

TAB 5

Staff Report
Palmetto Elementary School
1620 10th Street West
Construction/Final Site Plan
Project File # (08-587)

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: City of Palmetto
Contract Purchaser: School Board of Manatee County
Location: 1620 10th Street West
Parcel Size: 8.7 acres +/-
PID #: 2804600001; 2804400006

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: PU (Public Use)
Zoning: P (Public)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:

Future Land Use

North: RES-6 (Residential – 6 units per acre)
South: RES-6 (Residential – 6 units per acre)
East: PF (Public Facility); PU (Public Use)
West: RES-6 (Residential – 6 units per acre)

Zoning

North: RS-3 (Residential - 3 units per acre)
South: RS-3 (Residential - 3 units per acre)
East: P (Public)
West: RS-3 (Residential - 3 units per acre)

SUMMARY:

The P (Public) zoning designation is a zoning district where dimensional standards are reviewed by the City Commission. The zoning is not proposed to change with this application. The proposed use is for an elementary school. Staff has met with the applicant and his agent to discuss the proposal to build a new elementary school at this location.

The Plan submitted by the School Board proposes to construct 6 buildings to meet the needs of a new elementary school serving 832 students: Building 1 will be a 4,919 square-foot, 1-story administration building; Building 2 will be a 19,594 square-foot, 1-story multi-purpose, food service, art, music, and physical education building; Building 3 will be a 16,264 square-foot, 2-story media center,

student services, and teacher planning building; Building 4 will be an 18,177 square-foot, 2-story classroom building; Buildings 5 and 6 will be a 2-story 18,256 square-foot building each and both will house classrooms. The total square footage of all six buildings will be approximately 103,042 square feet. The current use of the property is for parks and recreation with two organizations onsite that provide child care and after-school programs for the community. After construction, the current uses will remain with the addition of an educational facility.

The proposed schedule for construction to commence is currently set for early June 2009 in cooperation with proposed construction of a new Boys & Girls Club of Manatee County – Palmetto Branch. Palmetto Elementary School proposes to build two parking/drop-off – pick-up areas. One of the areas is proposed as a shared use with the Boys and Girls Club and will have 65 parking spaces and will be used as a bus drop-off/pick-up point and is located along the southern boundary between the proposed administration building and the new Boys & Girls Club. The other area will be located in the northeast corner of the project and will have 102 parking spaces and serve as a drop-off/pick-up point for parents/relatives. There will be a parking agreement between the two uses.

STAFF RECOMMENDATION:

A new school is intended to meet the growing student population and additional staff. The proposal will provide much needed space to meet the school's increasing enrollment.

The Project was reviewed and endorsed by the City of Palmetto Planning and Zoning Board on May 11, 2009.

The recommended motion is:

Based upon the City Comprehensive Plan and Zoning Code and the Amended and Restated Interlocal Agreement for Public School Facility Planning, I hereby move to find the proposed School Site Plan is consistent with the City Comprehensive Plan and Zoning Code and other land development regulations and approve the minimal dimensional requirements for the new Palmetto Elementary School (08-587) as set forth in the School Site Plan provided at the May 18, 2009 City Commission meeting.

DETAILED ANALYSIS:

ATTAINABLE HOUSING:

The Attainable Housing Ordinance is not applicable to an Educational 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.

Traffic Improvements include widening of 10th Street West from 17th Avenue West to 14th Avenue West. A Left Turning Lane created for the lane leading to the northeast corner drop-off/pick-up point. Include a Traffic Light for the bus entrance onto school grounds. A pedestrian plan extending two miles from the school along 10th Street West, 12th Street West, 14th Avenue West, and 17th Avenue West was also submitted with the traffic impact statement.

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 STORM WATER 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.

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.

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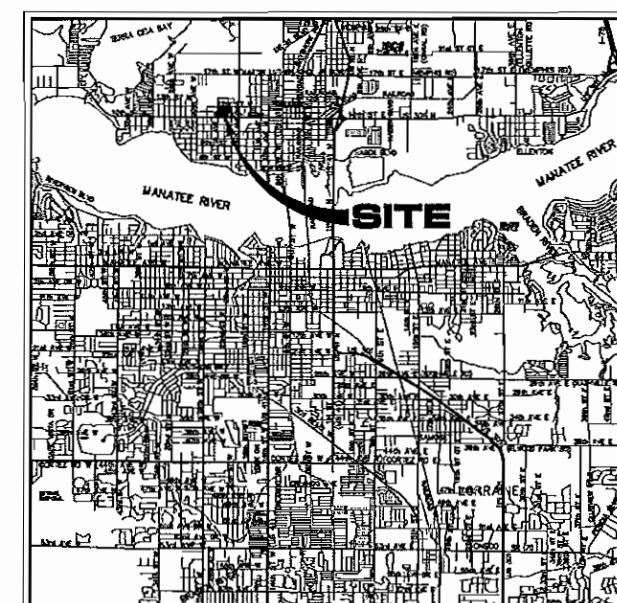
CONSTRUCTION PLAN / FINAL SITE PLAN

FOR

PALMETTO ELEMENTARY SCHOOL

NOTES

1. SCHOOL SITE ACREAGE IS 6.67 ACRES. PROJECT IS LOCATED AT 1500 10TH STREET WEST, PALMETTO, FL. PROJECT DRAINAGE BASIN AREA= 11.13 AC. (INCLUDES OFF-SITE AND CONTRIBUTING BASINS)
2. PROPERTY IS ZONE P AND IS CURRENTLY A PARK, RESIDENTIAL SUPPORT AND RECREATIONAL FACILITY.
3. PROPOSED USE IS ELEMENTARY SCHOOL CAMPUS. FUTURE LAND USE CODE = PL.
4. ELEVATIONS BASED ON NGVD 1929 DATUM.
5. THE SITE LIES IN FLOOD ZONE B, COMMUNITY PANEL NO. 1200153 0189 B (1984) AND IS NOT LOCATED WITHIN A FLOODPLAIN OR FLOODWAY.
6. THERE IS ONE EXISTING WETLAND IN THE CITY OF PALMETTO PARK AREA THAT IS USED FOR STORMWATER TREATMENT AND ATTENUATION.
7. THERE ARE NO KNOWN HISTORIC SITES OR BUILDINGS ON SITE.
8. THERE ARE NO KNOWN EXISTING EASEMENTS ON THIS SITE.
9. MAXIMUM BUILDING HEIGHT IS 33 FEET ABOVE FINISHED FLOOR ELEVATION.
10. ALL SIGNAGE AND LIGHTING WILL MEET THE REQUIREMENTS OF THE CITY OF PALMETTO CODE OF ORDINANCES.
11. THE COMMON OPEN SPACE WILL BE OWNED, CONTROLLED AND MAINTAINED BY THE MANATEE COUNTY SCHOOL BOARD.
12. THERE ARE NO EXISTING WELLS ON THIS SITE.
13. THERE ARE NO DESIGNATED PUBLIC USE AREAS ON THE SCHOOL SITE. THE PROJECT AREA CONTAINS THE CITY OF PALMETTO HIDDEN LAKE PARK, STORMWATER PONDS AND WETLANDS.
14. THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PALMETTO AND SWFWMD REQUIREMENTS. THE CITY OF PALMETTO WILL MAINTAIN THE SYSTEM AFTER COMPLETION.
15. SETBACKS AS REQUIRED BY THE CITY OF PALMETTO CODE OF ORDINANCES:
 FRONT 20 FT.
 SIDE 20 FT (REFER TO 19 VARIANCE PREVIOUSLY GRANTED)
 REAR 20 FT.
16. THE APPROXIMATE CONSTRUCTION SCHEDULE IS:
 START: JULY 2009 COMPLETE: JULY 2010
17. THE CONTRACTOR SHOULD REFER TO LOMBARD, FOLEY & KOLARIK, INC. STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION. SHOULD A CONFLICT ARISE BETWEEN THE L.F.&K. INC. SPECIFICATIONS, AND THE CITY OF PALMETTO CODE OF ORDINANCES, THE CITY OF PALMETTO SHALL GOVERN.
18. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE CITY OF PALMETTO CODE OF ORDINANCES.
19. THE BUILDING AREAS: BUILDING #1 = 4,919 SF
 BUILDING #2 = 19,454 SF
 BUILDING #3 = 18,261 SF
 BUILDING #4 = 18,177 SF
 BUILDING #5 = 18,255 SF
 BUILDING #6 = 18,255 SF
 TOTAL = 103,042 SF
20. POTABLE WATER AND SANITARY SEWER SERVICES WILL BE PROVIDED BY THE CITY OF PALMETTO UTILITIES. THE PROPOSED SANITARY UTILITIES WILL BE OWNED AND MAINTAINED BY THE MANATEE COUNTY DISTRICT. THE PORTION OF THE WATER SYSTEM BEFORE THE PROPOSED BACKFLOW PREVENTER WILL BE OWNED AND MAINTAINED BY THE CITY OF PALMETTO AND THE PORTION OF THE PROPOSED WATER SYSTEM UPSTREAM OF THE BACKFLOW PREVENTER WILL BE OWNED AND MAINTAINED BY THE MANATEE COUNTY SCHOOL DISTRICT.
21. THE SCHOOL SITE PORTION OF THE PROJECT CONSISTS OF 3.03 ACRES OF OPEN SPACE (35% OF THE PROJECT AREA).
22. ALL PROPOSED WORK SHALL MEET OR EXCEED CITY OF PALMETTO STANDARDS AND SPECIFICATIONS.
23. SITE LIGHTING CONTINGENT ON REVIEW OF SITE BY CITY OF PALMETTO POLICE DEPARTMENT.
24. LOCATION OF FIRE HYDRANTS AND EXTERIOR FIRE SUPPRESSION SYSTEMS SUPPLIED BY POTABLE AND NON-POTABLE WATER SOURCES WILL BE APPROVED BY NORTH RIVER FIRE DISTRICT.
25. THIS PROJECT CONTAINS 159 PARKING SPACES, INCLUDING 5 HANDICAP SPACES.



0 1/2 1 2
SCALE IN MILES
NORTH
LOCATION MAP

Section 15, Twp. 34 S., Rge. 17 E.
City of Palmetto, Florida

DATE: FEBRUARY, 2009

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DRC Member	OK	Signature	Date
Deputy Director of Operations			
City Planner			
Fire Marshall			
City Engineer			
DRC Coordinator			
Stipulations	YES NO		
Director of Public Works		Signature	Date



NOT FOR CONSTRUCTION

LOMBARDO, FOLEY & KOLARIK, INC.
Consulting Engineers, Surveyors and Planners
P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4501

LF&K

PROJECT ENGINEER

PERSON WRD. DATE 2/09/09
DRAWN JF. SCALE 1"=100'
PREP WRD. JOB NO. 7648

PALMETTO ELEMENTARY SCHOOL
PALMETTO, FLORIDA

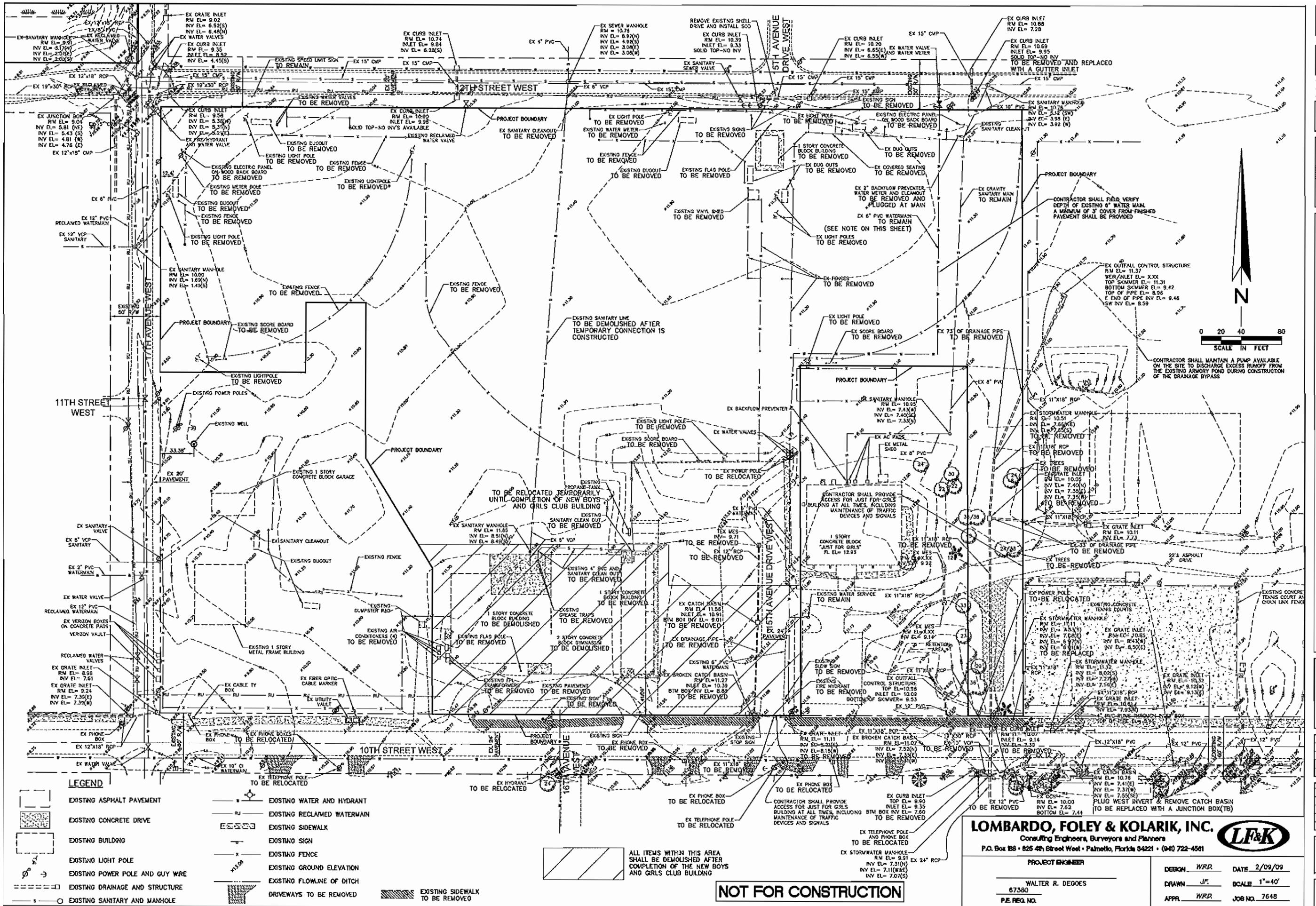
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AERIAL
OVERLAY

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EF 74	

REVISIONS	DATE

TESTING CONDITIONS/

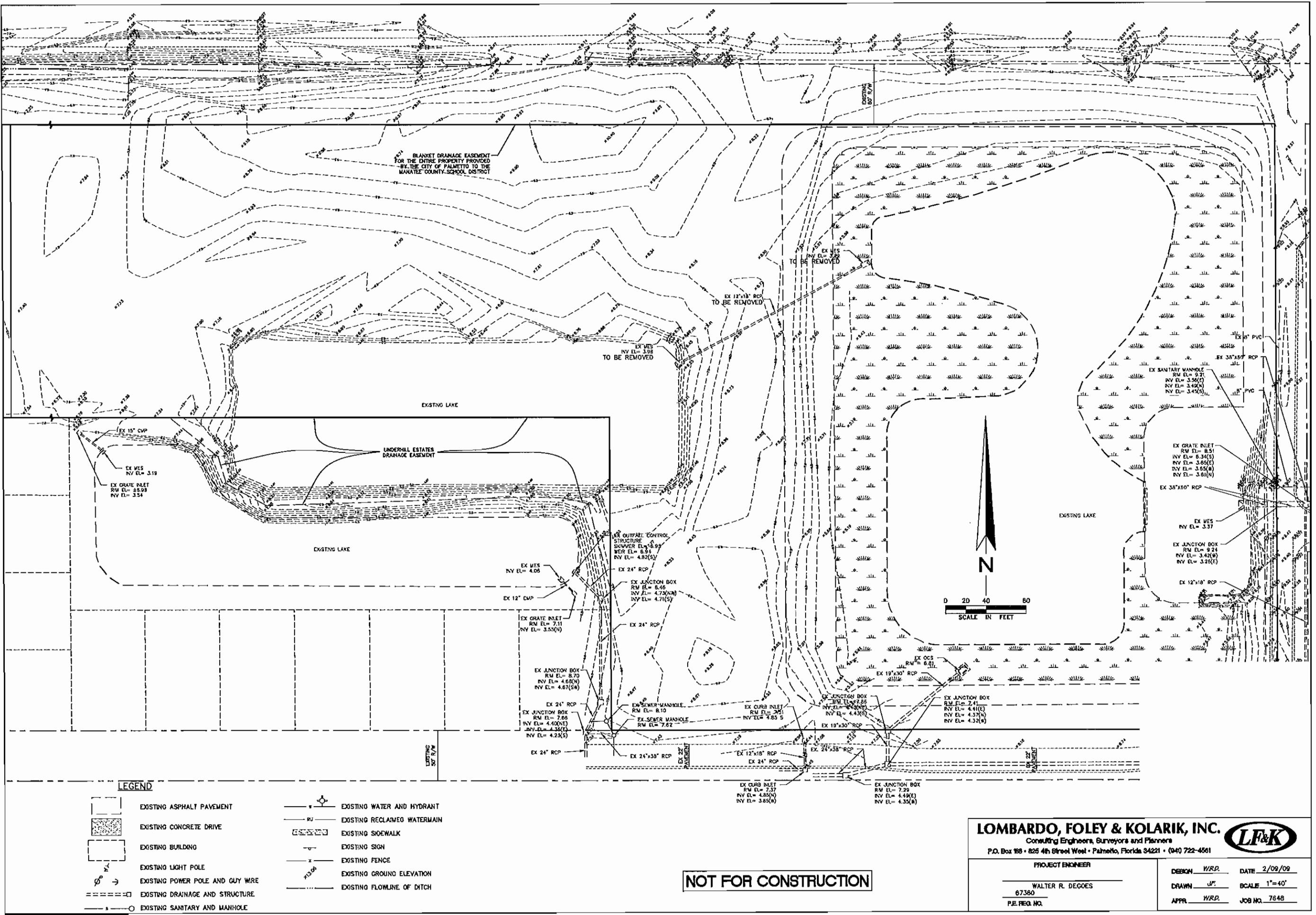
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c.2

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PROJECT ENGINEER	DESIGN W.R.D.	DATE 2/09/09
WALTER R. DEGOES	DRAWN J.F.	SCALE 1'=40'
67380	P.E. REG. NO.	APPR. W.R.D.
		JOB NO. 7648

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PALMETTO, FLORIDA
MANATEE COUNTY SCHOOLS

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ARCHITECTS, P.A.**
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TARPO SPRINGS, FL 34689
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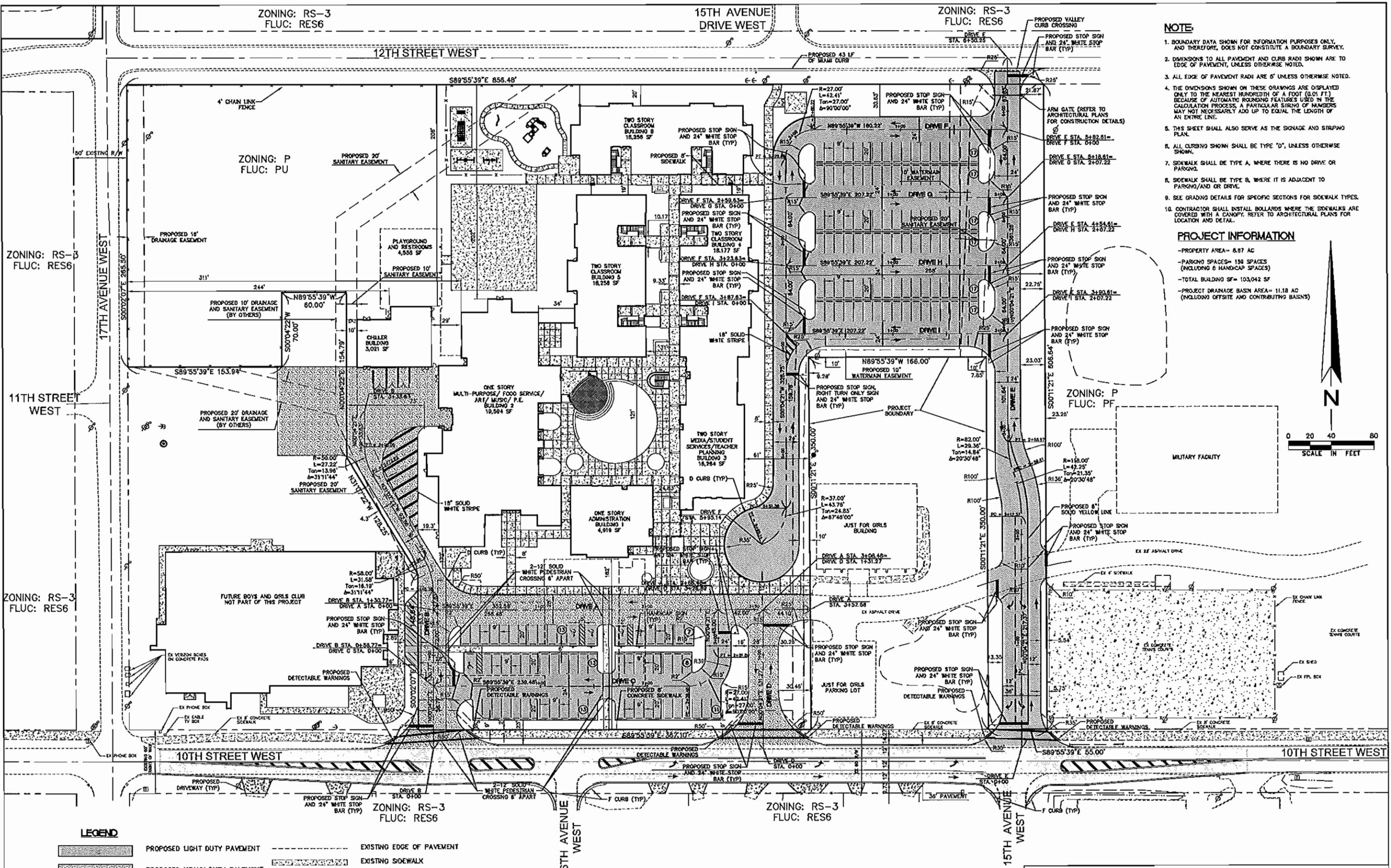
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TITLE
EXISTING CONDITIONS/
DEMOLITION PLAN

SHEET NO.
C.3



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WALTER R. DEGOES
67380
P.E. REG. NO.

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DRAWN J.F. SCALE 1"-40'
APPR W.R.D. JOB NO. 7848

PALMETTO ELEMENTARY SCHOOL PALMETTO, FLORIDA

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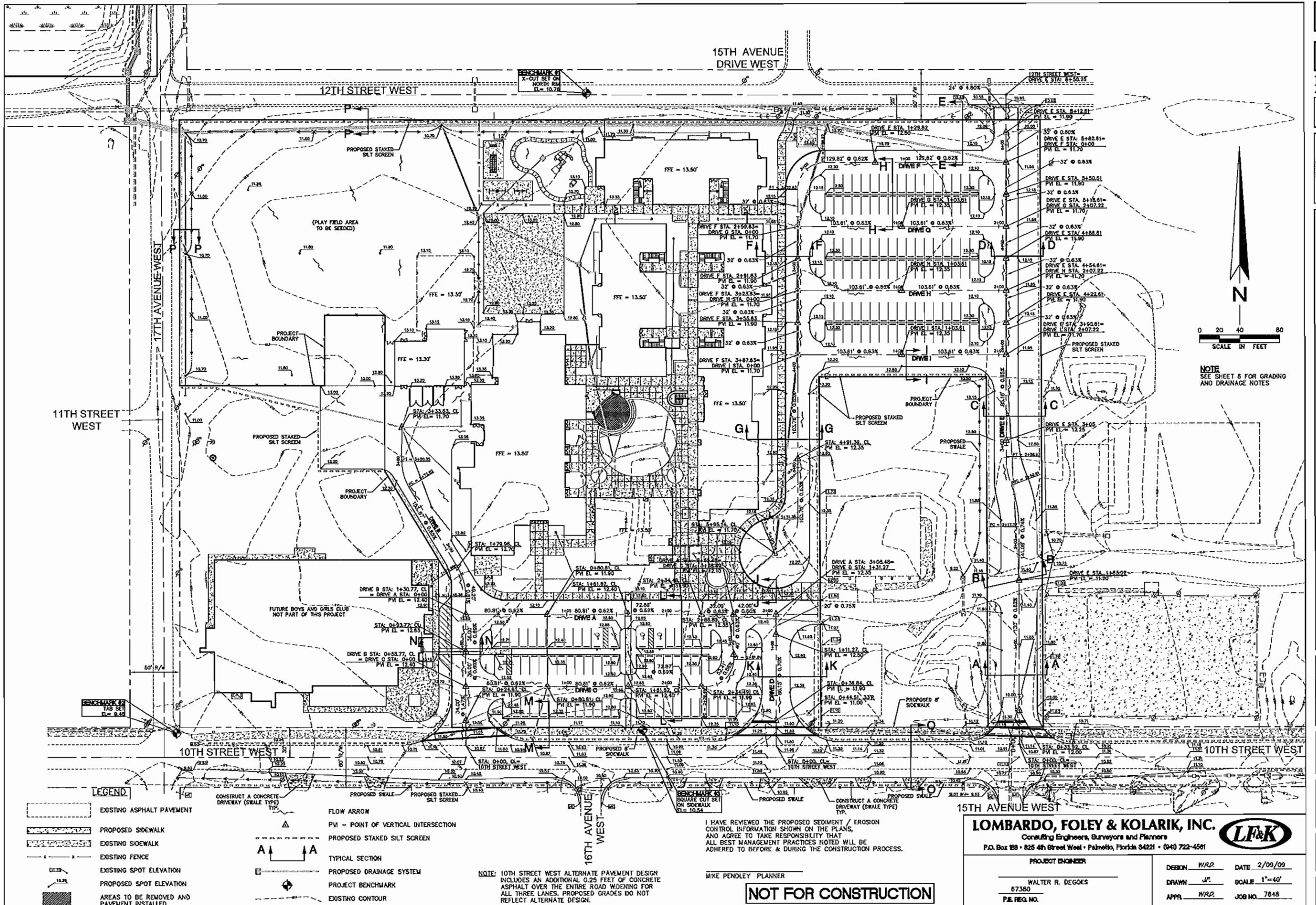
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TITLE
PROJECT CONTROL/
STRIPPING PLAN

SHEET NO.
C.4



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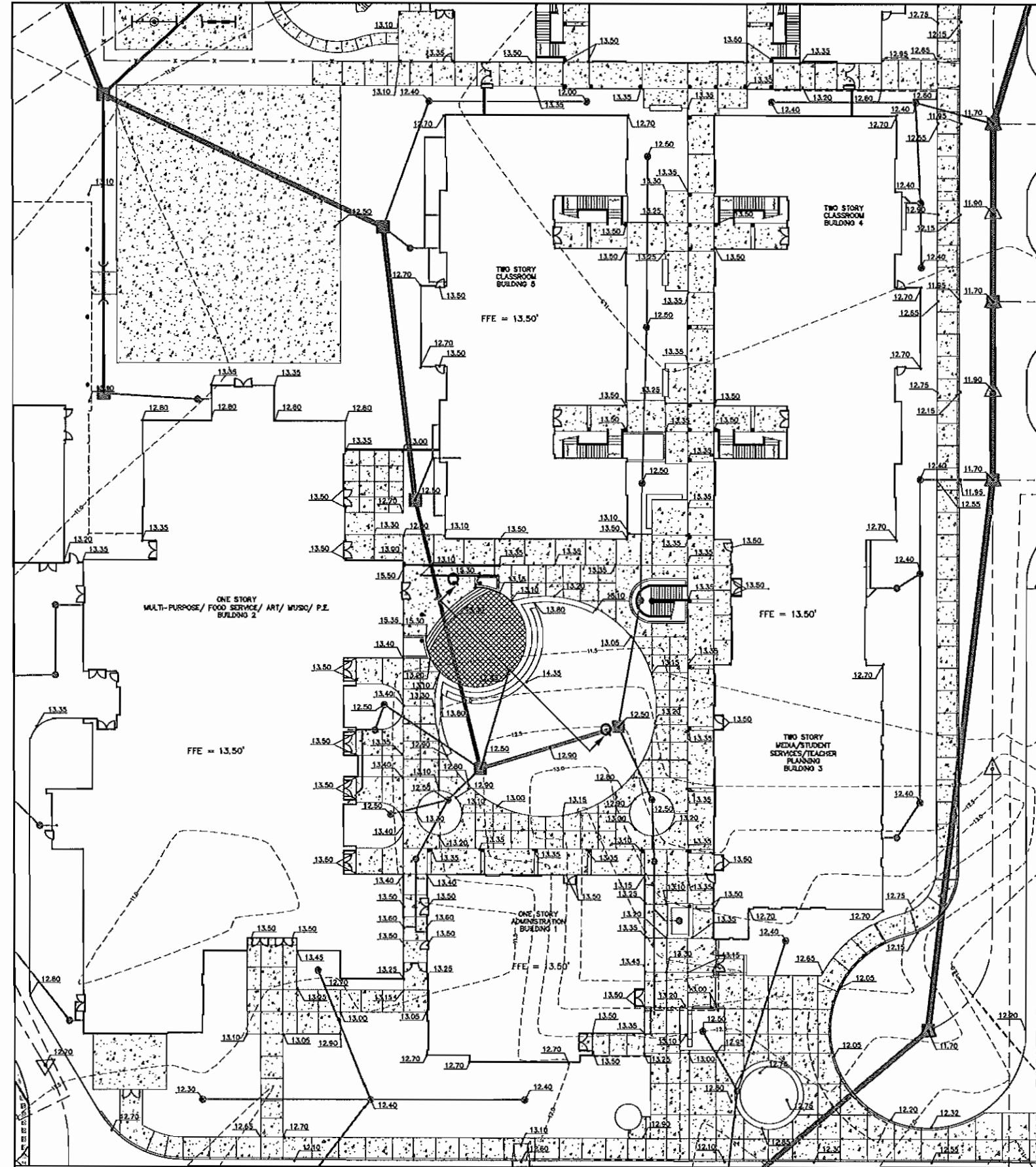
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AS NOTED

GRADING PLAN

SHEET NO. C.5



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LEGEND

- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PV - POINT OF VERTICAL INTERSECTION
- TYPICAL SECTION
- PROPOSED DRAINAGE SYSTEM
- EXISTING CONTOUR

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NO. PAGES:	DATE

CENTRAL COURTYARD
GRADING PLAN

INDEX NO. C.6

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PROJECT ENGINEER	DESIGN W.R.D.	DATE 2/09/09
WALTER R. DEGOES 67380	DRAWN J.F. APPR. W.R.D.	SCALE 1"=20' JOB NO. 7848

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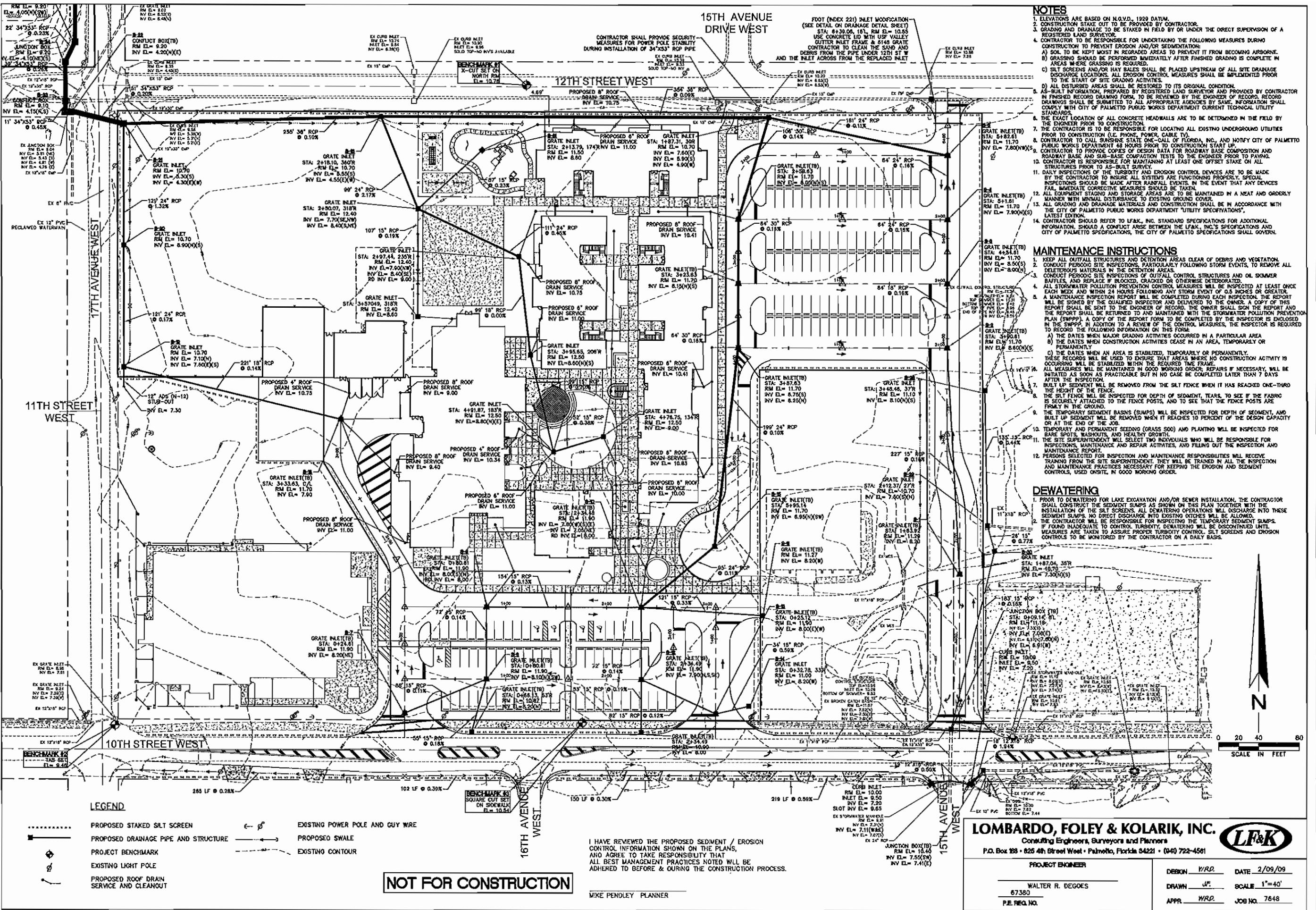
PALMETTO ELEMENTARY SCHOOL PALMETTO, FLORIDA

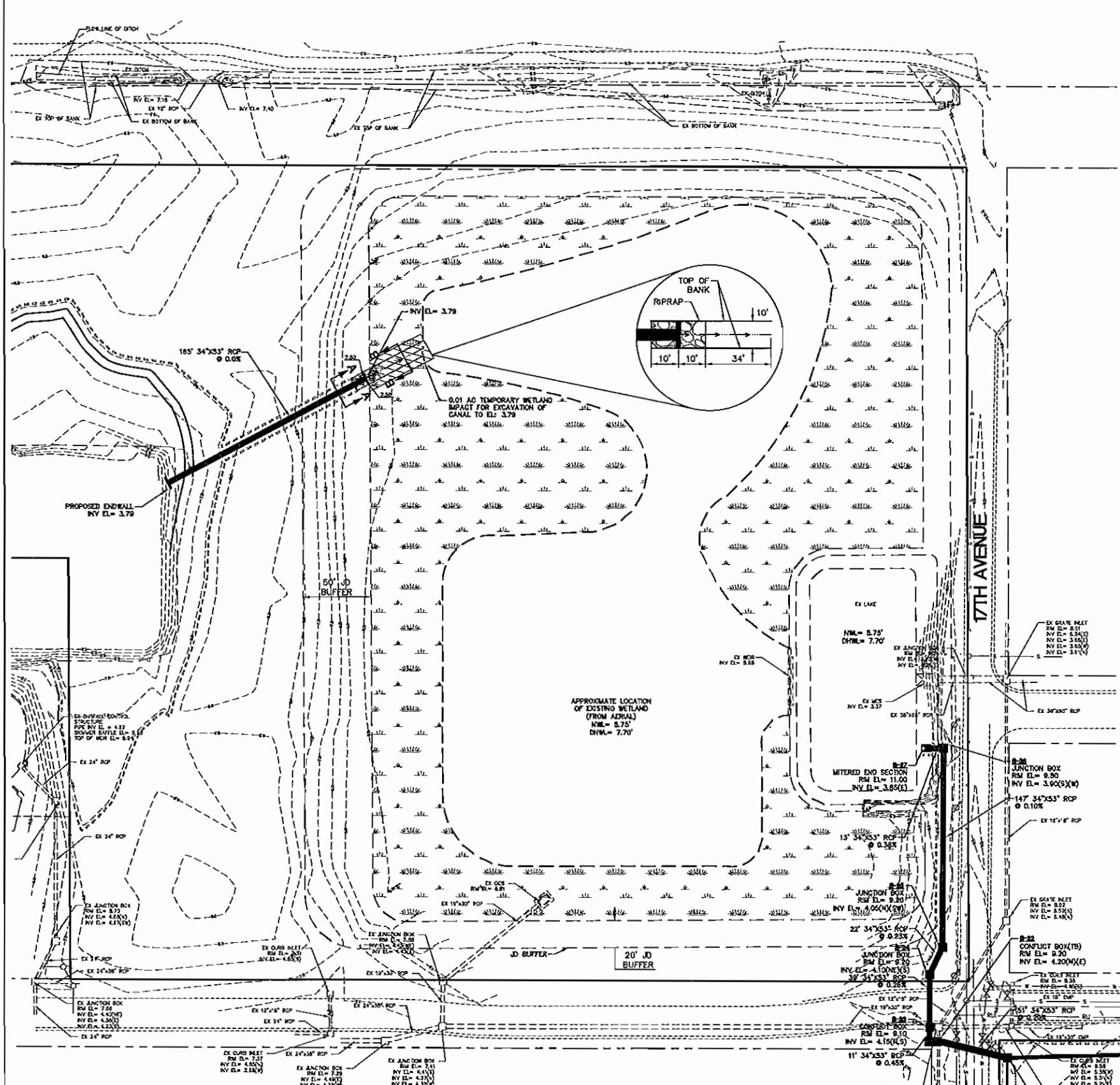
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NO.	REVISIONS	DATE
TITLE:		
DRAWDOWN PLAN		
INSET NO. C.7		
DEBON	W.R.D.	DATE 2/09/09
DRAWN	W.R.D.	SCALE 1=40'
APPR	W.R.D.	JOB NO. 7648
PL. REG. NO.		



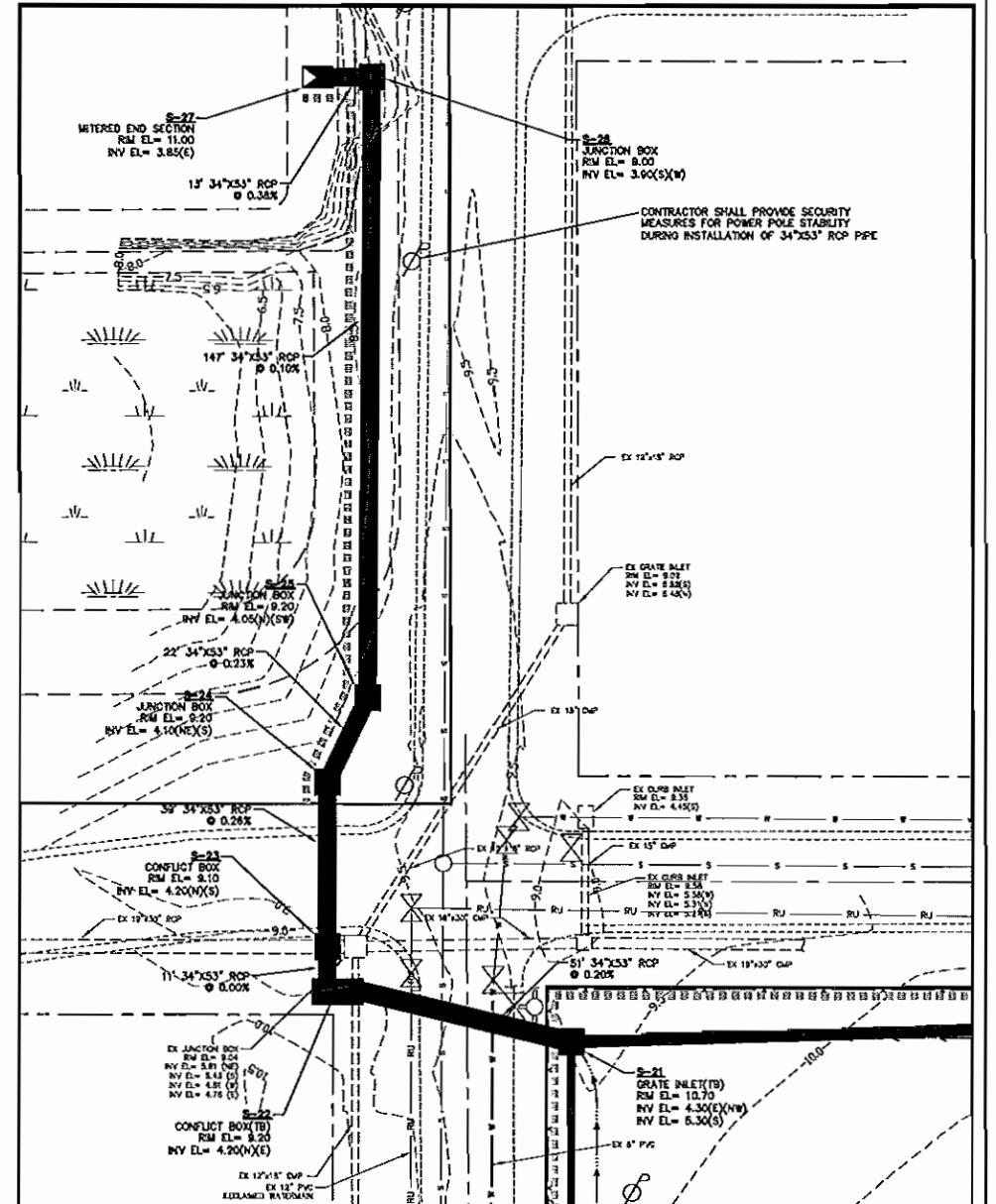


LEGEND

- PROPOSED STAKED SILT SCREEN
PROPOSED DRAINAGE PIPE AND STRUCTURE
EXISTING LIGHT POLE
EXISTING POWER POLE AND GUY WIRE
EXISTING CONTOURS

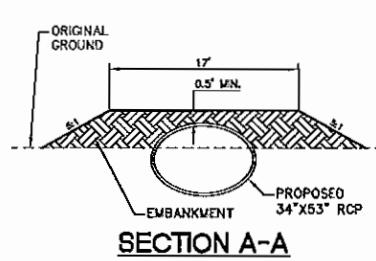
I HAVE REVIEWED THE PROPOSED SEDIMENT / EROSION CONTROL INFORMATION SHOWN ON THE PLANS, AND AGREE TO TAKE RESPONSIBILITY THAT ALL BEST MANAGEMENT PRACTICES NOTED WILL BE ADHERED TO BEFORE & DURING THE CONSTRUCTION PROCESS.

MIKE PENDLEY PLANNER

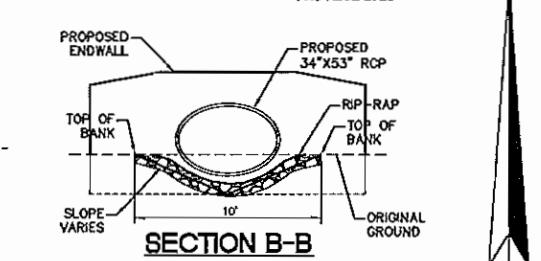


DRAINAGE DETAIL

DRAINAGE DETAIL NOTE: SEE SHEET C.15 FOR DETAILS
1' = 20'
ON LOWERING OF WATERMAIN
AND RECLAMER.



SECTION A-A



SECTION B-B

A horizontal scale bar with tick marks at 0, 20, 40, and 80. The word "SCALE" is written below the zero mark, and "FEET" is written below the 80 mark.

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PROJECT ENGINEER

WALTER R. DEGOES

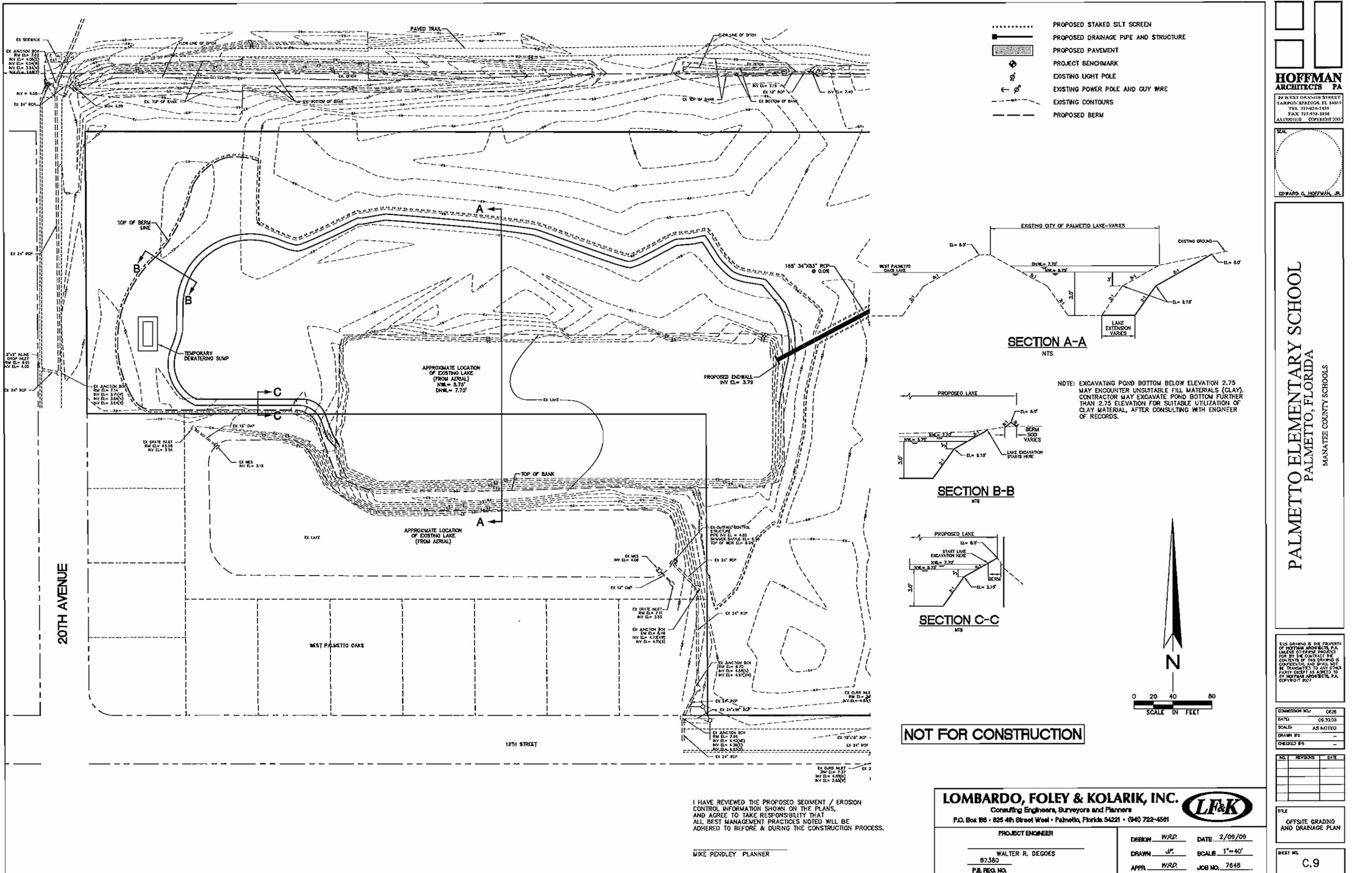
DATE 2/09/09
SCALE 1" = 40'

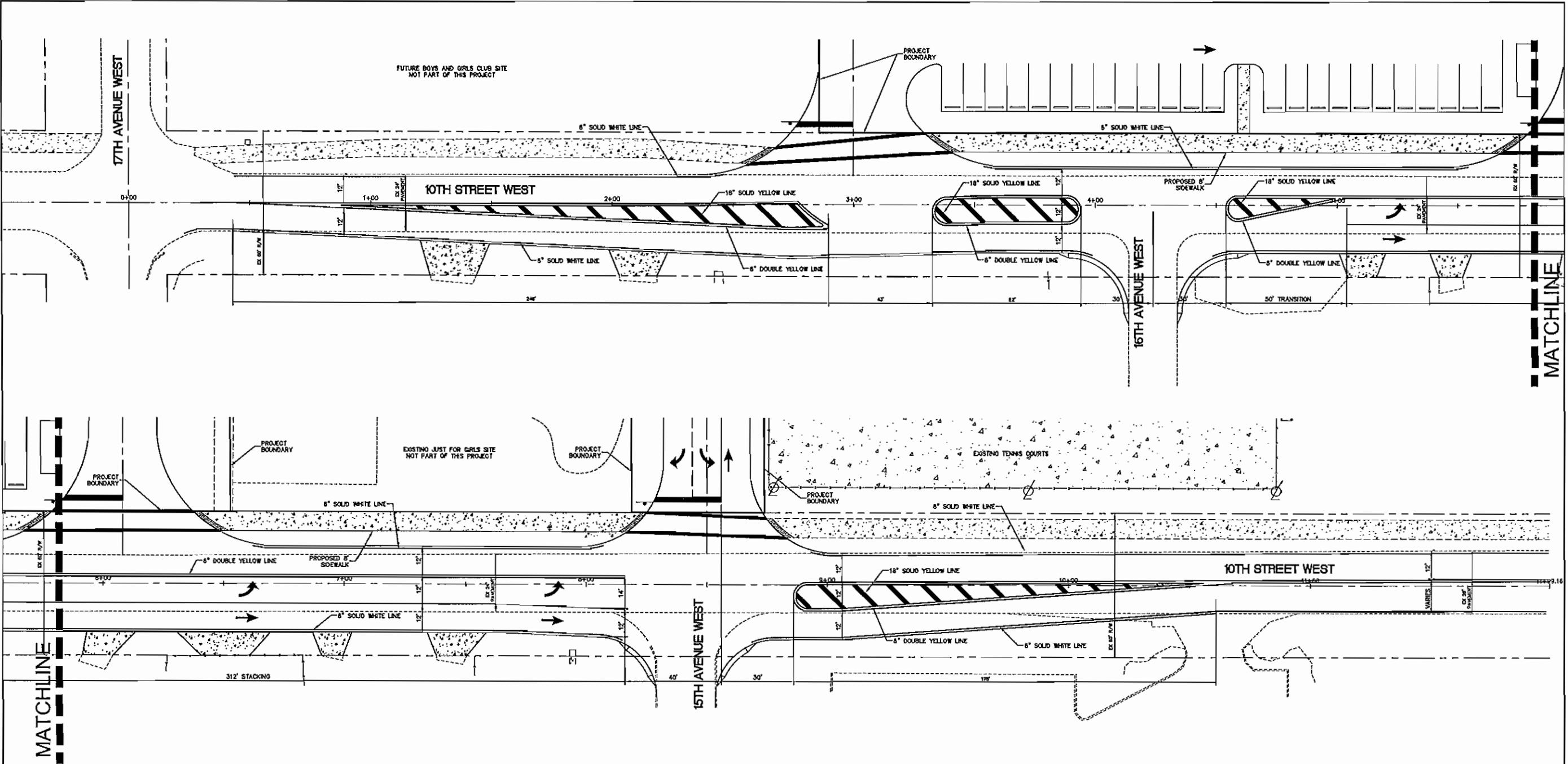
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SITE:	AS NOTED
RASH BY:	--
CHECKED BY:	--

OFFSITE GRADING

C.8





NOT FOR CONSTRUCTION

NOTE: 10TH STREET WEST ALTERNATE PAVEMENT DESIGN INCLUDES AN ADDITIONAL 0.25 FEET OF CONCRETE ASPHALT OVER THE ENTIRE ROAD WIDENING FOR ALL THREE LANES. PROPOSED GRADES DO NOT REFLECT ALTERNATE DESIGN.

I HAVE REVIEWED THE PROPOSED SEDIMENT / EROSION CONTROL INFORMATION SHOWN ON THE PLANS, AND AGREE TO TAKE RESPONSIBILITY THAT ALL BEST MANAGEMENT PRACTICES NOTED WILL BE ADHERED TO BEFORE & DURING THE CONSTRUCTION PROCESS.

MIKE PENDLEY PLANNER

0 10 20 40
SCALE IN FEET

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PROJECT ENGINEER

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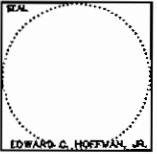
DEBON WRD DATE 2/09/09
DRAWN JF SCALE 1"=20'
APPR WRD JOB NO. 7648

TURN LANE IMPROVEMENTS

C.10

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ARCHITECTS, PA**

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PALM COAST, FL 32164
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DATE 02/30/09
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CHECKED BY -

NO.	REVISIONS	DATE
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2		
3		

NOTE

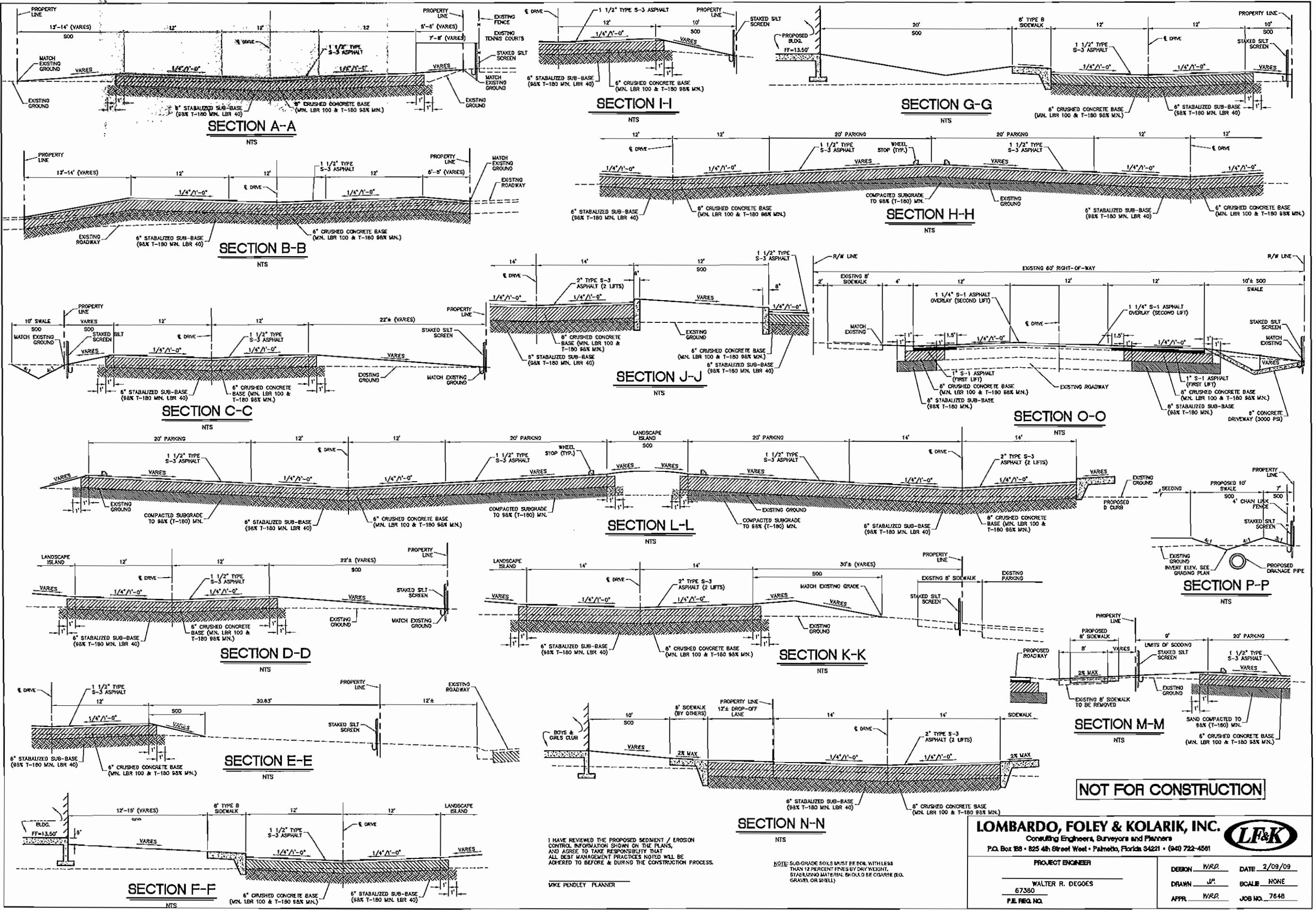
HOFFMAN
ARCHITECTS, P.A.

29 W. EAST ORANGE STREET
TARPO SPRINGS, FL 34689
TEL: 727-938-2839
FAX: 727-938-2336
E-MAIL: COFFEE@H20.COM



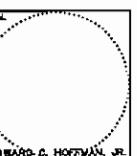
PALMETTO ELEMENTARY SCHOOL
PALMETTO, FLORIDA

MANATEE COUNTY SCHOOLS



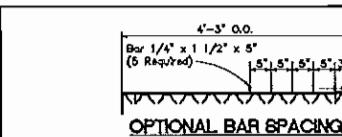
HOFFMAN ARCHITECTS, P.A.

29 WEST ORANGE STREET
TARPOON SPRINGS, FL 34689
TEL: 727-933-1435
FAX: 727-933-2834
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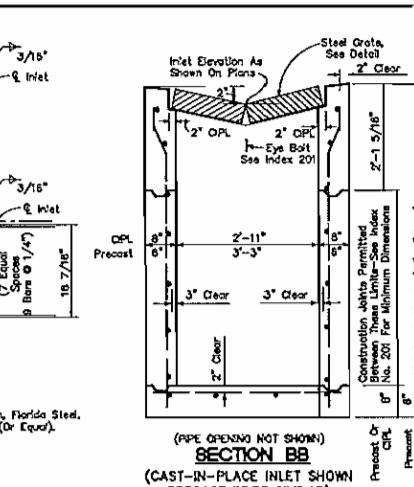


PALMETTO ELEMENTARY SCHOOL PALMETTO, FLORIDA

MANATEE COUNTY SCHOOLS



OPTIONAL BAR SPACING



STEEL GRATE

HORIZONTAL WALL REINFORCING SCHEDULE (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (IN/Ft)	MAX. SPACING	W.H.F.
0'-5"	A12	0.20	12"	8"
6'-9"	A5	0.20	6"	6"
9'-12"	A4	0.20	4"	3"
9'-15"	BS.5	0.24	5 1/2"	5"

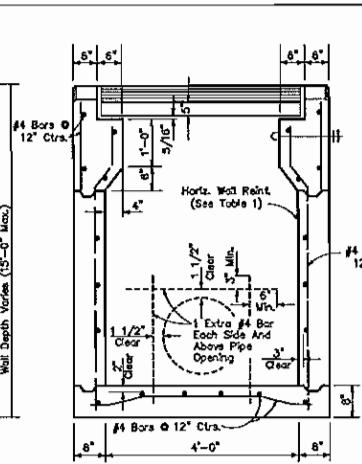
GENERAL NOTES

1. THIS INLET IS SUITABLE FOR VILLAGE SWALES, DITCHES, OR OTHER AREAS SUBJECT TO LIGHT LOADS, WALKING, CYCLISTS, AND BICYCLE TRAFFIC. THIS INLET MAY BE LOCATED IN AREAS SUBJECT TO OCCASIONAL PEDESTRIAN TRAFFIC SUCH AS LANDSCAPED AREAS AND PAVEMENT AREAS WHERE PEDESTRIANS CAN WALK AROUND THE INLET.
2. WHEN ALTERNATE "0" GRATE IS SPECIFIED IN PLANS, THE GRATE IS TO BE HOT DIPPED GALVANIZED AFTER FABRICATION.
3. ALL REINFORCING GRADE #6 BARS WITH 2" MIN. COVER UNLESS OTHERWISE NOTED. SEE INDEX NO. 201 FOR EQUIVALENT AREA OF WELDED WIRE FABRIC, CUT OR BEND BARS OUT OF WAY OF PIPE TO CLEAR PIPE 1 1/2".
4. ALL EXPOSED EDGES AND CORNERS SHALL BE 3/4" CHAMFER OR TOUCHE TO 1/4" RADIUS.
5. ALL DIMENSIONS ARE FOR BOTH PRECAST AND CAST-IN-PLACE INLETS UNLESS OTHERWISE NOTED.
6. FOR SUPPLEMENTARY DETAILS SEE INDEX NO. 201.
7. INLET TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR INLETS (CUTTER TYPE V), EA.

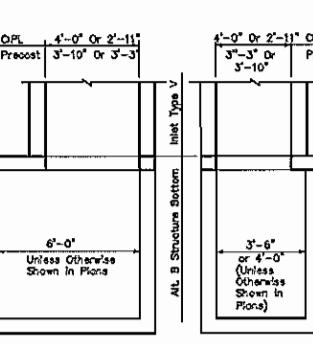
RECOMMENDED MAXIMUM PIPE SIZES

INLET INSIDE WIDTH	PIPE SIZE
2'-11" OR 3'-3"	24"
4'-0" OR 5'-10"	30"

NOTES: RECOMMENDED SIZES ARE FOR CONCRETE PIPE. FOR OTHER TYPES OF PIPES, MUST BE VERIFIED FOR FIT IN ACCORDANCE WITH INDEX NO. 201. FOR LARGER PIPE SEE BOTTOM DETAIL RIGHT AND INDEX NO. 200.

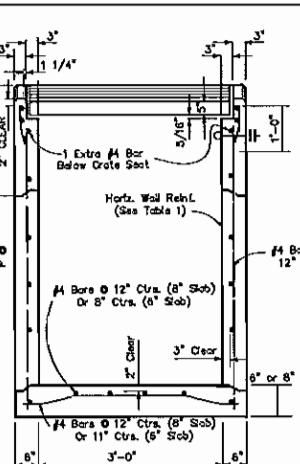


**SECTION AA
(CAST-IN-PLACE INLET SHOWN
PRECAST INLET SIMILAR)**

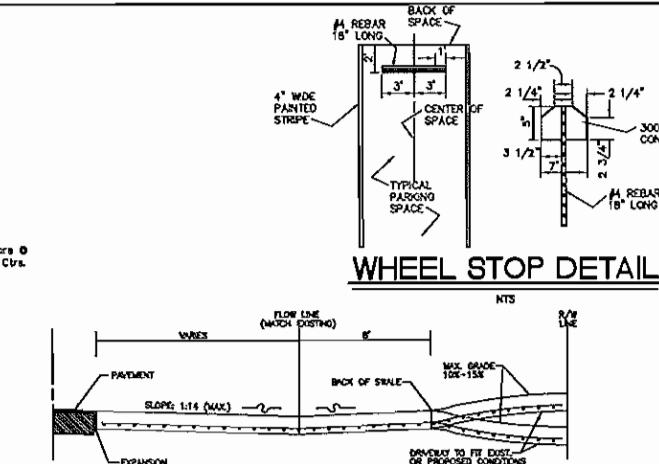


**SECTION BB
(CAST-IN-PLACE INLET SHOWN
PRECAST INLET SIMILAR)**

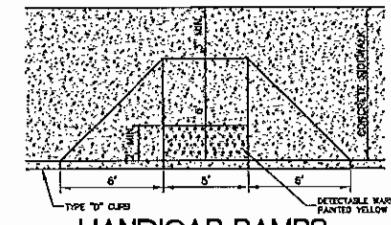
**SECTION AA
(CAST-IN-PLACE INLET)**



**SECTION AA
(CAST-IN-PLACE INLET)**



WHEEL STOP DETAIL



HANDICAP RAMPS

TYPE "B" CURB
DETECTABLE WARNING SURFACE
PAINTED YELLOW

TYPE "C" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "D" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "E" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "F" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "G" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "H" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "I" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "J" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "K" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "L" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "M" CURB
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TYPE "N" CURB
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PAINTED WHITE

TYPE "O" CURB
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TYPE "P" CURB
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TYPE "Q" CURB
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TYPE "R" CURB
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TYPE "S" CURB
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TYPE "T" CURB
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TYPE "U" CURB
DETECTABLE WARNING SURFACE
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TYPE "V" CURB
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TYPE "W" CURB
DETECTABLE WARNING SURFACE
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TYPE "X" CURB
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TYPE "Y" CURB
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PAINTED WHITE

TYPE "Z" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "AA" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "BB" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "CC" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "DD" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "EE" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "FF" CURB
DETECTABLE WARNING SURFACE
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TYPE "GG" CURB
DETECTABLE WARNING SURFACE
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TYPE "HH" CURB
DETECTABLE WARNING SURFACE
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TYPE "II" CURB
DETECTABLE WARNING SURFACE
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TYPE "JJ" CURB
DETECTABLE WARNING SURFACE
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TYPE "KK" CURB
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TYPE "LL" CURB
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TYPE "MM" CURB
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TYPE "QQ" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

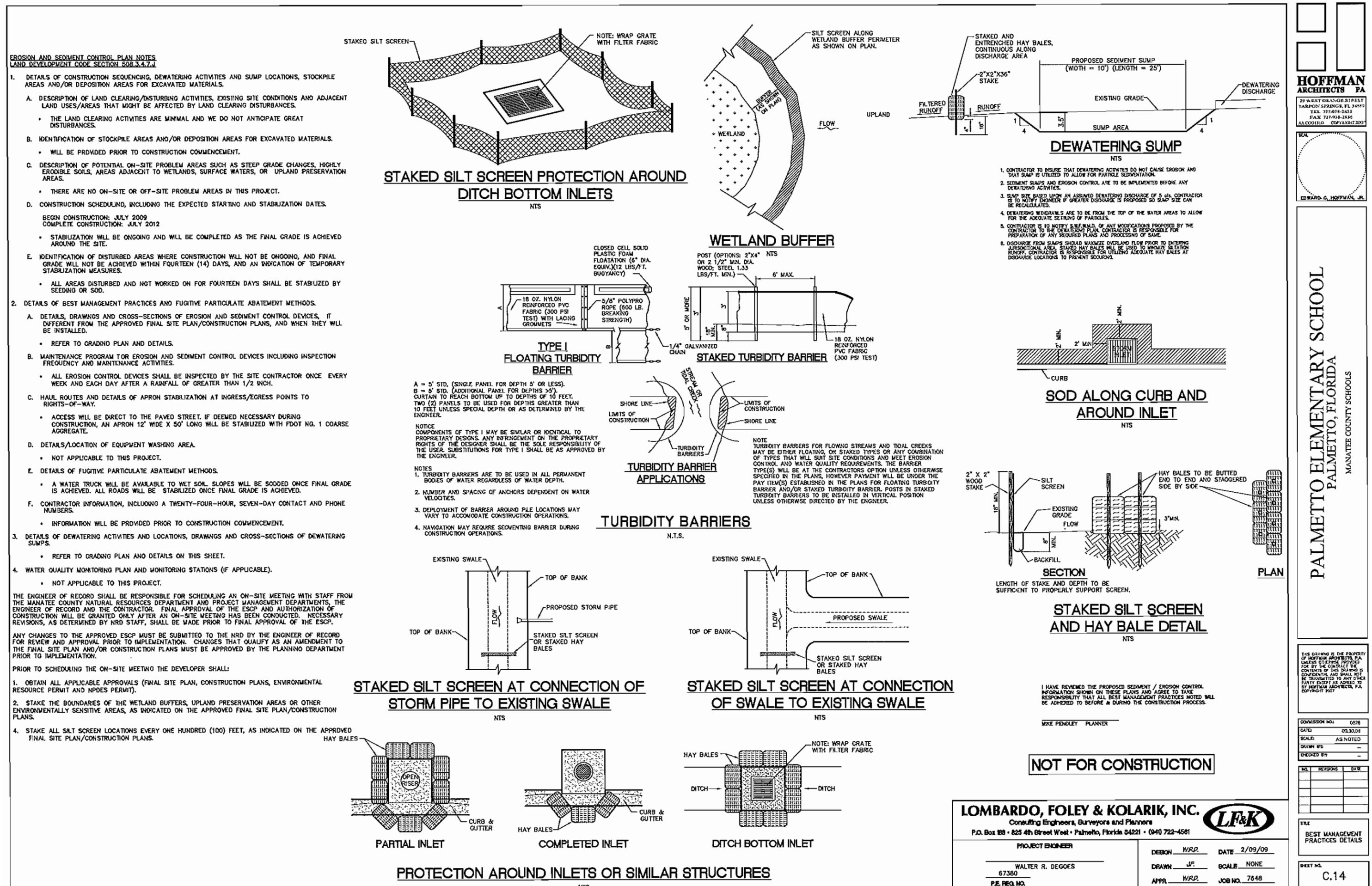
TYPE "RR" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

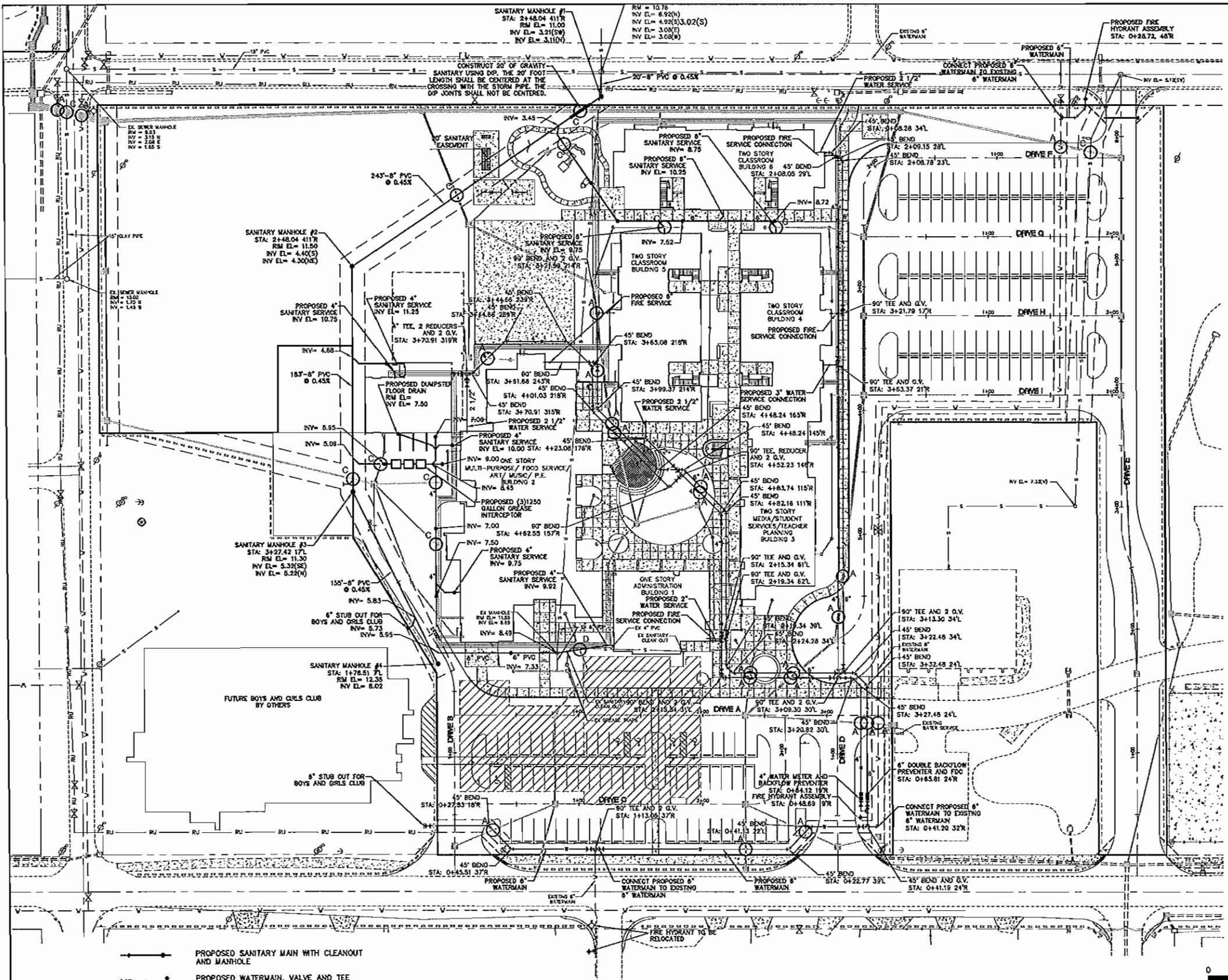
TYPE "SS" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "TT" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

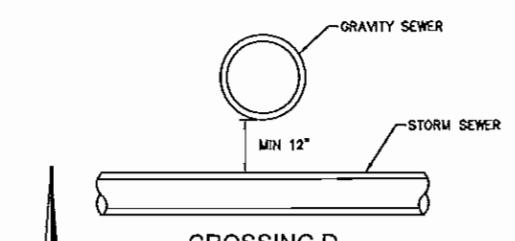
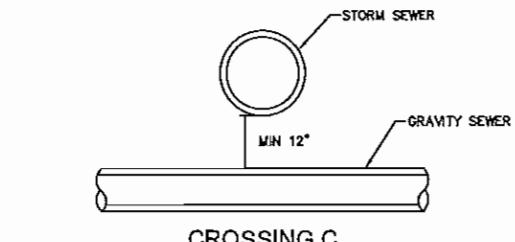
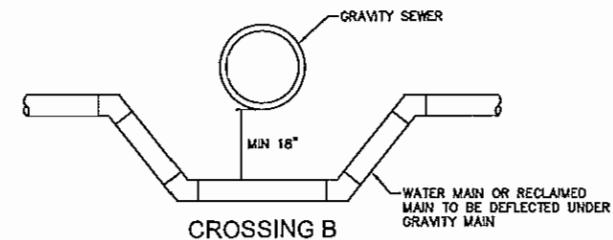
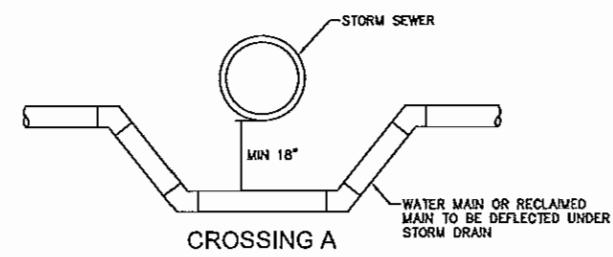
TYPE "UU" CURB
DETECTABLE WARNING SURFACE
PAINTED WHITE

TYPE "





BUILDING POTABLE WATER SERVICES			
BUILDING	SERVICE SIZE	GPM	WFU
BUILDING 1	2"	64 GPM	88 WFU
BUILDING 2	2"	64 GPM	88 WFU
BUILDINGS 3 & 4	2"	128 GPM	404 WFU
BUILDING 5	2"	107 GPM	287 WFU
BUILDING 6	2"	107 GPM	287 WFU



NOT FOR CONSTRUCTION

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners
P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4581



PROJECT ENGINEER

WALTER R. DEGEES
67360
PIE REQ. NO.

DESIGN W/R.D. DATE 2/09/09

DRAWN J.F. SCALE 1"=40'

APPR. W/R.D. JOB NO. 7648

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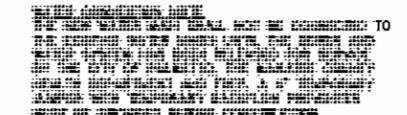
COMMISSION NO. 0626
DATE: 09.30.09
SCALE: AS NOTED
DRAWN BY: -
CHECKED BY: -

NO. REVISIONS DATE
1
2
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10

FILE
SEWER AND
WATER PLAN

PAGE NO.
C.15

- PROPOSED SANITARY MAIN WITH CLEANOUT AND MANHOLE
- PROPOSED WATERMAIN, VALVE AND TEE AND HYDRANT
- PROPOSED FIREMAIN
- EXISTING LIGHT POLE
- EXISTING POWER POLE AND GUY WIRE
- EXISTING WATERMAIN
- EXISTING SANITARY
- PROPOSED DRAINAGE AND STRUCTURE
- CHILLER LINES



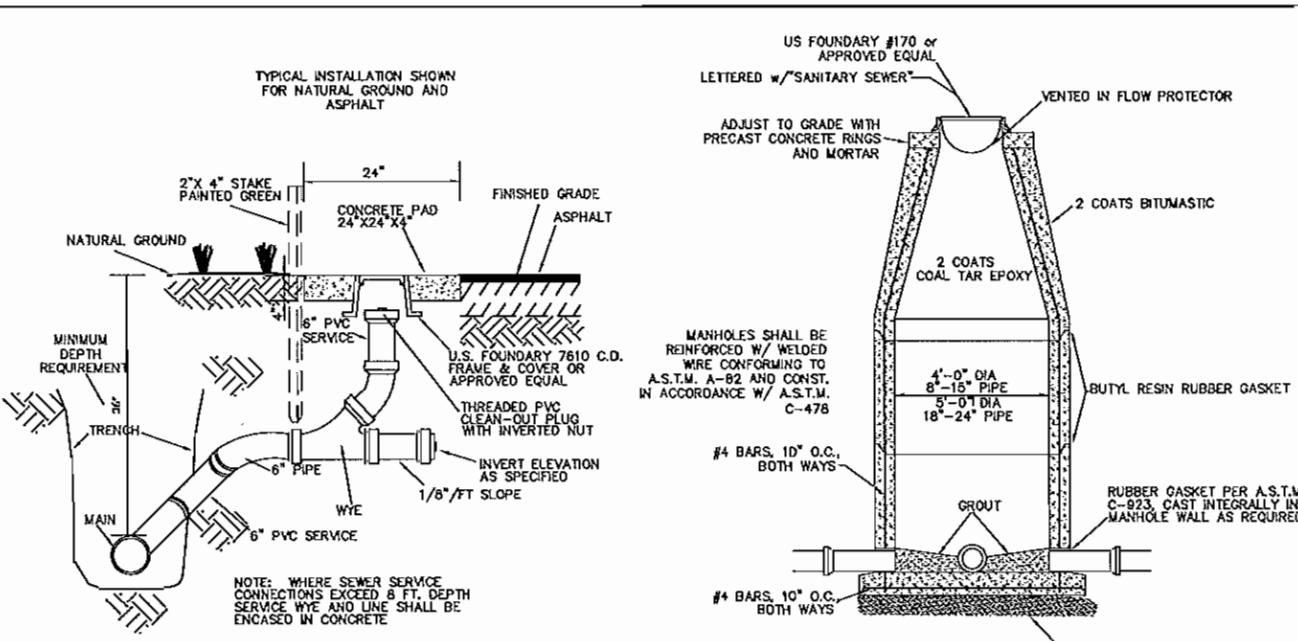
I HAVE REVIEWED THE PROPOSED SEDIMENT / EROSION CONTROL INFORMATION SHOWN ON THE PLANS,
AND AGREE TO TAKE RESPONSIBILITY THAT
ALL BEST MANAGEMENT PRACTICES NOTED WILL BE
ADHERED TO BEFORE & DURING THE CONSTRUCTION PROCESS.

MIKE PENDLEY, PLANNER

PROJECT ENGINEER	DESIGN W/R.D.	DATE 2/09/09
WALTER R. DEGEES	DRAWN J.F.	SCALE 1"=40'
67360	APPR. W/R.D.	JOB NO. 7648



PALMETTO ELEMENTARY SCHOOL
PALMETTO, FLORIDA
MANATEE COUNTY SCHOOLS

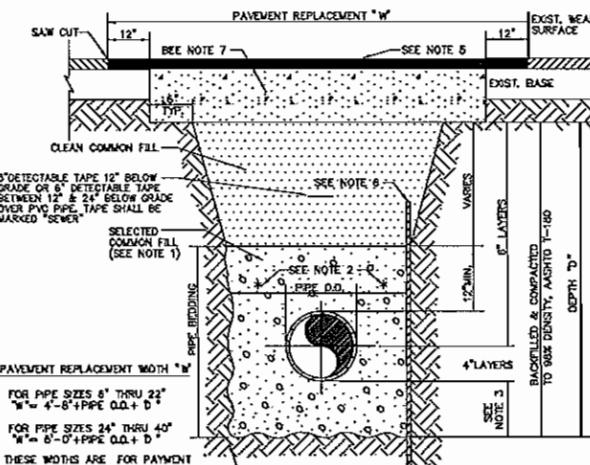


SEWER CLEANOUT

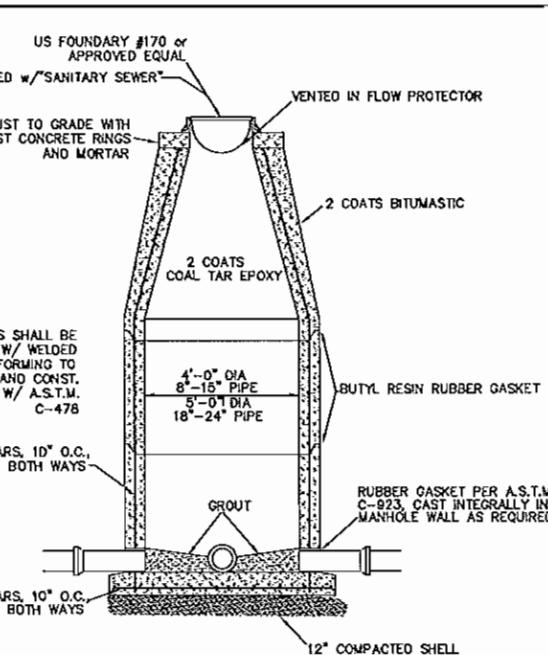


NOTES:

- 1.) USE OF TYPE A-2 AND A-3 PIPE BEDDING TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
- 2.) 10' MAX FOR PIPE DIAMETER LESS THAN 24"; 12" MAX FOR PIPE DIAMETER 24" AND LESS THAN 42"; 24" MAX FOR PIPE DIAMETER 42" AND OVER.
- 3.) 4" MAX PIPE 16" DIAMETER & LESS; 6" MAX FOR PIPE 18" & 24" DIAMETER; AND 8" MAX FOR PIPE 24" DIAMETER AND LARGER.
- 4.) INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- 5.) MEARING SURFACE TO BE SAME TYPE & THICKNESS (1 1/8" MAX) AS EXISTING PAVEMENT.
- 6.) SHEETING DROPPED LEFT IN PLACE TO BE CUT OFF 24" BELOW FINISH GRADE OR 12" BELOW SUBGRADE.
- 7.) BASE SHELL BE 5" MINIMUM THICKNESS SAND ASPHALT, 10" MAX THICKNESS CRUSHED CONCRETE, OR APPROVED EQUAL.
- 8.) BACKFILL ASHTO M-140 SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES, EACH LAYER SHALL BE THOROUGHLY TAMPED AND/OR ROLLED TO 68K ASHTO T-160 DENSITY.
- 9.) TEMPORARY PATCHES WILL BE INSTALLED TO PROVIDE A SMOOTH SURFACE UNTIL PERMANENT REPAIRS ARE MADE. PERMANENT REPLACEMENT TO BE MADE AS SOON AS POSSIBLE.
- 10.) NOTES (5) THRU (9) ARE MANHOLE REQUIREMENTS. REFER TO MANATEE COUNTY TRANSPORTATION DEPARTMENT STANDARDS FOR ADDITIONAL REQUIREMENTS.



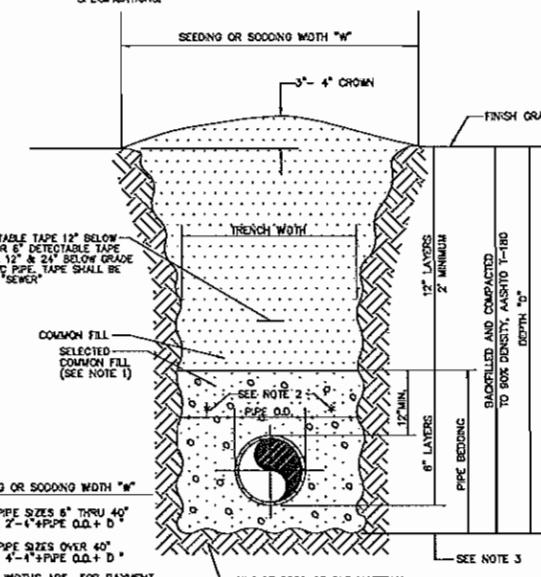
**TRENCH DETAIL - ASPHALT PAVEMENT SURFACE,
TYPE A-1 PIPE BEDDING**



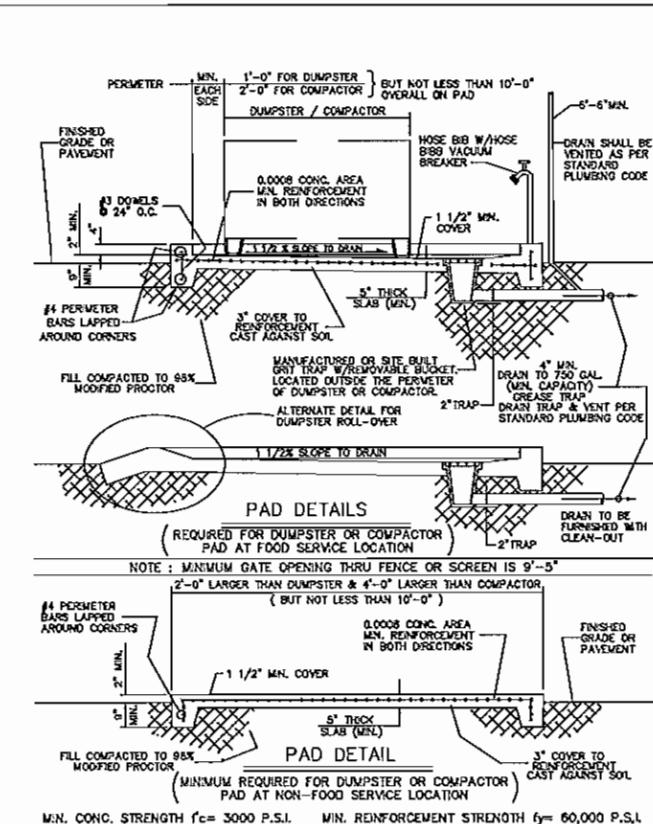
MANHOLE PRECAST

NOTES:

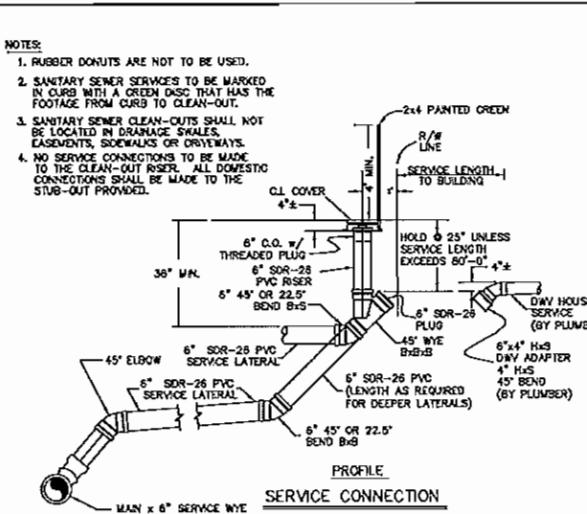
- 1.) USE OF TYPE A-2 AND A-3 PIPE BEDDING TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
- 2.) 10' MAX. FOR PIPE DIAMETER LESS THAN 24"; 12' MAX. FOR PIPE DIAMETER 24" AND LESS THAN 42"; 24' MAX. FOR PIPE DIAMETER 42" AND OVER.
- 3.) 4' MAX. FOR PIPE 16" DIAMETER & LESS; 6' MAX. FOR PIPE 18" TO 36" DIAMETER; AND 9' MAX. FOR PIPE 42" DIAMETER AND LARGER.
- 4.) INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.



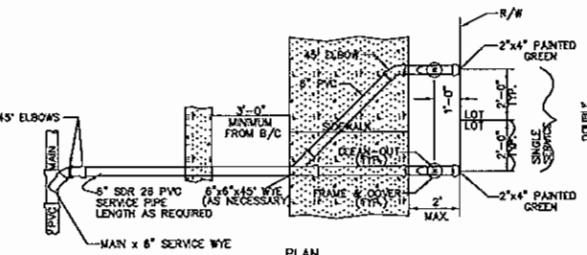
**TRENCH DETAIL - UNIMPROVED SURFACE,
TYPE A-1 PIPE BEDDING**



COMPACTOR AND DUMPSTER PAD TYPICAL DETAILS



PROFILE



SINGLE & DOUBLE SERVING

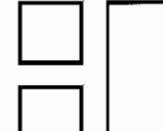
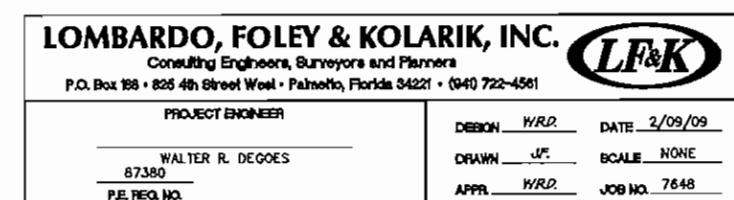
SINGLE AND DOUBLE SERVICE CONNECTION DETAILS

SEWER NOTES

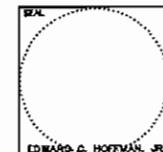
- ALL PRECAST MANHOLES SHALL BE 8" THICK, TYPE II CEMENT, 4,000 PSI REINFORCED CONCRETE MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF ASTM C-178, LATEST REVISIONS WITH ALL APPLICABLE DOCUMENTS.

 2. THE SANITARY SYSTEM SHALL BE STAKED IN THE FIELD BY A REGISTERED LAND SURVEYOR.
 3. 2' X 4' STAKES SHALL BE INCLUDED IN THE COST OF SEWER SERVICES.
 4. THE MINIMUM ACCEPTABLE HORIZONTAL SEPARATION BETWEEN POTABLE WATERMANS AND SEWER FORCEMANS, SANITARY SEWER GRAVITY MANS AND STORM DRAINS IS 10' OUTSIDE TO OUTSIDE OF PIPES.
 5. THE MINIMUM ACCEPTABLE HORIZONTAL SEPARATION BETWEEN RECLAMED WATERMANS AND SANITARY SEWER FORCEMANS, SANITARY SEWER GRAVITY MANS AND STORM DRAINS IS 10' OUTSIDE TO OUTSIDE OF PIPES.
 6. THE MINIMUM ACCEPTABLE VERTICAL CLEARANCE BETWEEN POTABLE WATERMANS AND RECLAMED WATERMANS, SANITARY SEWER FORCEMANS, SANITARY SEWER GRAVITY MANS OR STORM DRAINS IS 18".
 7. THE MINIMUM ACCEPTABLE VERTICAL CLEARANCE BETWEEN SANITARY SEWER FORCEMANS OR SANITARY SEWER GRAVITY MANS AND STORM DRAINS IS 18".
 8. CONTRACTOR TO PROVIDE LOCATION OF ALL WIVES ALONG SEWERMAN FROM DOWNSTREAM MANHOLE.
 9. ALL SEWAGE COLLECTION SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALMETTO PUBLIC WORKS DEPARTMENT SPECIFICATIONS, LATEST EDITION.
 10. ALL PIPING SHALL BE COLOR CODED IN ACCORDANCE WITH THE CITY OF PALMETTO PUBLIC WORKS DEPARTMENT SPECIFICATIONS, LATEST EDITION.
GREEN - RAW SEWAGE
PURPLE - EFFLUENT
BLUE - POTABLE WATER

NOT FOR CONSTRUCTION

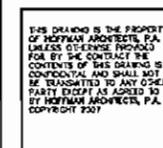


**HOFFMAN
ARCHITECTS** PA
29 WEST ORANGE STREET
TARPOUN SPRINGS, FL 34689
TEL 727-938-2415
FAX 727-938-2536



PALMETTO ELEMENTARY SCHOOL
PALMETTO, FLORIDA

WANATE COUNTY SCHOOL



COMMISSION NO.	0826	
DATE:	09.30.03	
SCALE:	AS NOTED	
DRAWN BY:	-	
CHECKED BY:	-	
NO.	REVISIONS	DATE

TITLE
SEWER CONSTRUCTION DETAIL
SHEET NO.
C.16

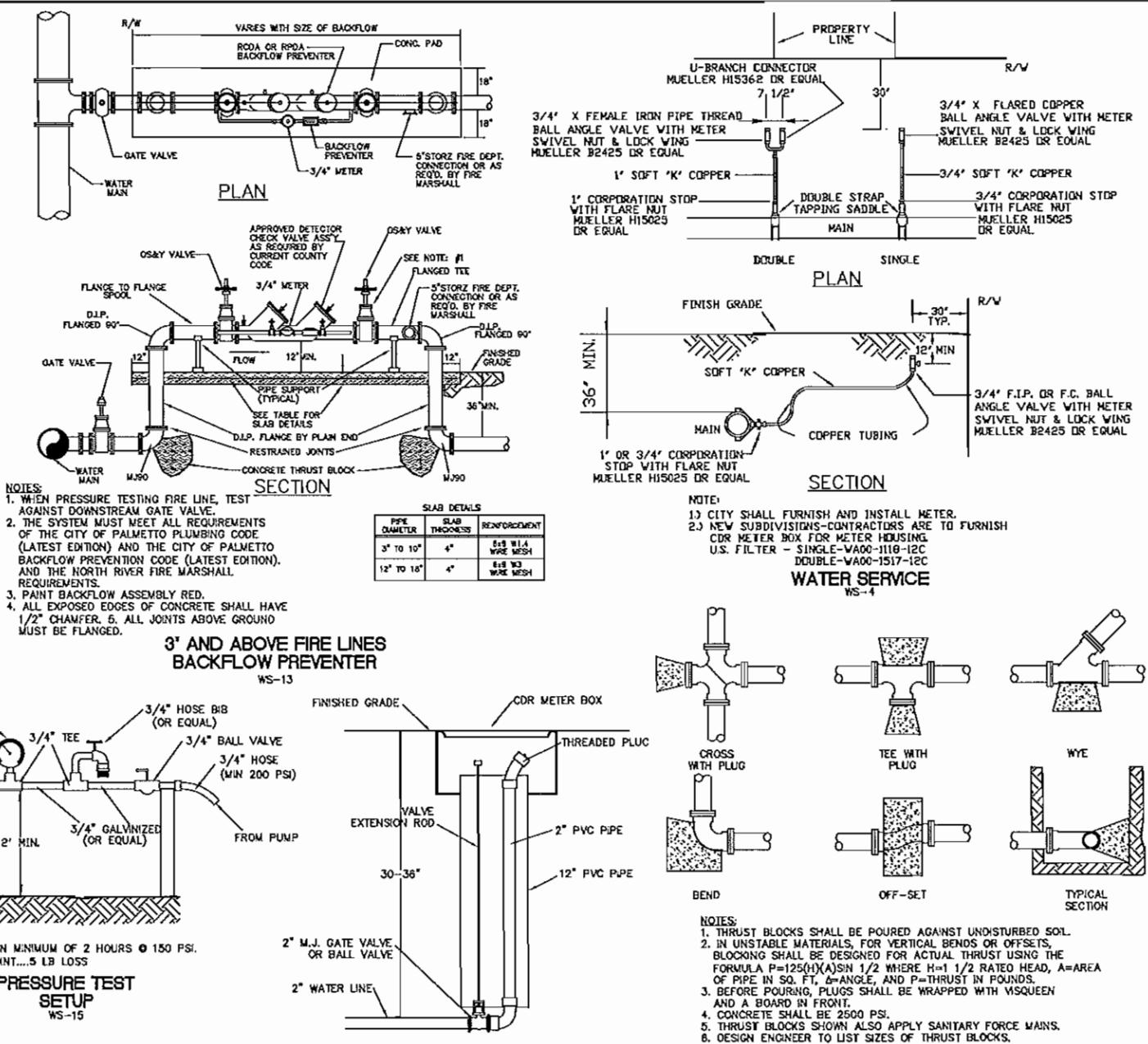
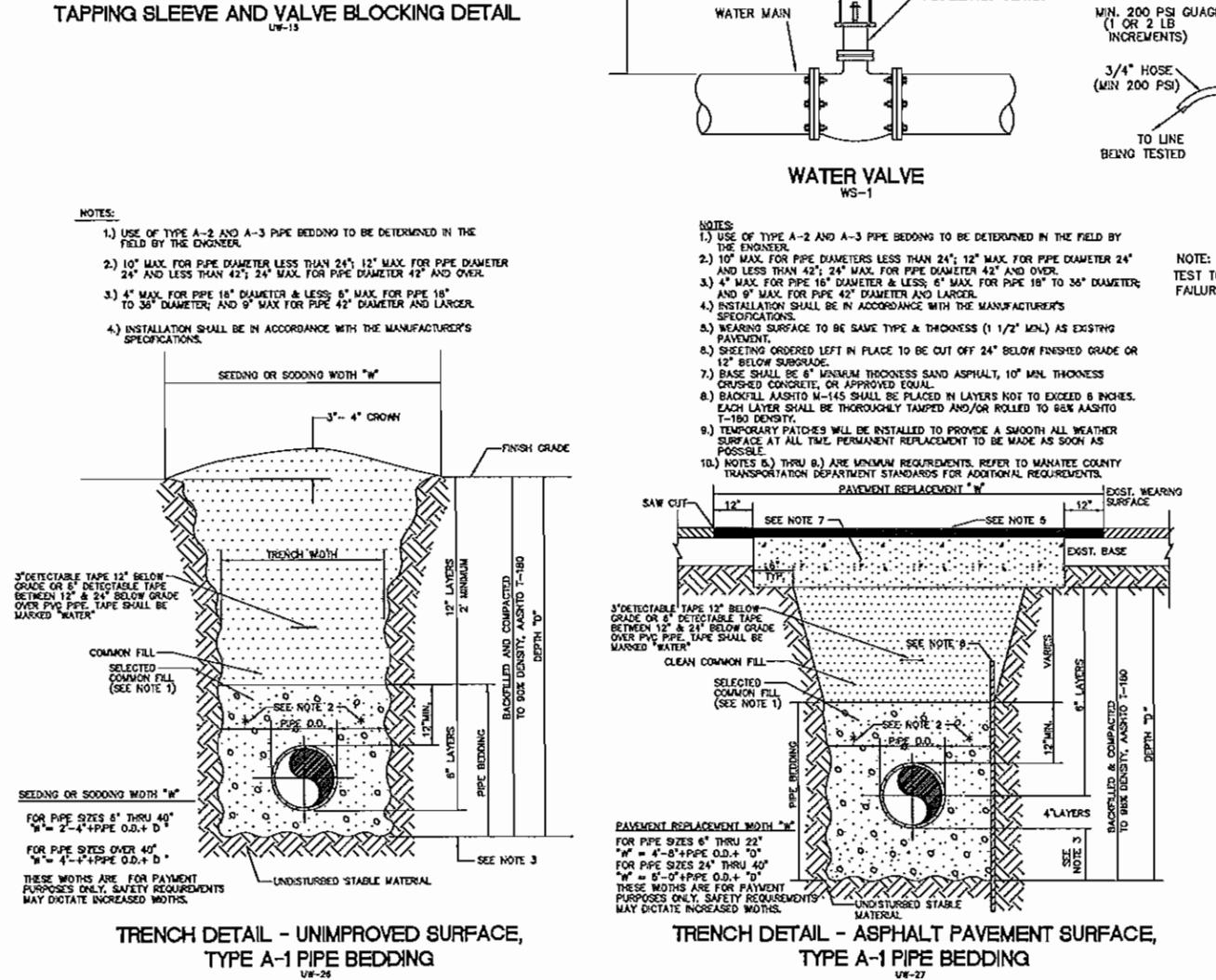
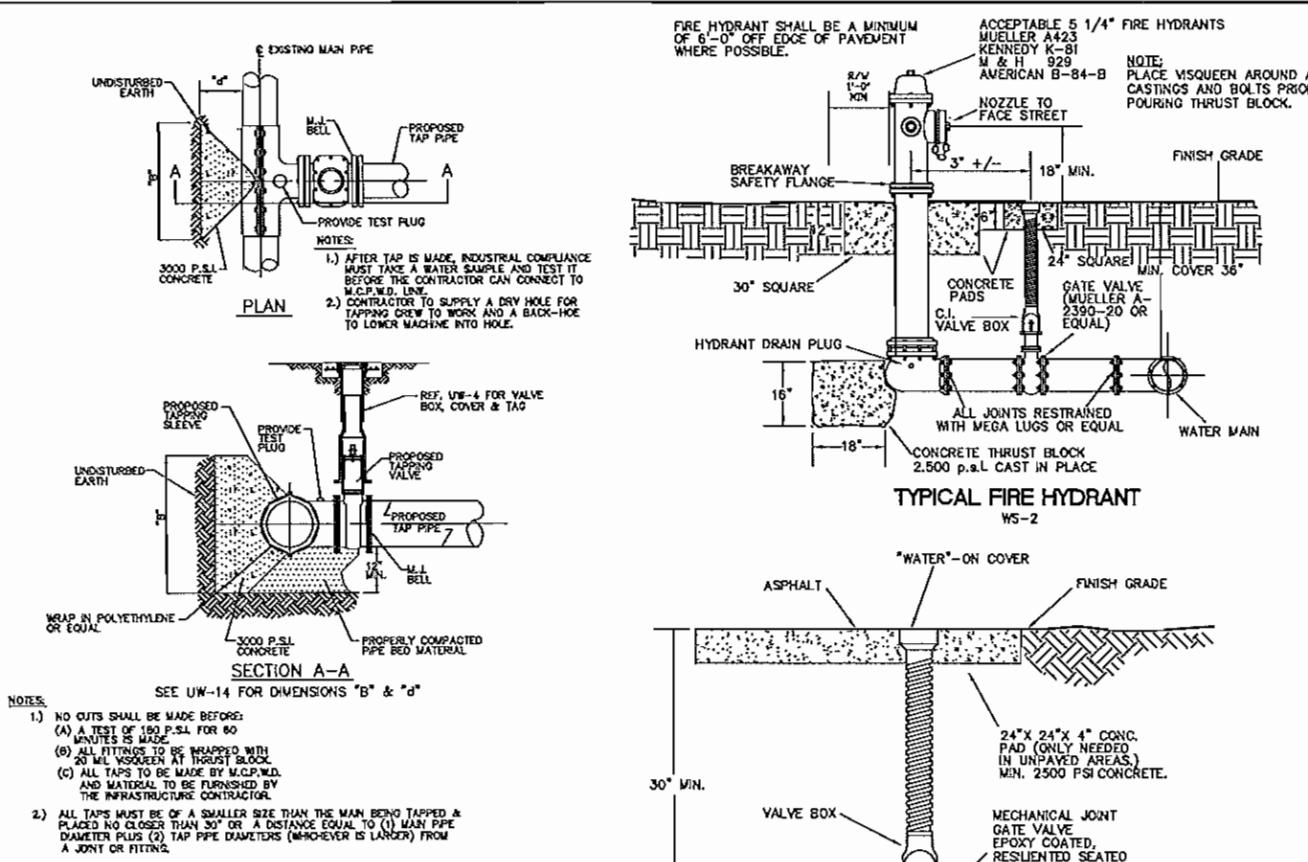
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PALMETTO ELEMENTARY SCHOOL PALMETTO, FLORIDA

MANATEE COUNTY SCHOOLS



MAIN PIPE SIZE	HORIZ. BENDS	TEES	SIZE LENGTH		REDUCERS	PLUGS
			90°	45°		
24	90	38	18	102	X12	214
20	78	32	15	102	X12	184
16	66	27	13	102	X12	151
12	51	22	10	12	X12	116
10	44	18	9	10	X12	100
8	37	15	7	8	X12	83
6	29	12	5	6	X12	63
4	21	8	4	4	X12	45

- NOTES:
- 1) RESTRAINT TO NEXT FULL JOINT BEYOND GIVEN LENGTH.
 - 2) RESTRAIN 11.25° BENDS 50% OF LENGTH FOR 22.5° BENDS.
 - 3) ALL VALVES AND FITTINGS SHALL BE RESTRAINED TO THE CONNECTING SECTIONS OF PIPE.
 - 4) ALL VALVES MUST BE PROPERLY ANCHORED OR RESTRAINED TO RESIST A 180 PSI TEST PRESSURE IN EITHER DIRECTION.
 - 5) PIPE SIZES ARE GIVEN IN INCHES.
 - 6) PIPE LENGTHS ARE GIVEN IN FEET.
 - 7) LENGTHS SHOWN ARE FOR A TEST PRESSURE OF 180 PSI.
- 8) THE RESTRAINED LENGTHS SHOWN IN THESE TABLES ARE BASED ON THE USE OF LIGHTLY COMPACTED CLEAN SAND WITH AT LEAST A 95% COARSE PARTICLE CONTENT. ACTUAL SOIL CONDITIONS MUST BE DETERMINED BY THE ENGINEER OF RECORD AND THE RESTRAINED LENGTHS MODIFIED ACCORDINGLY.

RESTRAINED JOINT PIPE LENGTHS FOR PVC

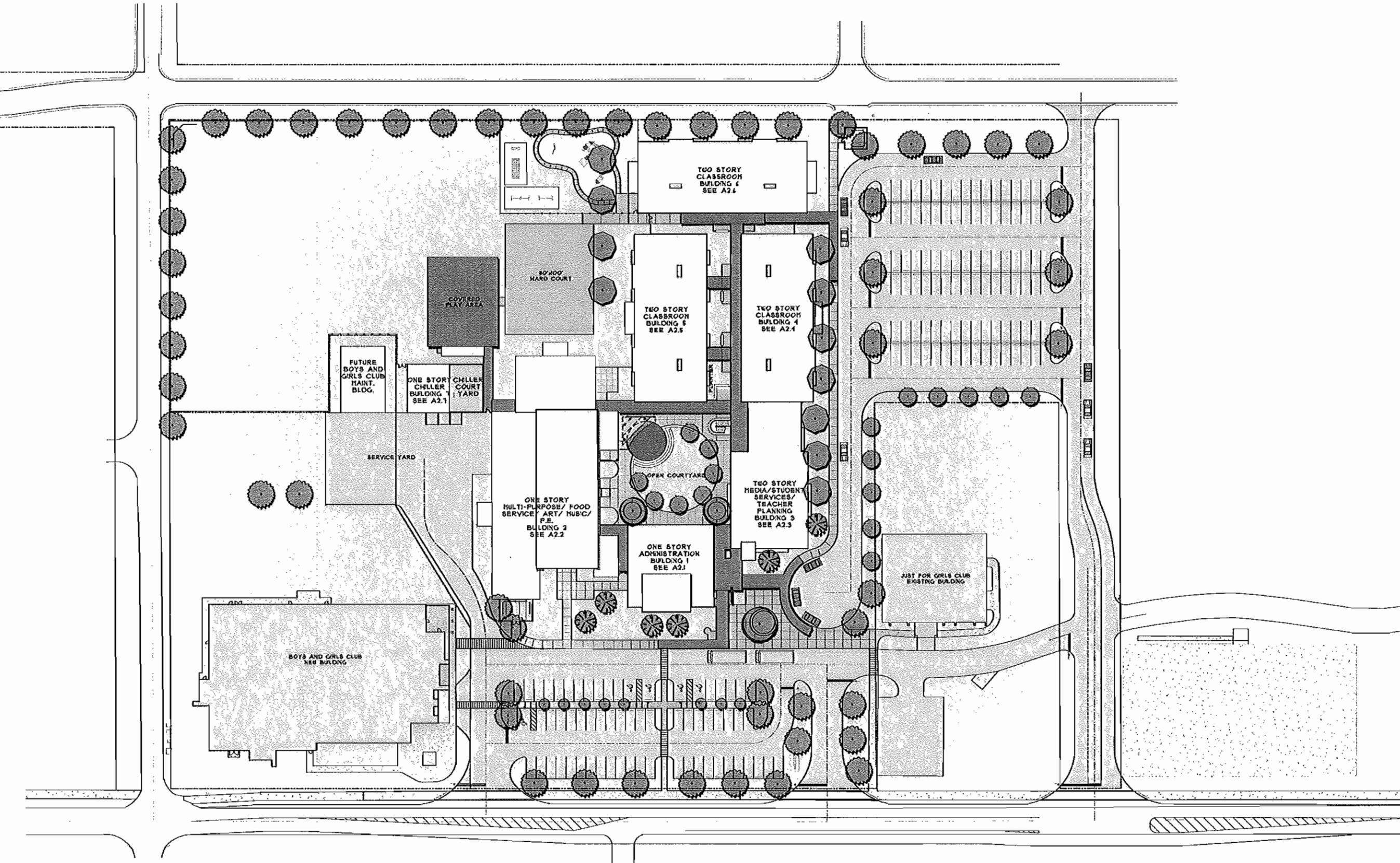
PROJECT ENGINEER	DEBON. W.R.D.	DATE 2/09/09
WALTER R. DEGOES	67380	DRAWN J.F.
		SCALE NONE
		APPR. W.R.D.
		JOB NO. 7648

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COMMISSION NO. 0626
DATE 09.30.08
SCALE AS NOTED
DRAWN BY -
CHECKED BY -

NO. REVISIONS DATE

WATER CONSTRUCTION DETAILS
SHEET NO. C.17



Site Plan