

Tab 2

HOLY CROSS 04-403 GDP-II

**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 PDMU 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, 2-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.

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 minimus 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.

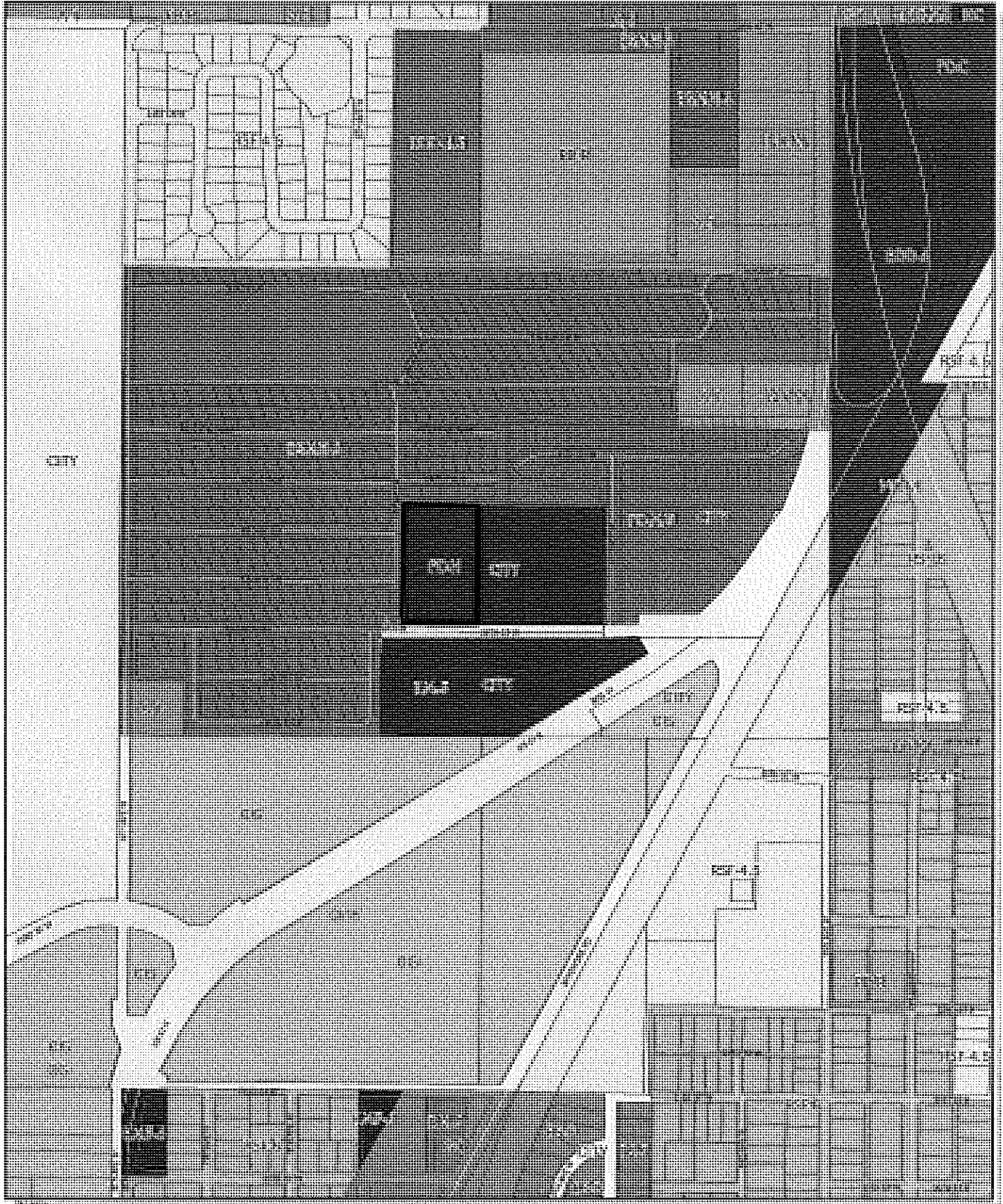
Policy 7.3.4: Require the construction of an on-site distribution system for the transmission

Ff

of reclaimed water in all new and future development projects.

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

ZONING







GENERAL DEVELOPMENT PLAN FOR HOLY CROSS MANOR II

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

CONSTRUCTION DATE: FALL 2009

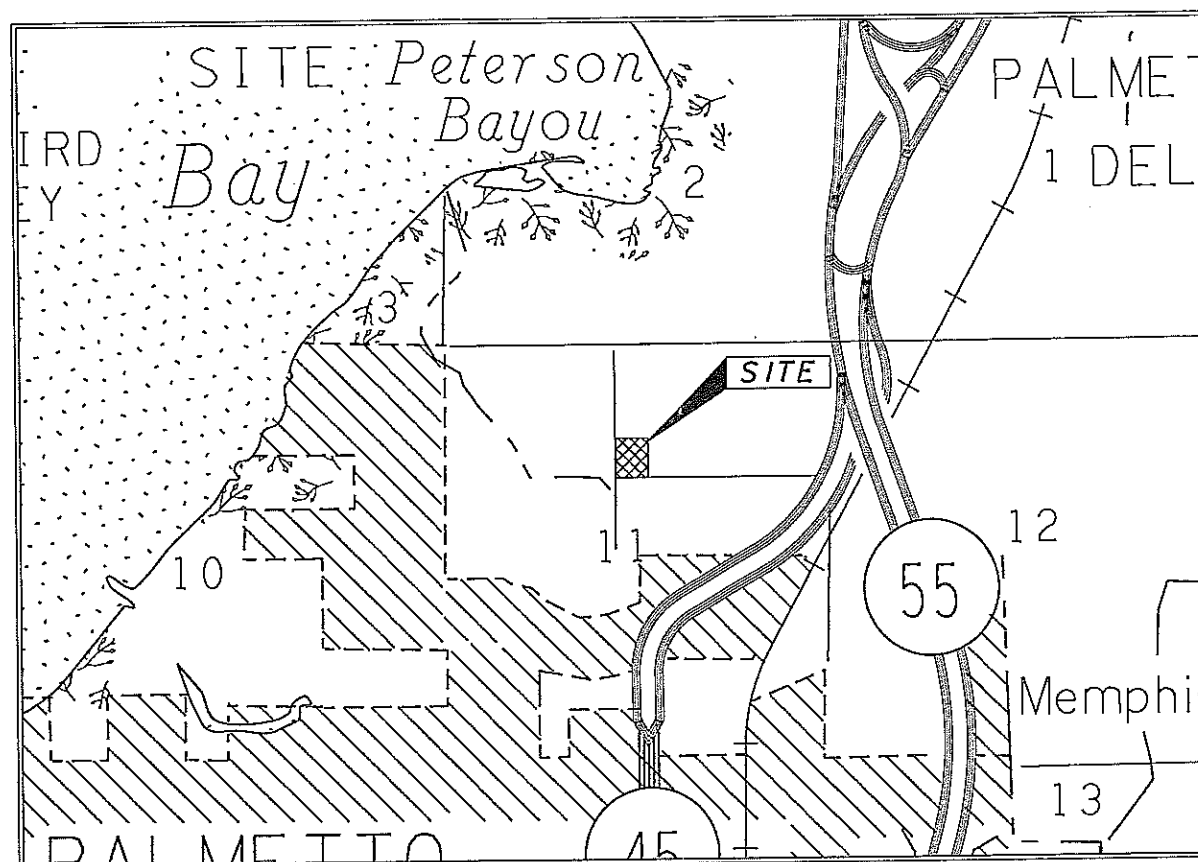
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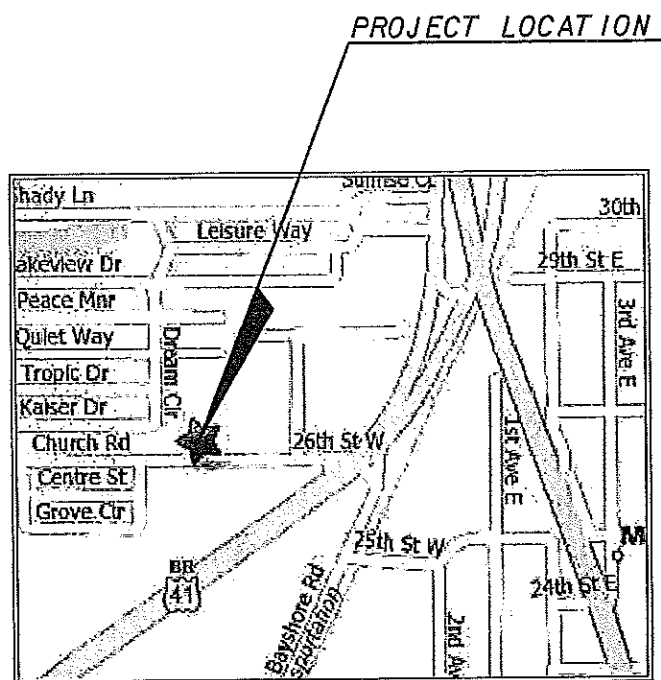
City of Palmetto
Planning Department

PROJECT # 04-403 ^{Box PII}

INDEX OF SHEETS	
SHEET NO.	SHEET DESCRIPTION
C1.0	KEY SHEET
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS
C4.0	AERIAL
C5.0	SITE PLAN
C6.0	GRADING & DRAINAGE PLAN
C7.0	UTILITY PLAN
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 54788

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 6" TO 36" PVC WATER MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 STANDARDS. ALL 6" TO 36" PVC WATER MAINS 12 TO 36" SHALL BE CLASS 150 OR 1200 (SDR 21) AND MEET REQUIREMENTS OF ASTM D-2911. WATER MAINS SMALLER THAN 6" SHALL BE CLASS 1120 OR 1200 SCHEDULE 80 AND MEET REQUIREMENTS OF ASTM D1785.
 PE PIPE 6" 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 2009 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 "1" AS SPECIFIED IN SECTION 345 OF FLORIDA D.O.T. SPECIFICATIONS.
2. SEE SECTION 485-R.2 "WARRANT" OF FLORIDA D.O.T. SPECIFICATIONS.
3. IRON CASTING SPECIFIED IN SECTION 580-D OF FLORIDA D.O.T. SPECIFICATIONS. SEE SECTION 425-S.
4. REINFORCEMENT STEEL AS SPECIFIED IN SECTIONS 415 & 931.1 OF FLORIDA D.O.T. SPECIFICATIONS.
5. SEE SECTION 425-J.2 "GRATINGS" OF FLORIDA D.O.T. SPECIFICATIONS.
6. SEE SECTION 1E5 "EXCAVATION FOR STRUCTURES" OF FLORIDA D.O.T. SPECIFICATIONS.
7. PRECAST TO BE FOOT STANDARDS WITH MINIMUM 6" THICKNESS.

UTILITY PROVIDERS

WATER	CITY OF PALMETTO, VAN BROWN 600 17TH ST. W. PALMETTO, FL 34221 941-723-4550 EXT. 117
SEWER	CITY OF PALMETTO, VAN BROWN 600 17TH ST. W. PALMETTO, FL 34221 941-723-4550 EXT. 117
ELECTRIC	FLORIDA POWER & LIGHT, TRACY STERN 5810 E. HWY 100 PALM COAST, FL 32164-2342 800-868-6554
CABLE	BRIGHT HOUSE NETWORKS, ALEX FLEMING 5413 SR 64 E. BRADENTON, FL 34203 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 REVISIONS 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 THESE AGENCIES TO BE SHOWN ON THE DRAWING FOR PERMIT APPROVAL. OR SHOWN AND SEALED 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 WARRANT 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 800-368-5847) ONE CALL AT 1-800-368-5847 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, EXIST INVERTS OF EXISTING PLUMBING, GREASE TRAP CONFIGURATION, MINIMUM SLOPES, ETC.).
 REFERENCED INDEX NUMBERS REFER TO DETAILS DEPICTED IN THE F.O.D.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 650.
 ALL WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF P.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 (MAY 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 D697 SOIL CLASSIFICATION GROUPS GP, GW, SW, AND SP FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS AND OTHER SIMILAR UNSUITABLE MATERIALS. UNSUITABLE SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D697 SOIL CLASSIFICATION GROUPS SC, SM, SC, ML, MH, CL, CH, OL, OH, AND FT. UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% CASANO T-100, 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 ENDOUR ON THE SIDEWALK FOR A PERIOD OF MORE THAN ONE HOUR, THE CONTRACTOR SHALL PROVIDE PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS PER FOOT INDEX 650, 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 ADA 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 N.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, INFILTRATION 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 80, 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 ANY PAVEMENT 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 SOO AND SEED SHALL BE BAHIA, UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS. SEED AND MULCH ALL AREAS LEFT BARE ON CONSTRUCTION. SOO ALL SLOPES GREATER THAN 5:1, WHETHER OR NOT SHOWN HEREON. ALL RETENTION POND BANKS SHALL BE SOOED, REGARDLESS OF SLOPE TO THE POND BOTTOM OR THE WATER LINE AT THE TIME OF INSTALLATION.
 POND DESIGNED WET POND. STEEP SLOPES TO BE SOOED 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	
	NFPA 101, 2000	FBC 2007
3 STORY BUILDING 34'-8" CENTER OF ROOF SPRINKLERED	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)
PER ASSEMBLY IS 75' PER NFPA TABLE A-7.6-1
A/E BUILDING AREA = 52,056 SQ. FT.
NON-A/E UTILITIES AREA
(PATIOS, OPEN SEATING & CORRIDORS) = 1,435 SQ. FT.
TOTAL GROSS SQ. FT. = 53,491 SQ. FT.
 5. MINIMUM REQUIRED INTERIOR FINISHES PER TABLE 601.5, FBC 2007
ASSEMBLY (R-2)
EXIT ACCESS CORRIDORS AND OTHER EXITWAYS: CLASS C
ROOMS AND ENCLOSED SPACES: CLASS C
DESCRIPTION FOR CLASS B & C PER SECTION 603.1, FBC 2007
 6. PER TABLE 1004.1.2, FBC 2004 OCCUPANT LOAD = 800
PLEASE REFER TO SHEET AD-16 FOR OCCUPANT LOAD FOR EACH ROOM.
 7. MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD (TABLE 1018.1, FBC 2007) = 2
- NOTE:
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 INTERUPTION OF TRAFFIC FLOW AND DAILY OPERATIONS.
 CONTACT ENGINEER IMMEDIATELY IF ANY UNDERGROUND STRUCTURES, FOUND DURING EXCAVATION, INSIDE 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 00287
 ELEMENT
 1814 N. 18th STREET | TAMPA, FL 33605
 P. 813.256.2101 | F. 813.256.2100
 CERTIFICATE OF AUTHORIZATION NUMBER | 206921

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS OF EXISTING CONDITIONS AND DIMENSIONS OF ANY UNDERGROUND STRUCTURES OR UTILITIES PRIOR TO USING THIS INFORMATION FOR BID PURPOSES. SCALE THESE DRAWINGS.

Derek M. Gil
 3/20/09
 DEREK M. GIL, P.E. 54708

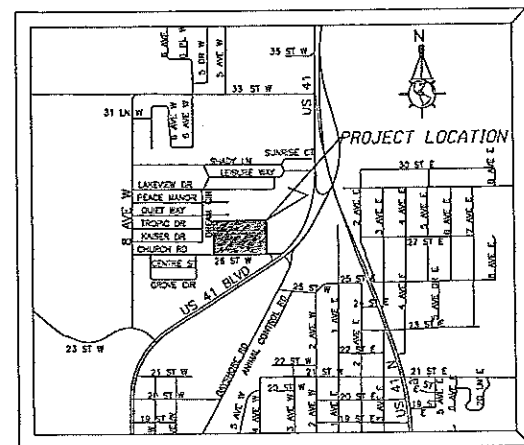
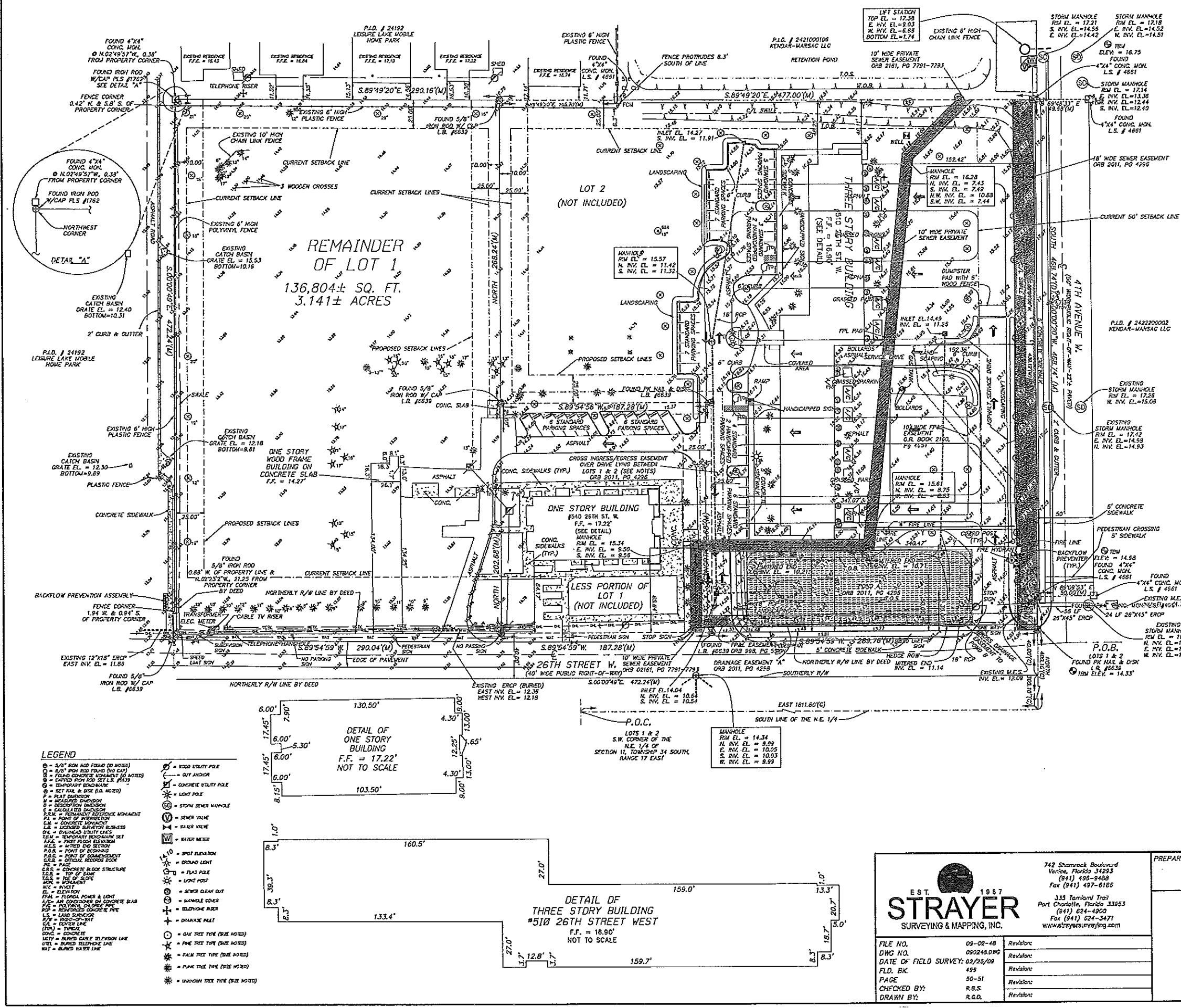
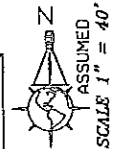
NEW FREESTANDING BUILDING
HOLY CROSS MANOR II SENIOR HOUSING
 for : DIOCESE OF VENICE
 510 WEST 26TH STREET
 PALMETTO, FL

DATE: _____
 PROJECT: _____
 REVISIONS: _____

SHEET CONTENTS: _____

GENERAL NOTES: _____

SHEET **C2.0**

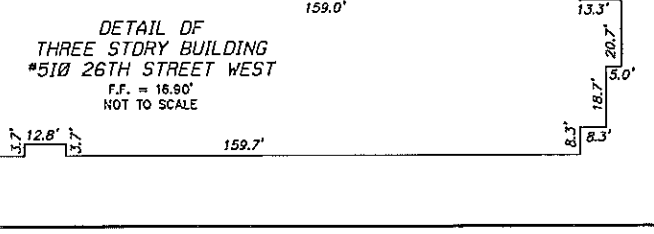
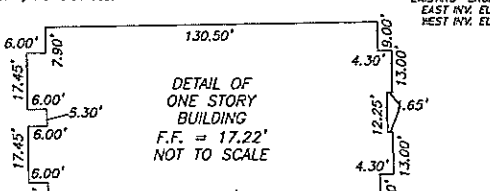


VICINITY MAP SECTION 11, TOWNSHIP 34 S., RANGE 17 E. NOT TO SCALE

- SURVEYOR'S NOTES: 1. BEARING AND DISTANCE ARE BASED ON THE RECORD DEED... 2. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY... 3. THIS BOUNDARY SURVEY WAS PERFORMED ON THE GROUND ON 03/28/09... 4. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISIBLE... 5. THE SUBJECT PROPERTY FALLS WITHIN ZONE C, PER FLOOD INSURANCE RATE MAP... 6. THE SUBJECT PROPERTY CONTAINS PAVED DRIVES AND PARKING AREAS WITH PARALLEL PARKING SPACES... 7. THE SUBJECT PROPERTY FRONTS ON AND HAS ACCESS TO 26TH STREET WEST... 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 = 181,443.52 SQUARE FEET... 11. PER CURRENT COUNTY ZONING FOR SETBACK LINES... 12. THE LEGAL DESCRIPTION SHOWN HEREON DESCRIBES THE SAME PROPERTY AS IN TITLE DOCUMENT NO. 14031430 PREPARED BY ATTORNEY TITLE INSURANCE FUND... 13. ADDRESS OF SUBJECT PARCEL IS 510 26TH STREET WEST PALM BEACH, FLORIDA... 14. RESEARCH OR DETERMINATION OF UNDERGROUND UTILITIES, HAZARDOUS WASTE... 15. ALSO BEING SUBJECT TO A CROSSING EASEMENT OVER THE DRIVEWAY... 16. HAZARD INSURANCE.

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, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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, 181.80 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, 40.81 FEET FOR A POINT OF BEGINNING; THENCE NORTH, 484.74 FEET TO A FOUND 4" CONCRETE MONUMENT, THENCE S.89°54'59"W, 269.70 FEET TO ITS INTERSECTION WITH THE APPROVED NORTH RIGHT-OF-WAY LINE OF 26TH STREET AND A SET CAPPED IRON ROD, L.S. #4518; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N.68°54'56"E, 767.13 FEET TO THE POINT OF BEGINNING.

LESS: 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, 181.80 FEET; THENCE NORTH, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 26TH STREET (40' WIDE RIGHT-OF-WAY), 40.81 FEET FOR A POINT OF BEGINNING; THENCE S.89°54'59"W, 269.70 FEET TO A FOUND 4" CONCRETE MONUMENT; THENCE S.89°54'59"W, 472.00 FEET TO ITS INTERSECTION WITH THE APPROVED NORTH RIGHT-OF-WAY LINE OF 26TH STREET AND A SET CAPPED IRON ROD, L.S. #4518; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N.68°54'56"E, 767.13 FEET TO THE POINT OF BEGINNING.



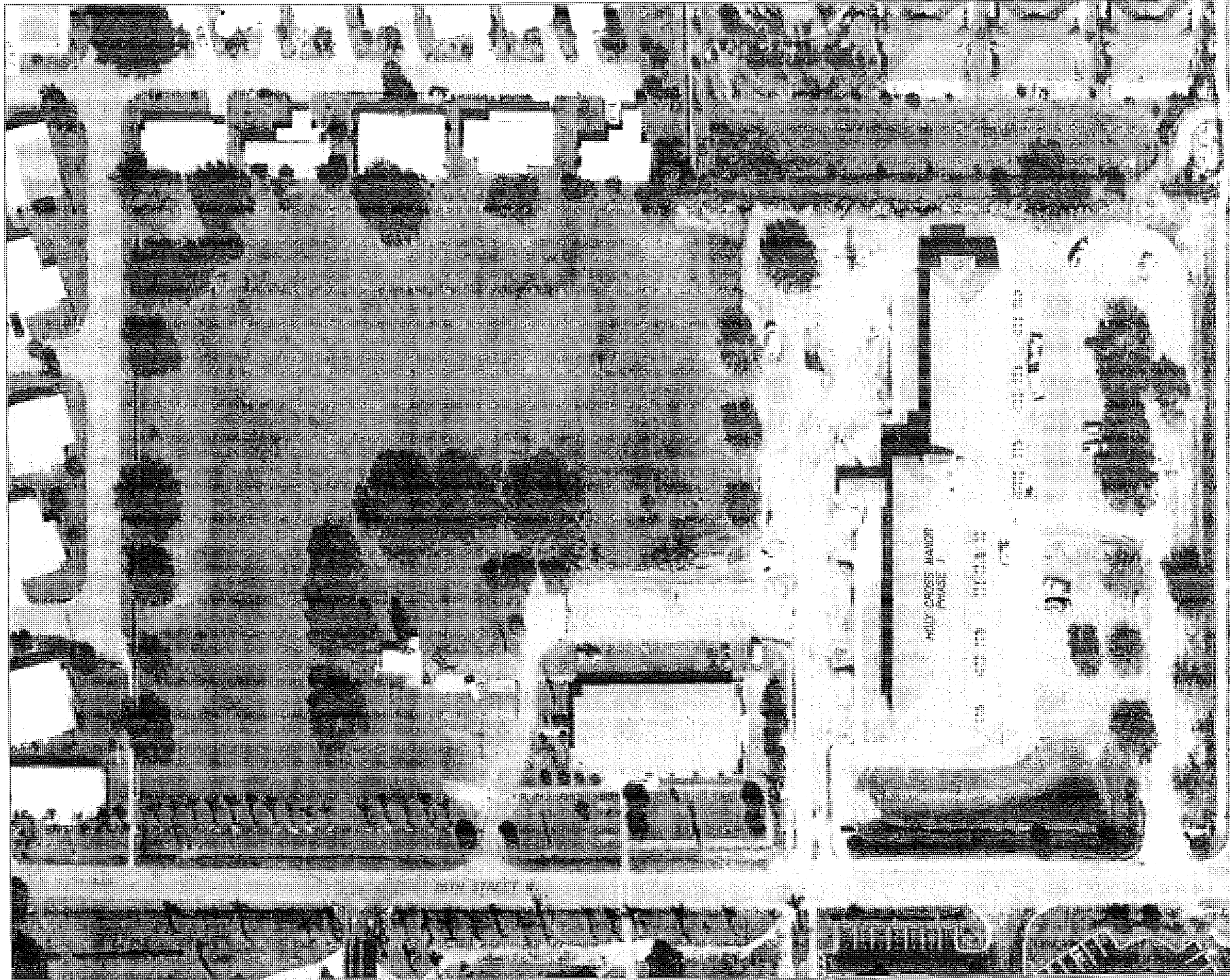
- LEGEND: 1/8" IRON ROD FOUND (NO NOTES), 3/8" IRON ROD FOUND (NO CAP), FOUND CONCRETE MONUMENT (NO NOTES), CONCRETE MONUMENT SET L.S. #4518, TEMPORARY BENCHMARK, SET ROD & BOX (SEE NOTES), PLAT OR SURVEY, RECORDING BENCHMARK, CALCULATED BENCHMARK, REMANENT REFERENCE MONUMENT, POINT OF INTERSECTION, LICENSED SURVEYOR'S SIGNATURE, OVERHEAD UTILITY LINES, TEMPORARY BOUNDARY SET, FIRST FLOOR ELEVATION, MTD DO SECTION, POINT OF BEGINNING, POINT OF COMMENCEMENT, SPECIAL RESERVE BOOK, CONCRETE BLOCK STRUCTURE, TOP OF BANK, SAND SURVEYOR, IRON ROD FOUND (NO NOTES), TRAIL, ELEVATION, FLORIDA POWER & LIGHT, AIR CONDITIONER ON CONCRETE SLAB, ALUMINUM COVER, REINFORCED CONCRETE PIPE, SAND SURVEYOR, IRON ROD FOUND (NO NOTES), CONCRETE, BARRICADE TELEVISION LINE, BURIED TELEPHONE LINE, BURIED WATER LINE, 1" WOOD UTILITY POLE, 4" OUT AND/OR, CONCRETE UTILITY POLE, LIGHT POLE, STORM SEWER MANHOLE, SERVICE VALVE, RAINER VALVE, WATER METER, SPOT ELEVATION, BOUND LIGHT, FLAG POLE, LIGHT POST, SEWER CLEAN OUT, MANHOLE COVER, TELEPHONE RISER, GATE TREE TYPE (SEE NOTES), PINE TREE TYPE (SEE NOTES), PALM TREE TYPE (SEE NOTES), PLANK TREE TYPE (SEE NOTES), UNKNOWN TREE TYPE (SEE NOTES).

EST. 1987 STRAYER SURVEYING & MAPPING, INC. 742 Shamrock Boulevard Venice, Florida 33593 (941) 497-6186 338 Tamiami Trail Port Charlotte, Florida 33653 (941) 624-4900 (941) 624-3471 www.strayersurveying.com

FILE NO.	09-02-48	Revision:	
DWG NO.	090248.010	Revision:	
DATE OF FIELD SURVEY:	02/25/09	Revision:	
FLD. BK.	455	Revision:	
PAGE	50-51	Revision:	
CHECKED BY:	R.B.S.	Revision:	
DRAWN BY:	R.C.D.	Revision:	

PREPARED FOR: HOLY CROSS MANOR, INC. 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 61G17-8, 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. 56139

ROBERT H. STRAYER, JR. P.L.A. PROFESSIONAL SURVEYOR & MAPPER REG# 50027 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER." 09P100725 MATERIAL © 2009



24TH STREET W.

HOLY CROSS MANOR
PHASE I

PHASE I

PHASE II

PHASE II

4TH AVENUE W.

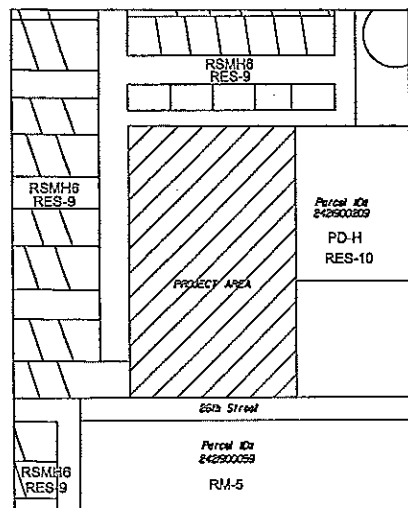
AERIAL

C4.0

NEW PROJECT/PHASE/FILE CODE
HOLY CROSS MANOR II
SENIOR HOUSING
 FOR THE DIOCESE OF VENICE
 10000 10TH AVENUE W.
 PALM BEACH, FL

Paul J. ...
 3/10/09
 PROJECT NO. 09-0000

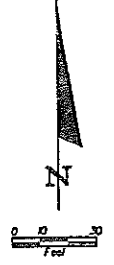
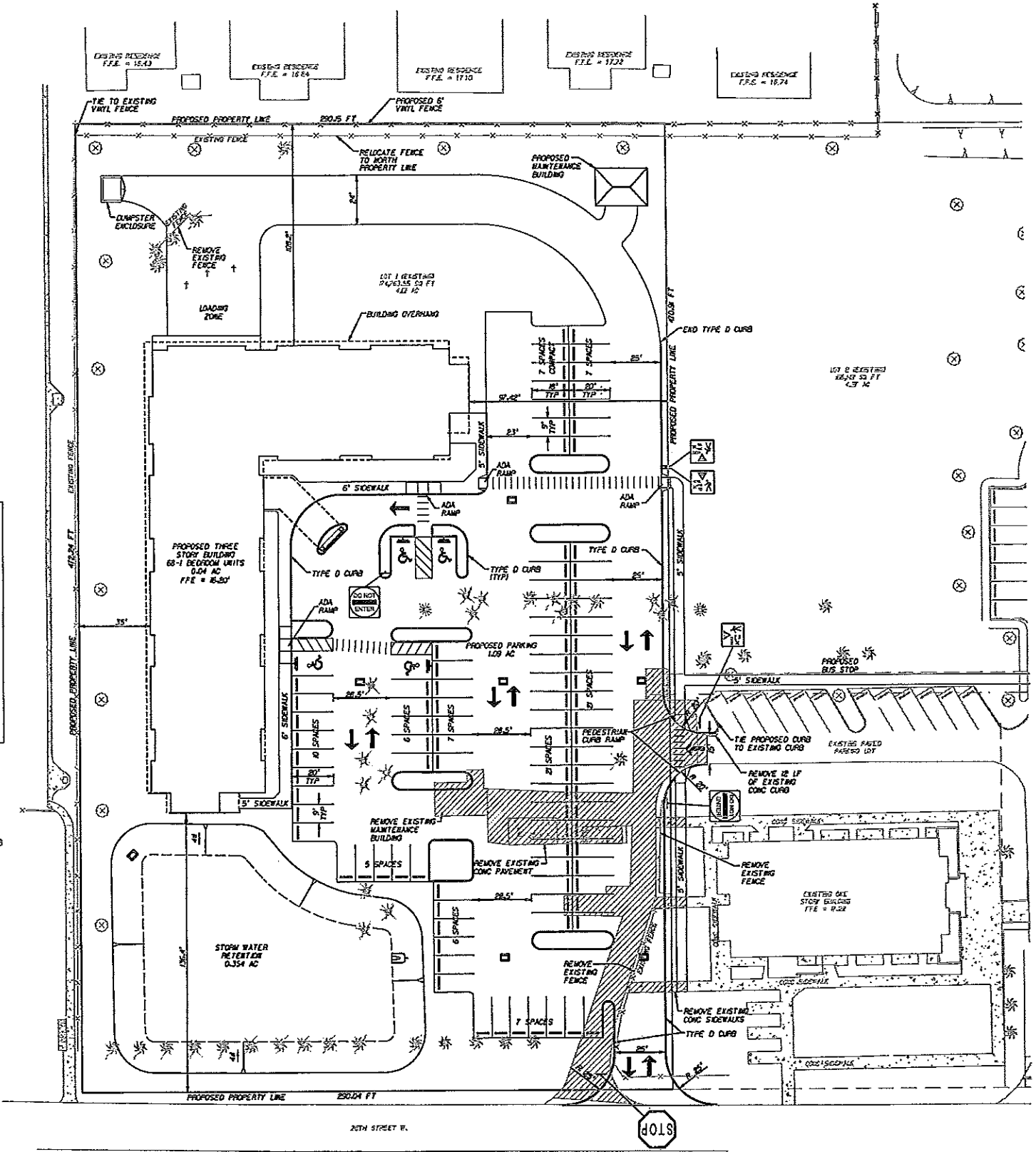
WOODROFFE CORPORATION
ARCHITECTS
 10000 10TH AVENUE W.
 PALM BEACH, FL 33411
 TEL: 561-855-1000
 FAX: 561-855-1001
 WWW.WOODROFFE.COM



ZONING MAP

SITE DATA	
PROJECT SITE AREA	136,804 SQ. FT. / 3.141 AC
CURRENT ZONING	PD-H
LAND USE	RESIDENTIAL HOUSING
PLOT NUMBER	24189-0009
EXISTING WETLANDS	NONE
EXISTING BUILDING S.F.	408 SF
PROPOSED BUILDING S.F.	53,491 SF (GROSS)
PROPOSED BUILDING HEIGHT	34'-0" TO CENTER LINE OF ROOF
PROPOSED NO. OF UNITS	68
PARKING REQUIRED	68 SPACES (1 SPACE PER UNIT)
PARKING PROVIDED	59 SPACES
AVC PARKING PROVIDED	3 SPACES
BIC PARKING PROVIDED	4 SPACES
POTABLE WATER	CITY OF PALMETTO
SEWERAGE POWER	CITY OF PALMETTO
FIRE PROTECTION	PRIVATE
REFUSE 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 23, ARTICLE III, DIVISION 2, SECTION 23-78 OF THE CITY OF PALMETTO LAND DEVELOPMENT CODE AND CPTD STANDARDS.



WOODROFFE CORPORATION
ARCHITECTS
 FLORIDA LICENSE NUMBER AA 00078
ELEMENT
 1814 N. 15th STREET, TAMPA, FL 33605
 P. 813.386.2101, F. 813.386.2100
 CERTIFICATE OF AUTHORIZATION NUMBER 1 26821

CONTRACTOR SHALL VERIFY ALL THE CONDITIONS AND DIMENSIONS AT THE ARCHITECT'S OFFICE PRIOR TO BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

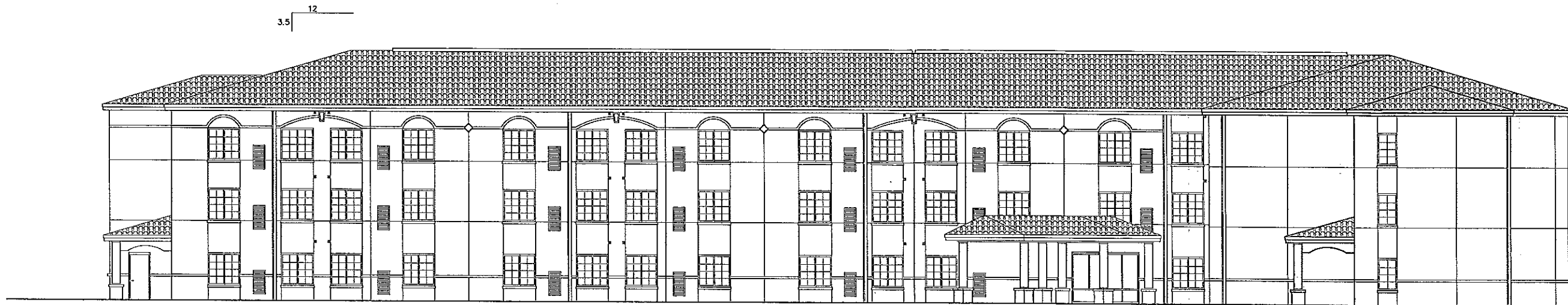
Paul J. Woodroffe
 3/20/09
 DEREK M. GIL, PE 54798

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
813-281-0411 33607

CONTRACTOR SHALL VERIFY ALL THE INFORMATION ON THIS DRAWING AS TO THE ACCURACY OF THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS. ANY DISCREPANCIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ANY DISCREPANCIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ANY DISCREPANCIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

ENRIQUE A. WOODROFFE, FPA
FLORIDA LICENSE AR 0007703

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

DATE:
03-04-08
PROJECT:
0804
REVISIONS:

SHEET
CONTENTS

ELEVATIONS

SHEET

A2.0

0706 DD SET, NOT FOR CONSTRUCTION

