SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Approve VOS - Villages Charter School - West Campus Preliminary Plans reviewed at the December 13, 2010, Development Review Committee (DRC) meeting (Staff recommends approval).

REQUESTED ACTION: **Approve preliminary plans reviewed at the December 13, 2010, DRC meeting**

☐ Work Session (Report Only) **DATE OF MEETING:** **December 14, 2010**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: **Planning**

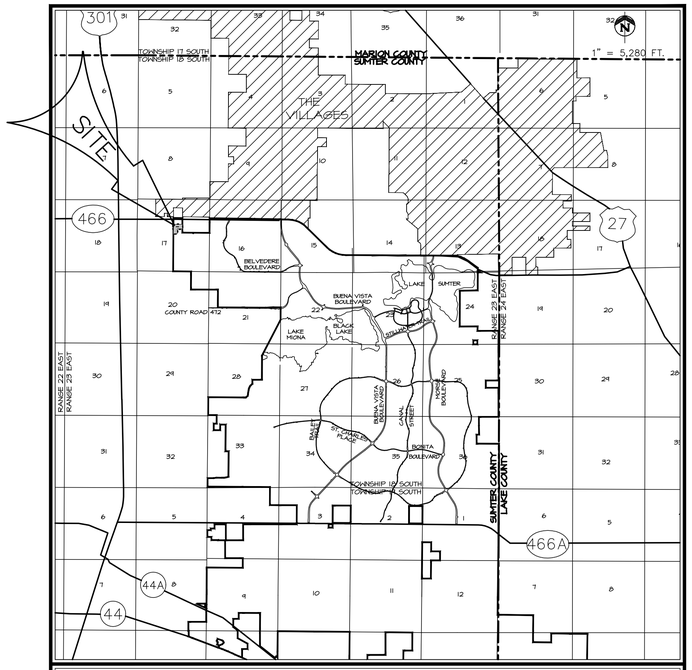
BUDGET IMPACT:
☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:
The Development Review Committee is compiled of staff from several county agencies and consulting engineers. The Committee meets weekly to review applications for Use and Development Permits. The DRC's recommendations are then forwarded to the BOCC. The plans were reviewed and found to be in compliance with the Land Development Code with only minor changes required.

VOS – Charter School West Campus– Major Development – Preliminary/Engineering Approval
Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. - Property Location: C-466/The Villages - Total Acreage of Project: 7.35 acres MOL - Project Proposal: Construct new gym, fine arts building, and related infrastructure.

The Villages®

SECTION 17
TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA



VICINITY MAP

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE1/4 OF AFORESAID SECTION 17; THENCE ALONG THE WEST LINE OF SAID NE1/4 RUN N00°24'09"E, 125.87 FEET TO THE POINT OF BEGINNING; THENCE N89°55'38"E, 288.73 FEET; THENCE N00°00'00"W, 358.55 FEET; THENCE N90°00'00"E, 373.37 FEET; THENCE N00°00'00"W, 330.35 FEET; THENCE S89°57'55"W, 657.26 FEET TO AFORESAID WEST LINE OF NE1/4; THENCE ALONG SAID WEST LINE RUN S00°24'09"W, 688.89 FEET TO THE POINT OF BEGINNING.
(CONTAINING 7.35 ACRES, MORE OR LESS).

INDEX OF SHEETS

1. TITLE SHEET
2. AERIAL PHOTOGRAPH
3. PRE-DEVELOPMENT PLAN
3A. POST-DEVELOPMENT PLAN
4. DEMOLITION PLAN
5. SITE PLAN
6. UTILITY PLAN
7. GRADING AND DRAINAGE PLAN - NORTH
8. GRADING AND DRAINAGE PLAN - SOUTH
E-1 EROSION CONTROL PLAN

THIS PLAN HAS BEEN APPROVED BY THE VILLAGES AND NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES RESERVES THE ABSOLUTE RIGHT TO REVIEW THE FINISHED CONSTRUCTION AND TO DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFIC- ATIONS. THE PARCEL DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE VILLAGES TO SPECIFICALLY REQUEST A FINAL INSPECTION. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO SUMTER COUNTY BY THE PROJECT ENGINEER.

NOTE: ELEVATIONS SHOWN WERE OBTAINED BY AERIAL PHOTO AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.

NOTE: THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED MAY 1, 2009", (PERMIT #44019864.003) PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.

PRELIMINARY / ENGINEERING PLAN OF THE VILLAGES OF SUMTER CHARTER SCHOOL BAND, DANCE & GYMNASIUM BUILDINGS

SITE ADDRESS:
The Villages Charter School
521 Old School Road
The Villages, Florida 32159
(352)-753-6260

OWNER/DEVELOPER:
The Villages of Lake-Sumter, Inc.
990 Old Mill Run
The Villages, Florida 32162
(352)-753-6260

ENGINEER:
Farner, Barley & Assoc. Inc.
Jeff Head, P.E. #58058
4450 NE 83rd Road
Wildwood, Florida 34785
(352)-748-3126

ARCHITECT:
KP Studio Architect p.a.
537 NE 8th Avenue
Ocala, Florida 34470
(352)-622-7163

LANDSCAPING:
Michael Pape & Assoc.
2351 S.E. 17th St.
Ocala, Florida 34471
(352)-351-3500

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
4450 NE 83rd. Rd. O Wildwood, FL 34785 O (352) 748-3126
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 4709

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DATE 11-12-2010
DRAWN BY EGI
CHKD BY TL
FILE NAME AERIAL
JOB NO. 92141.2085

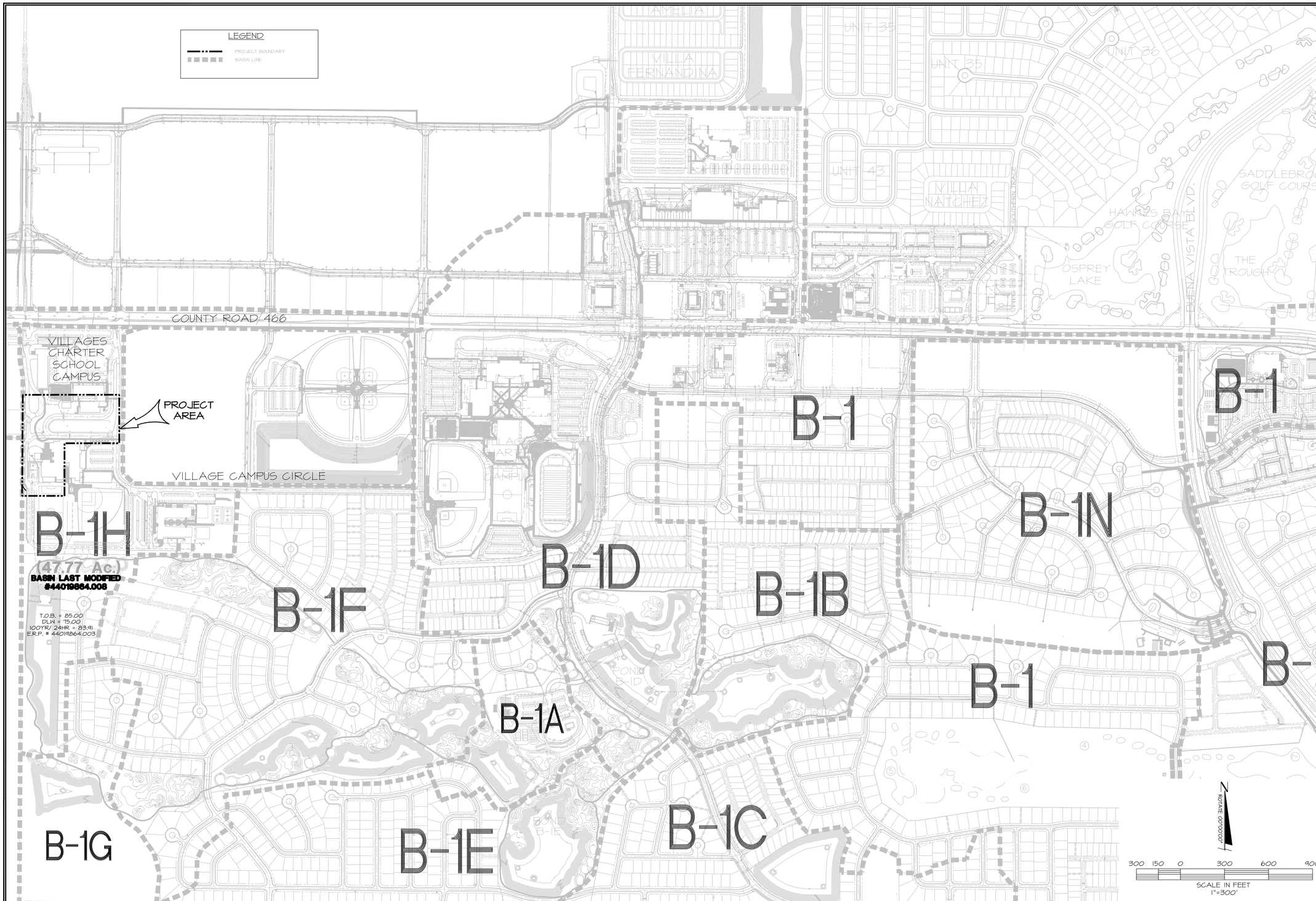
VILLAGES CHARTER SCHOOL
BAND, DANCE & GYMNASIUM
BUILDING

The Villages®

AERIAL PHOTOGRAPH

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

DATE	REVISIONS	



DATE	REVISIONS

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VILLAGES CHARTER SCHOOL BAND, DANCE & GYMNASIUM BUILDING

PRE DEVELOPMENT PLAN

DATE 11-22-2010
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CHKD BY TL
FILE NAME PRE
JOB NO. 921141.2085

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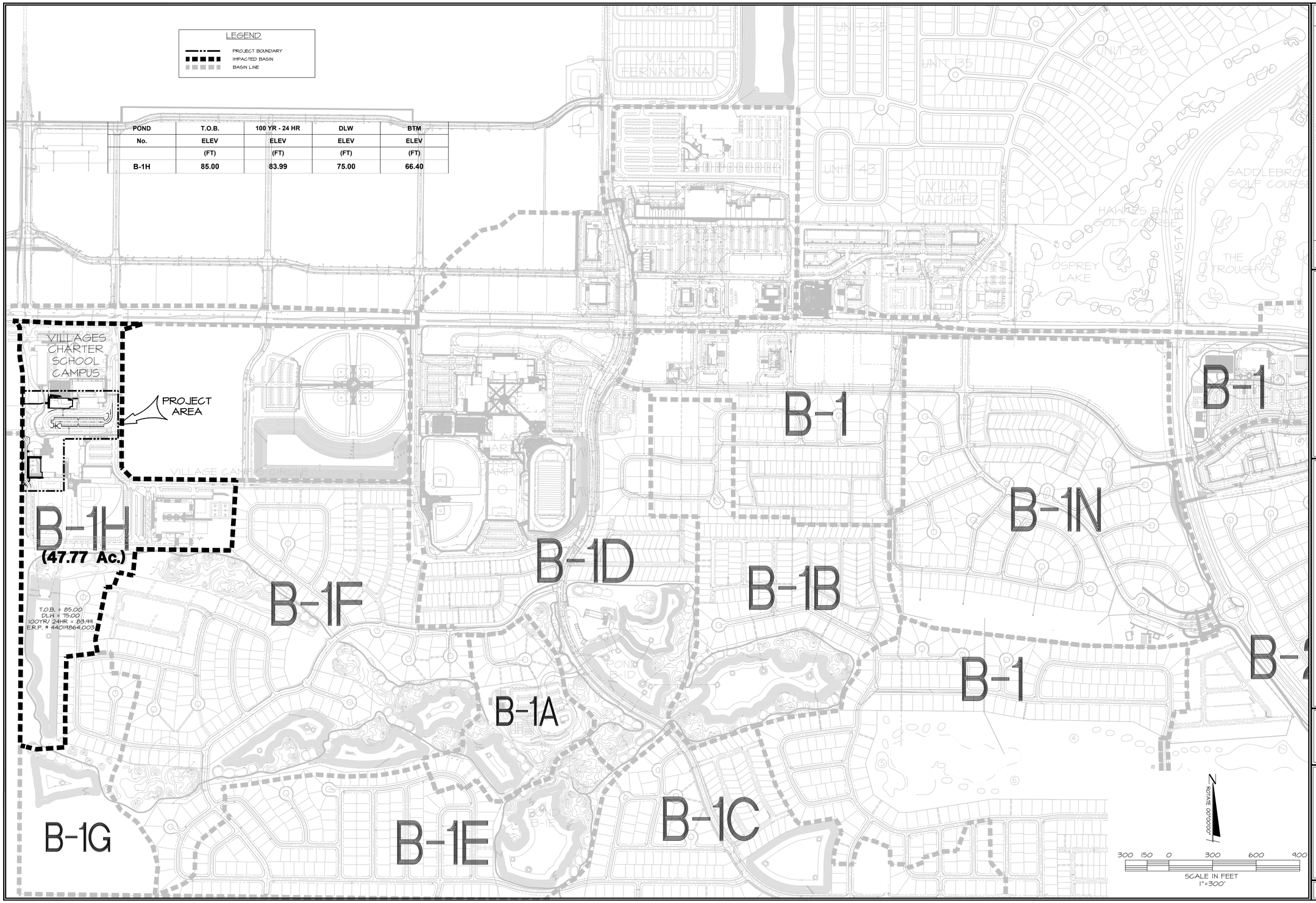
LEGEND

- PROJECT BOUNDARY
- IMPACTED BASIN
- BASIN LINE

POND No.	T.O.B. ELEV (FT)	100 YR - 24 HR ELEV (FT)	DLW ELEV (FT)	BTM ELEV (FT)
B-1H	85.00	83.99	75.00	66.40



DATE	REVISIONS

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4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3126

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VILLAGES CHARTER SCHOOL BAND, DANCE & GYMNASIUM BUILDING

POST DEVELOPMENT PLAN

DATE 11-22-2010
DRAWN BY WDB
CHKD BY TL
FILE NAME POST
JOB NO. 921141.2085

SHT 3A OF 10

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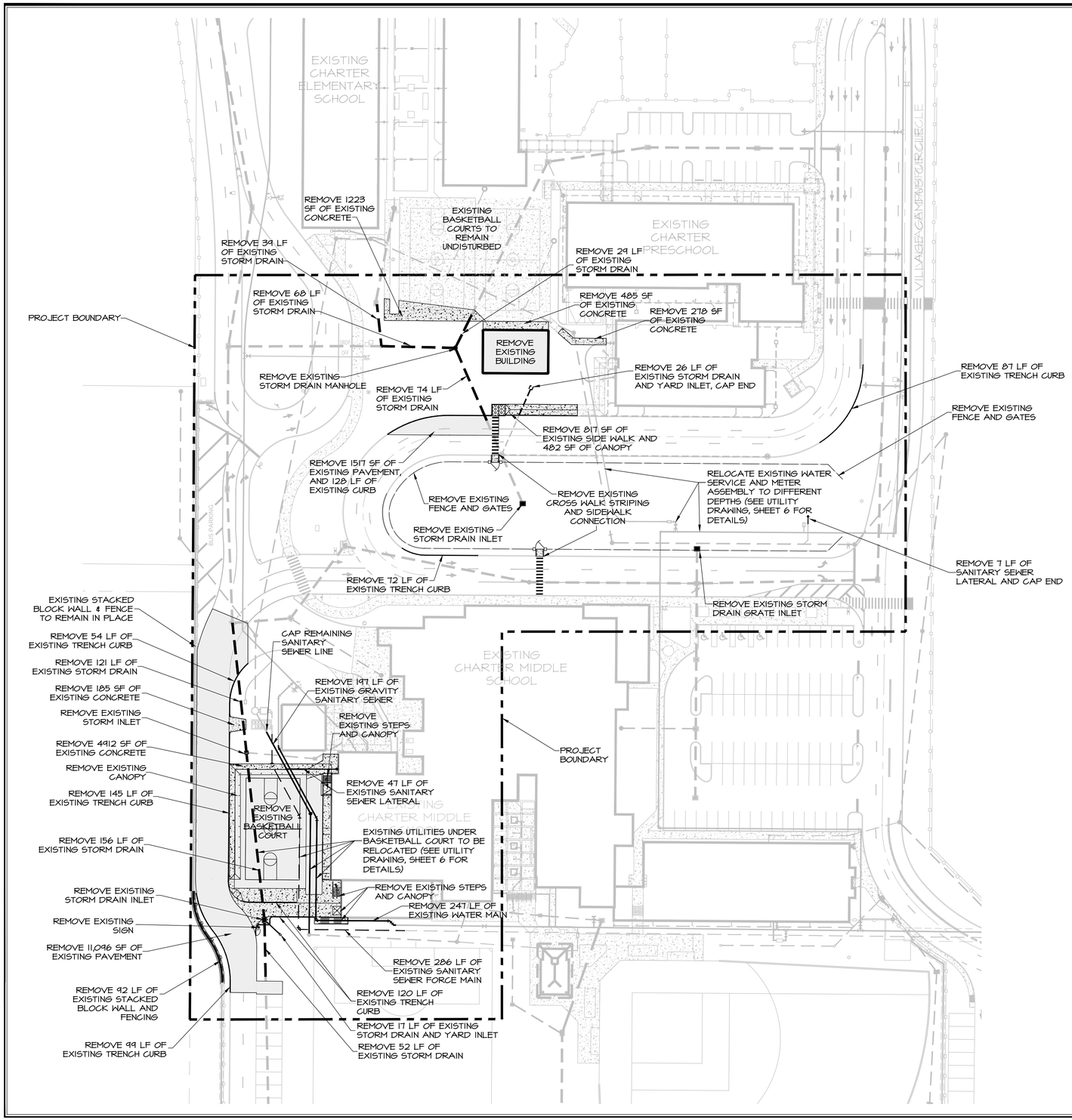

NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA AND COORDINATE WITH ENGINEER IF DIFFERENT THAN SHOWN ON THIS PLAN.
2. BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB UTILITIES REMAINING ON AND OFF SITE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY COMPANIES.

ROTATE 00°00'00"

50 25 0 50 100 150

SCALE IN FEET
1"=50'

DATE	REVISIONS

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 753-3114

VILLAGES CHARTER SCHOOL BAND, DANCE & GYMNASIUM BUILDING

The Villages®

DEMOLITION PLAN

DATE 11-12-2010
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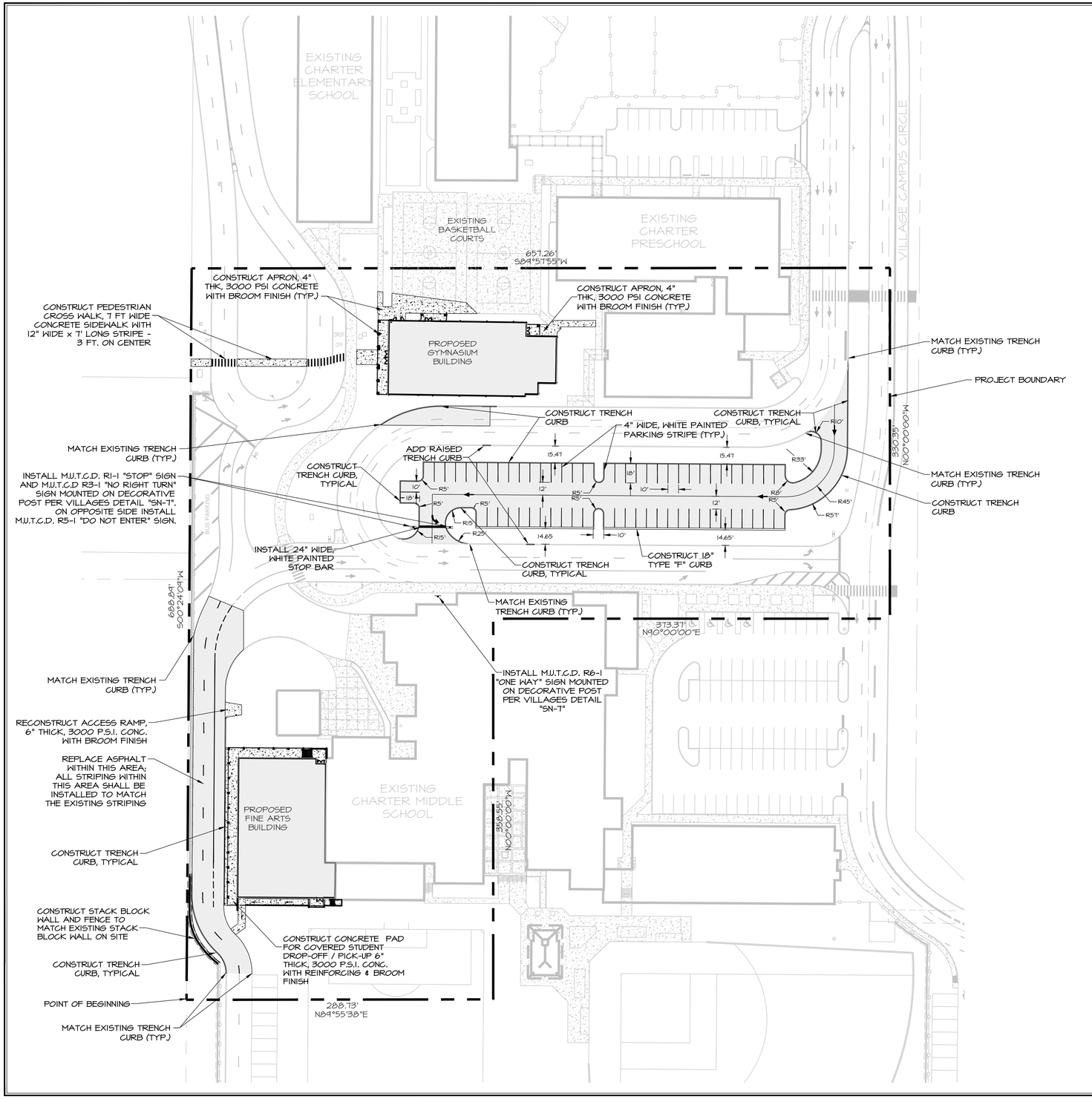


SITE DATA

1. TOTAL PROJECT ACRES = 7.35 AC. / 320,504.81 SQ. FT.
2. ZONING = P.U.D.
3. PARKING SPACES:

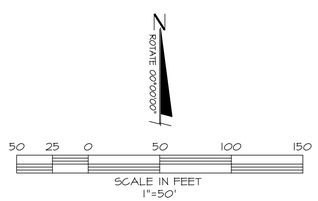
   STANDARD SPACES PROVIDED = 63

   NO ADDITIONAL STUDENTS OR STAFF ARE GOING TO BE ADDED WITH THE ADDITION OF THE BAND, DANCE & GYMNASIUM BUILDINGS. THEREFORE, NO ADDITIONAL PARKING IS REQUIRED.
4. OWNER / DEVELOPER:
   THE VILLAGES OF LAKE-SUMTER, INC.
   990 OLD MILL RUN
   THE VILLAGES, FLORIDA 32162
   (352) 753-6260
5. WATER AND SANITARY SEWER SERVICES SUPPLIED BY VILLAGES CENTER COMMUNITY DEVELOPMENT DISTRICT.
6. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM BY SUMTER ELECTRIC COOPERATIVE, INC.
7. LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
8. AREAS FOR IMPROVEMENTS

PROPOSED BUILDINGS =	21,684 S.F.	(0.50 AC.)
PROPOSED SIDEWALKS =	6,134 S.F.	(0.14 AC.)
PROPOSED PARKING / DRIVEWAY =	37,442 S.F.	(0.86 AC
TOTAL NEW IMPERVIOUS AREA =	65,265 S.F.	(1.50 AC.)
EXISTING IMPERVIOUS AREA TO BE REMOVED =	32,286 S.F.	(0.75 AC.)
TOTAL ADDED IMPERVIOUS AREA =	32,979 S.F.	(0.75 AC.)

NOTES:

1. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," CURRENT EDITION.
2. ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD-FREE PAINT.
3. ALL HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING INSPECTION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCEPTABLE LIMITS (MAX 2.00%) IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.



DATE	REVISIONS

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▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126
Certificate of Authorization Number: 4709

The Villages®

VILLAGES CHARTER SCHOOL BAND, DANCE & GYMNASIUM BUILDING

SITE PLAN

DATE 11-12-2010
DRAWN BY EGI
CHKD BY TL
FILE NAME SITE
JOB NO. 921141.2085

SHT. 5 OF 10

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CLEARANCE REQUIREMENTS
POTABLE WATER/ SANITARY, STORM SEWER
RECLAIMED WATER AND NON-POTABLE IRRIGATION PIPING

VERTICAL SEPARATION: BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES.

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

3. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS 1 AND 2 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORMSEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

4. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.
B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

5. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
B. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHEST THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

HORIZONTAL SEPARATION: BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PARTIII OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6002, F.A.C.

5. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE:

A. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS GRAVITY-OR VACUUM-TYPE PIPELINE;
B. USE WELDED, FUSED OR OTHERWISE RESTRAINED JOINTS FOR EITHER WATER MAIN OR THE OTHER PIPELINE; OR
C. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

NOTE:
IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONSTRUCT ALL WATER SERVICES, WATER AND FIRE MAINS, AND SANITARY SEWER TRUNKS AND LATERAL SERVICES AS SHOWN ON THESE PLANS TO WITHIN 5 FT OF THE EXTERIOR WALL OF EACH OF THE BUILDING STRUCTURES AS SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONNECT PROPOSED FIRE MAINS AND WATER MAINS TO BACK FLOW PREVENTORS LOCATED INSIDE THE PROPOSED BUILDINGS. THE SITE CONTRACTOR WILL COORDINATE WITH ARCHITECT AND CIVIL ENGINEER TO VERIFY LOCATION AND SIZE OF BUILDING CONNECTIONS OF PROPOSED WATER, FIRE AND SANITARY SERVICES.

NOTE: MAINTAIN MIN. 1 FT. VERTICAL OR 6 FT. HORIZ. SEPARATION BETWEEN POTABLE AND NON-POTABLE WATER MAINS

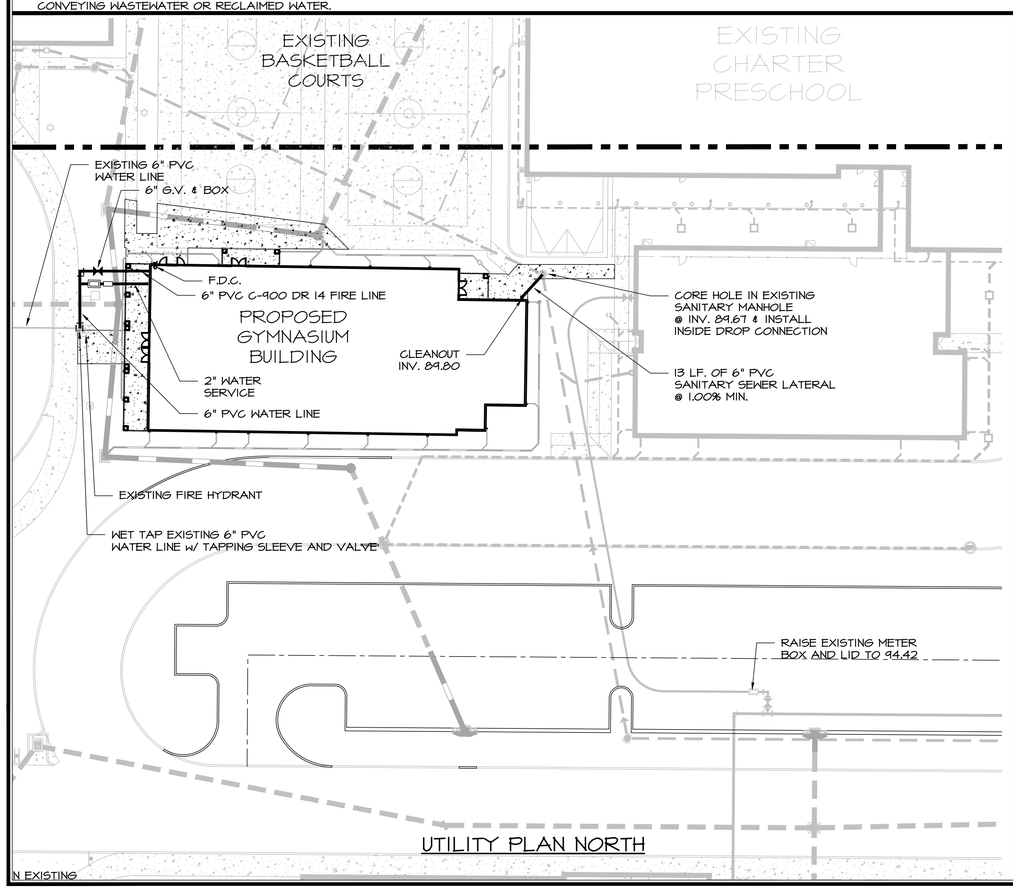
NORTH 00°00'00"

30 15 0 30 60 90

SCALE IN FEET
1"=30'

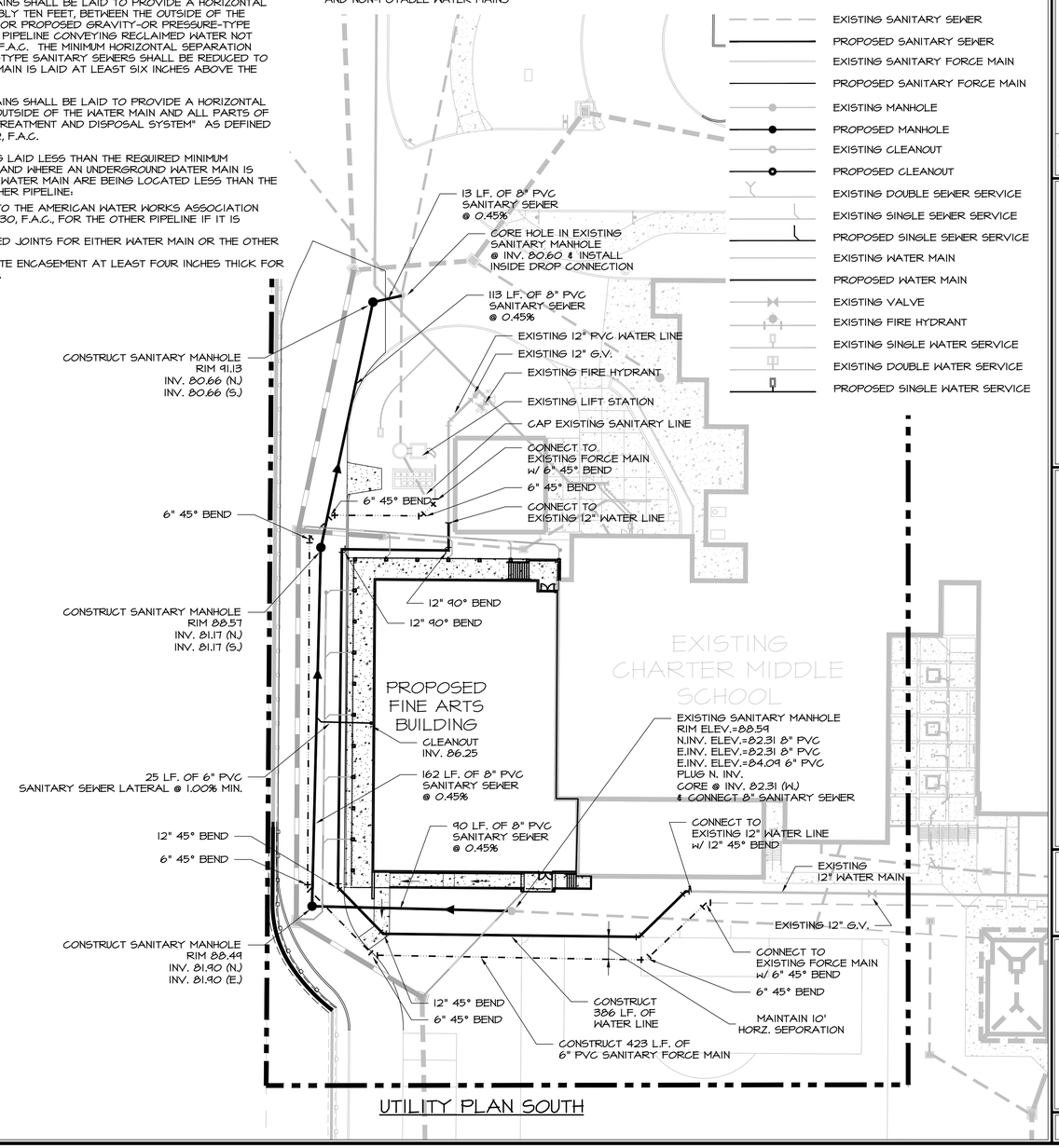
LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY FORCE MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CLEANOUT
- PROPOSED CLEANOUT
- EXISTING DOUBLE SEWER SERVICE
- EXISTING SINGLE SEWER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- EXISTING SINGLE WATER SERVICE
- EXISTING DOUBLE WATER SERVICE
- PROPOSED SINGLE WATER SERVICE



UTILITY PLAN NORTH

N EXISTING



UTILITY PLAN SOUTH

DATE	REVISIONS

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3126

The Villages®

VILLAGES CHARTER SCHOOL BAND, DANCE & GYMNASIUM BUILDING

UTILITY PLAN

DATE 11-12-2010
DRAWN BY EGI
CHKD BY TL
FILE NAME UTILITY
JOB NO. 921141.2085

SHT. 6 OF 10

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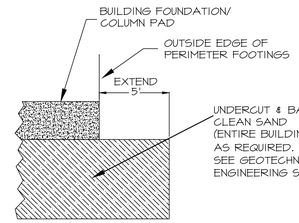
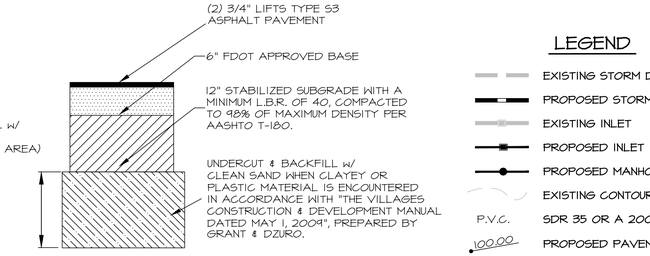
NOTES:

1. ELEVATIONS SHOWN WERE OBTAINED BY MASS GRADING PLAN AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
2. GENERALIZED BERM INFORMATION NOT PROVIDED. FINAL GRADING SHALL BE DONE UNDER THE DIRECTION OF LANDSCAPE ARCHITECT. SEE LANDSCAPE PLAN FOR BERM LOCATIONS AND SIZE.
3. ALL PROPOSED ELEVATIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS, MAY 1, 2009" PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS.
5. THE STORMWATER RUNOFF FROM THIS PROJECT SITE DISCHARGES INTO PREVIOUSLY PERMITTED RETENTION / DETENTION PONDS LOCATED OFFSITE. (POND B-1H PERMITTED WITH CHARTER K-2 EXPANSION, ERP #440198864.003)
6. SITE IS NOT IN A FLOOD PRONE AREA. THE OFFSITE POND B-1H HAS A CALCULATED 100 YEAR FLOOD ELEVATION OF 83.99 (VILLAGE DATUM)
7. ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESES AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.
8. FINISH FLOOR ELEVATIONS MAY BE ADJUSTED BASED ON "AS-BUILT" ELEVATION OF PROPOSED EDGE OF PAVEMENT ELEVATIONS AND ADJUSTED ACCORDINGLY BEFORE CONSTRUCTION OF PROPOSED BUILDING. COORDINATE WITH SITE ENGINEER BEFORE CONSTRUCTION OF BUILDING SLAB.

NOTE:
DRAINAGE PIPING:
(S.D.) STORM DRAINAGE PIPE
(R.D.) ROOF DRAIN PIPE
(Y.D.) YARD DRAIN PIPE



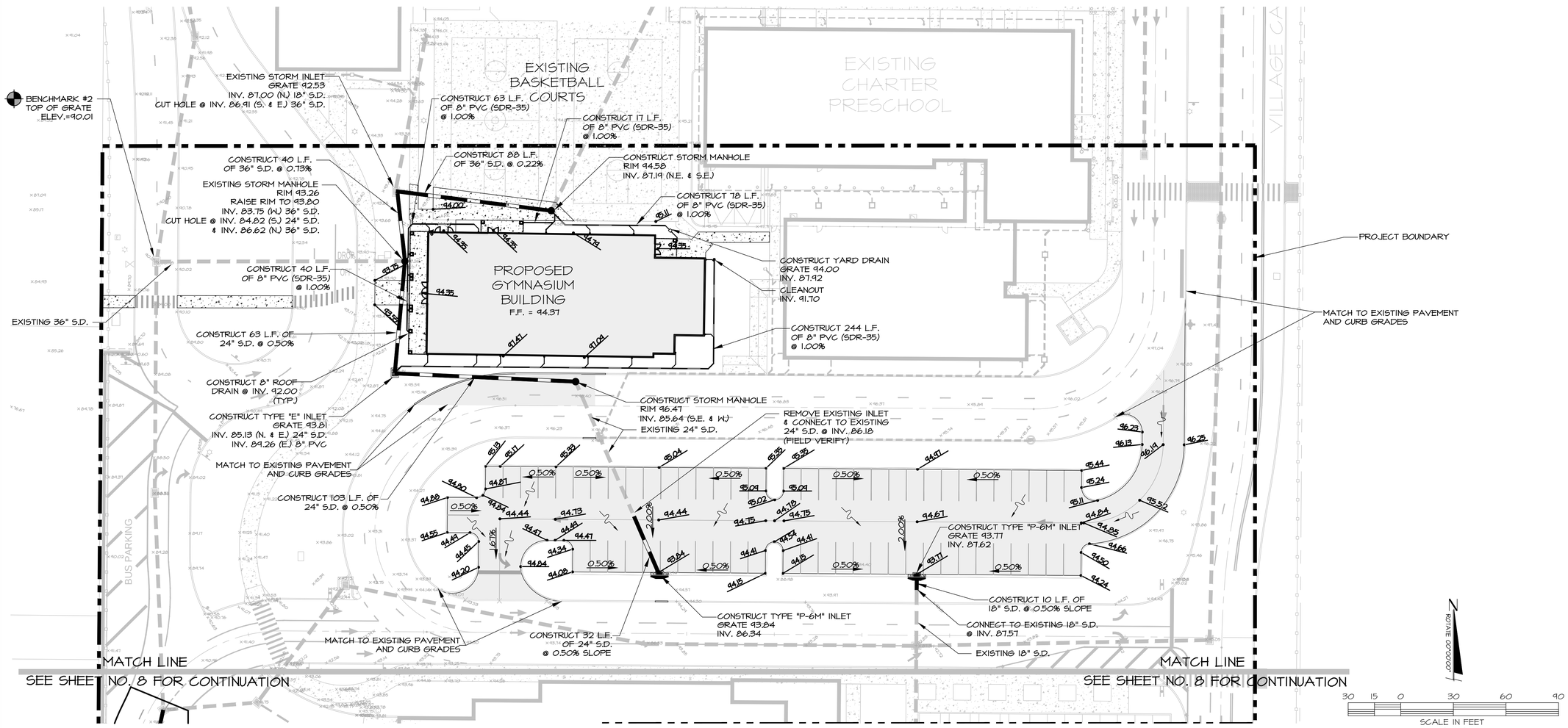
BUILDING PAD SECTION



PARKING LOT PAVEMENT SECTION

LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING CONTOUR LINE
- P.V.C. SDR 35 OR A 2000
- 100.00 PROPOSED PAVEMENT ELEVATION
- ×100.00 EXISTING PAVEMENT ELEVATION
- ×100.0 EXISTING GROUND ELEVATION
- DIRECTION OF DRAINAGE



REVISIONS

DATE

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages®

VILLAGES CHARTER SCHOOL BAND, DANCE & GYMNASIUM BUILDING

GRADING AND DRAINAGE PLAN - NORTH

DATE 11-12-2010
DRAWN BY EGI
CHKD BY TL
FILE NAME GRADE-N
JOB NO. 921141.2085

SHT. 7 OF 10

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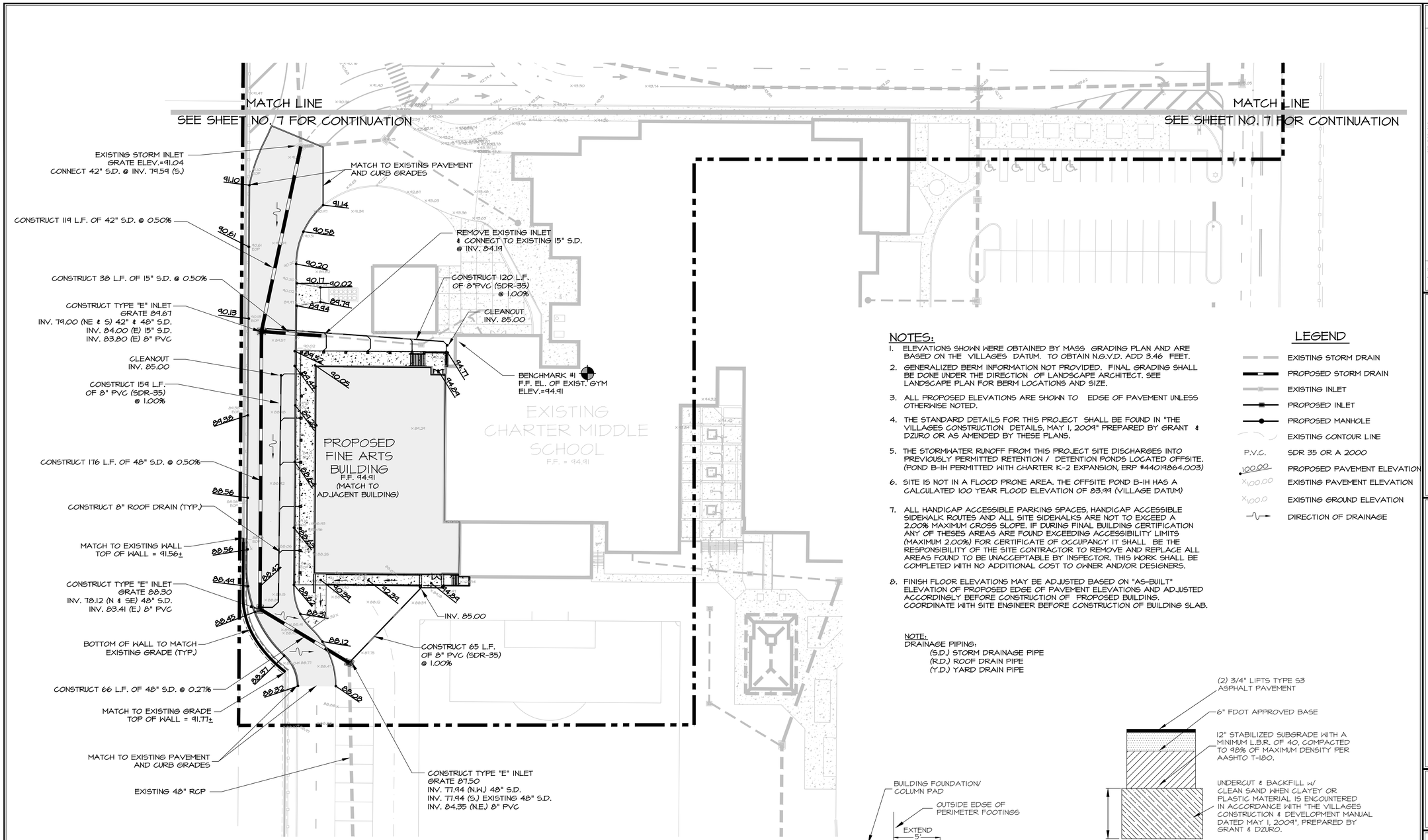

NOTES:

1. ELEVATIONS SHOWN WERE OBTAINED BY MASS GRADING PLAN AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
2. GENERALIZED BERM INFORMATION NOT PROVIDED. FINAL GRADING SHALL BE DONE UNDER THE DIRECTION OF LANDSCAPE ARCHITECT. SEE LANDSCAPE PLAN FOR BERM LOCATIONS AND SIZE.
3. ALL PROPOSED ELEVATIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS, MAY 1, 2009" PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS.
5. THE STORMWATER RUNOFF FROM THIS PROJECT SITE DISCHARGES INTO PREVIOUSLY PERMITTED RETENTION / DETENTION PONDS LOCATED OFFSITE. (POND B-1H PERMITTED WITH CHARTER K-2 EXPANSION, ERP #440198664.003)
6. SITE IS NOT IN A FLOOD PRONE AREA. THE OFFSITE POND B-1H HAS A CALCULATED 100 YEAR FLOOD ELEVATION OF 83.99 (VILLAGE DATUM)
7. ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESES AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.
8. FINISH FLOOR ELEVATIONS MAY BE ADJUSTED BASED ON "AS-BUILT" ELEVATION OF PROPOSED EDGE OF PAVEMENT ELEVATIONS AND ADJUSTED ACCORDINGLY BEFORE CONSTRUCTION OF PROPOSED BUILDING. COORDINATE WITH SITE ENGINEER BEFORE CONSTRUCTION OF BUILDING SLAB.

NOTE:
DRAINAGE PIPING:
(S.D.) STORM DRAINAGE PIPE
(R.D.) ROOF DRAIN PIPE
(Y.D.) YARD DRAIN PIPE

LEGEND

	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING INLET
	PROPOSED INLET
	PROPOSED MANHOLE
	EXISTING CONTOUR LINE
P.V.C.	SDR 35 OR A 2000
100.00	PROPOSED PAVEMENT ELEVATION
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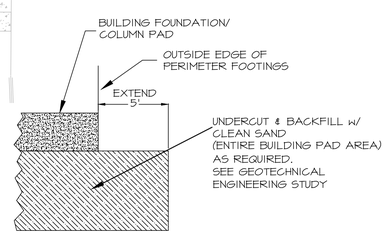
×100.0	EXISTING GROUND ELEVATION
	DIRECTION OF DRAINAGE



BUILDING PAD SECTION

PARKING LOT PAVEMENT SECTION

ROTATE 90°00'00"

30 15 0 30 60 90

SCALE IN FEET
1"=30'

REVISIONS

DATE

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▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
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4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3126

VILLAGES CHARTER SCHOOL
BAND, DANCE & GYMNASIUM
BUILDING

GRADING AND DRAINAGE PLAN - SOUTH

DATE 11-12-2010
DRAWN BY EGI
CHKD BY TL
FILE NAME GRADE-S
JOB NO. 921141.2085

SHT. 8 OF 10

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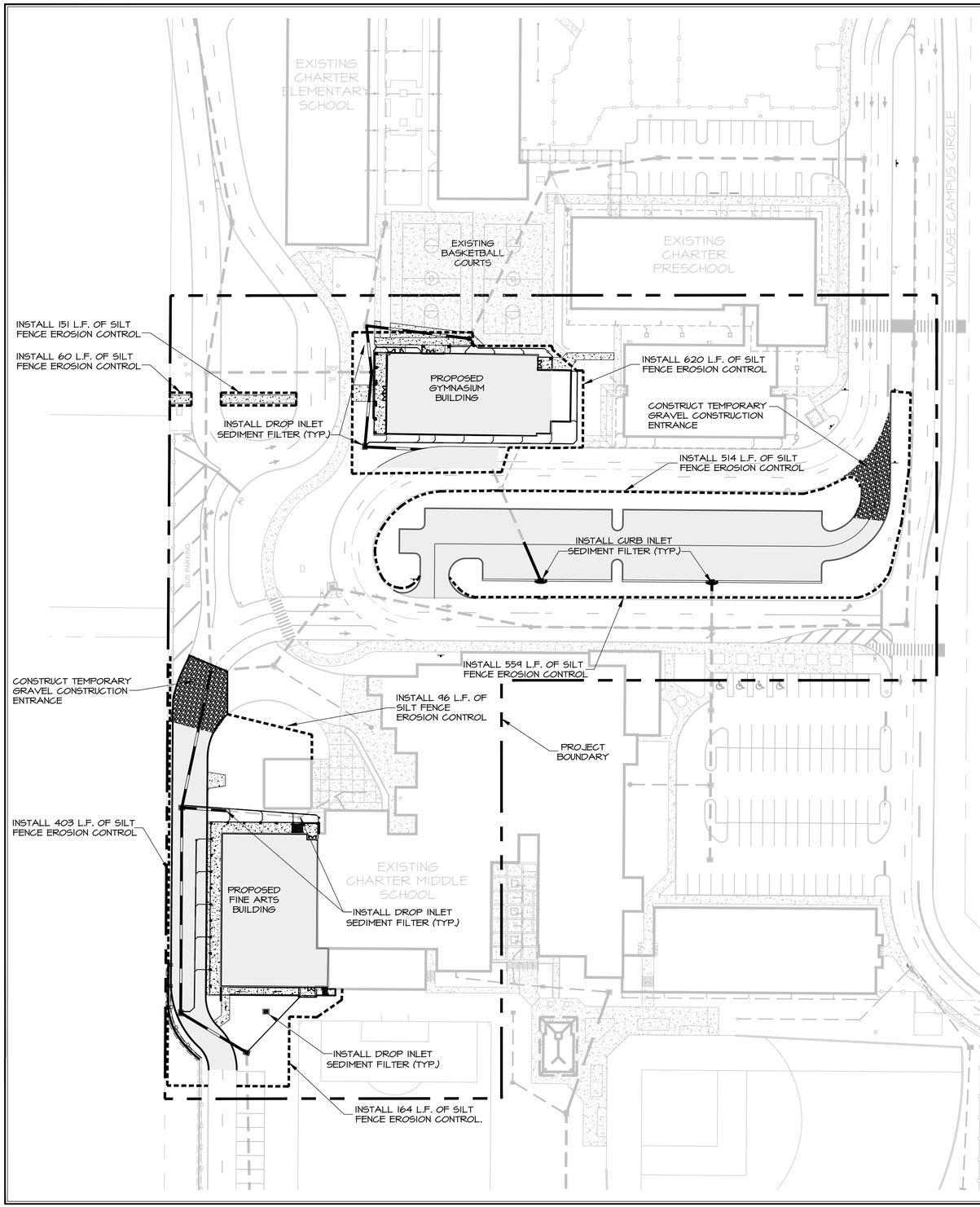


NOTES:

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.

3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

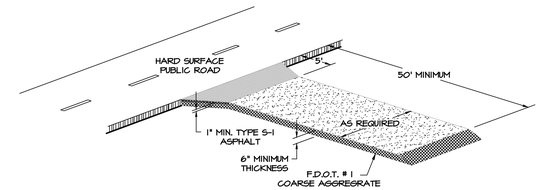
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.

8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

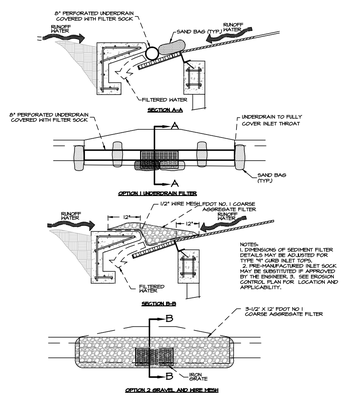
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.



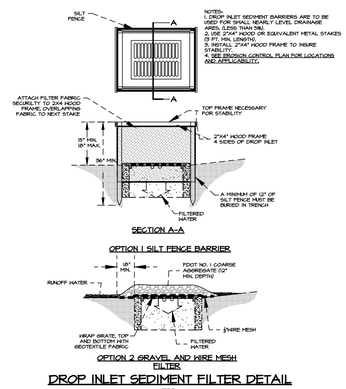
GRAVEL CONSTRUCTION ENTRANCE

N.T.S.



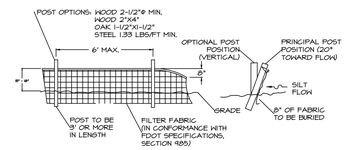
CURB INLET SEDIMENT FILTER DETAIL

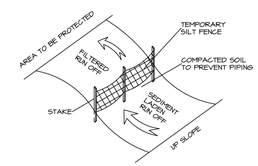
N.T.S.



DROP INLET SEDIMENT FILTER DETAIL

N.T.S.





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10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

SILT FENCE AND EROSION CONTROL DETAIL

NOTE:
THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.

50 25 0 50 100 150

SCALE IN FEET
1"=50'

ROTATE 00°00'00"

JEFF A. HEAD, P.E.
REGISTERED ENGINEER NO. 58058
STATE OF FLORIDA

JOHN R. GRANT
VICE PRESIDENT
THE VILLAGES OF LAKE-SUMTER, INC.

DATE	REVISIONS

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3126
Certificate of Authorization Number: 4709

The Villages

VILLAGES CHARTER SCHOOL BAND, DANCE & GYMNASIUM BUILDING

EROSION CONTROL MASTER PLAN

DATE 11-12-2010
DRAWN BY MW
CHKD BY TL
FILE NAME EROSION
JOB NO. 921141.2085

SHT. E1 OF E1

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