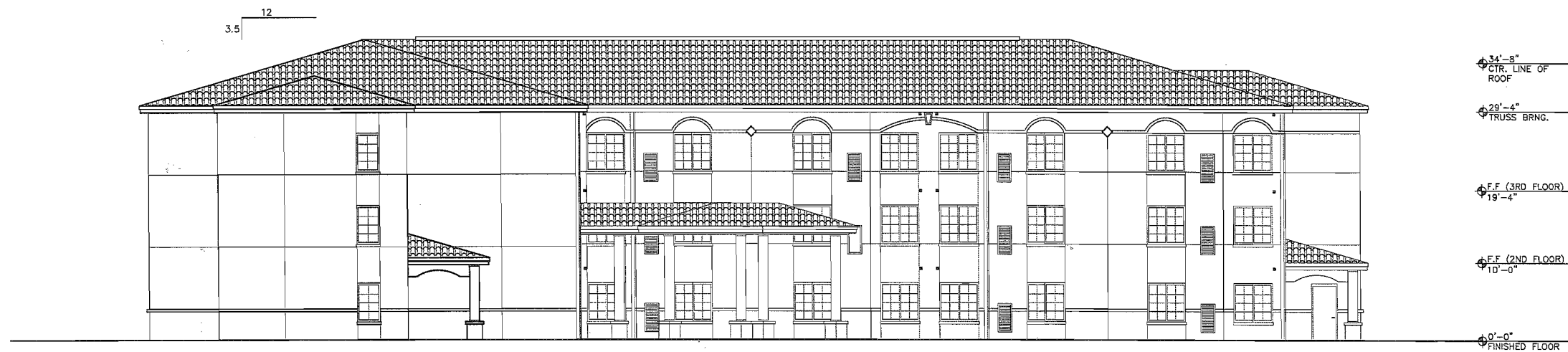
SHEET
CONTENTS

SITE
PLAN

SHEET
C5.0



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WOODROFFE CORPORATION
ARCHITECTS
FLORIDA LICENSE NUMBER AA 0001379
5005 WEST LAUREL STREET SUITE 215
TAMPA, FLORIDA 33607
813-281-0411

CONTRACTOR SHALL VERIFY ALL
CONTENTS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY THE ARCHITECT
OF ANY DISCREPANCIES
BEFORE BEGINNING OF FABRICATING
OR CONSTRUCTION. DO NOT SCALE THESE
DRAWINGS.

ENRIQUE A. WOODROFFE, F.A.A.
FLORIDA LICENSE AR 0007703

DIOCESE OF VENICE
HOLY CROSS MANOR
510 WEST 26TH STREET
PALMETTO, FLORIDA

DATE:
03-04-09
PROJECT:
0804
REVISIONS:

SHEET
CONTENTS

ELEVATIONS

SHEET

A2.0

706 DD SET, NOT FOR CONSTRUCTION

