



*DiFONTE CONSULTING, INC.*

*ENGINEERS in CIVIL, INFRASTRUCTURE, TRANSPORTATION and LAND DEVELOPMENT*



## **Sunset Palms Elementary School**

**Owner:** School District of Palm Beach County

**Client:** Zyscovich, Inc.

**Services:** Site Planning  
Engineering  
Permitting  
Const. Observations

### **Project Description:**

Together with the Project Design Team, a Master Site Plan was prepared for a co-located elementary and future middle school campus in a rapidly growing portion of central-western Palm Beach County. The site was used historically for produce farming. While the location appeared to be well suited for a school campus, it was constrained with limited land area (about 33 acres), minimal utilities, poor soil conditions and restricted site access. We successfully collaborated with Palm Beach County Parks and Recreation Department to share the future middle school play areas with a planned County park thereby maximizing the available property for the school building site.

The school campuses were planned with a central wet detention area. Final plans were prepared for the elementary school project with consideration of the future middle school campus. During the design process, we ascertained that the excavated material from the detention area would be suitable for site fill. We successfully secured FDOT and LWDD approval for a culvert connection to the adjacent State Road. FPU was contacted to extend gas mains to the site provide for the cooking needs of the schools.

Contract documents were prepared to serve the elementary school campus with consideration of the future middle school including access drives, parking areas, play fields, water system, reclaimed water mains, gravity sewer mains and drainage system. We prepared design plans for two new driveway connections; two turn lanes on the adjacent State Road; a culvert crossing at an existing canal; coordinated our civil design effort with numerous PBC agencies; and coordinated with representatives of an adjacent future commercial development.

Extensive coordination and permitting was required from key regulatory agencies including: FDOT, SFWMD, LWDD, PBC Engineering, PBC Traffic, PBC Fire Rescue, PBC Water Utilities, PBC Parks & Recreation, PBC Facilities Development & Operations and PBC Health Department.