

Plotted By: Dylberg, Tim Street Set: Treasure Coast Classical Academy, Layout: C 500 FINAL SITE PLAN August 08, 2018 10:45:32pm K:\JAK\Civil\046403000 Cove Rd Charter School\CADD\CONSTRUC 500 FINAL SITE PLAN.dwg
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FUTURE LAND USE: RECREATIONAL
EXISTING ZONING: PR
EXISTING USE: STATE PARK

FUTURE LAND USE: ESTATE DENSITY
EXISTING ZONING: RE 1/2A
EXISTING USE: SINGLE FAMILY

LOTLINE (TYP)

FUTURE LAND USE: ESTATE DENSITY
EXISTING ZONING: RE 1/2A
EXISTING USE: VACANT

FUTURE LAND USE: ESTATE DENSITY
EXISTING ZONING: RE 1/2A
EXISTING USE: VACANT

5' UPLAND PRESERVE
CONSTRUCTION SETBACK
BOUNDARY

FUTURE LAND USE: ESTATE DENSITY
EXISTING ZONING: RE 1/2A
EXISTING USE: VACANT

WETLAND 1
2.58 ACRES±

FUTURE LAND USE: ESTATE DENSITY
EXISTING ZONING: RE 1/2A
EXISTING USE: VACANT

FUTURE LAND USE: RURAL DENSITY
EXISTING ZONING: RE 2A
EXISTING USE: SAMARITAN HOUSE

DRY RETENTION 2
TOP: 17.00
DHWL (100Y3D): 16.82
BOTT: 15.00
SHWL: 14.00

FUTURE LAND USE: RURAL DENSITY
EXISTING ZONING: RE 2A
EXISTING USE: SAMARITAN HOUSE

FUTURE LAND USE: ESTATE DENSITY
EXISTING ZONING: A1
EXISTING USE: SINGLE FAMILY HOME

SITE DATA

SITE AREA: 619,423 SF 14.22 AC
LOCATION: SECTION 34, TOWNSHIP 38 S, RANGE 41 E
ADDRESS: 1400 SE COVE RD, PALM CITY, FL 34991
ZONING: RE 1/2A
PCN: 34-38-41-001-000-00050-1 & 34-38-41-000-000-00030-7

FUTURE LAND USE: ESTATE DENSITY

OPEN SPACE	123,710 SF	2.84 AC.	20.0%
OPEN SPACE REQUIRED	454,766 SF	10.44 AC.	73.4%
WETLAND PRESERVE AREA	54,885 SF	1.26 AC.	08.7%
UPLAND PRESERVE AREA	141,134 SF	3.24 AC.	22.8%
OTHER OPEN SPACE	258,746 SF	5.94 AC.	41.7%

IMPERVIOUS AREA	164,657 SF	3.78 AC.	27.6%
BUILDING FOOTPRINT AREA	32,670 SF	0.75 AC.	5.3%
PAVEMENT, ROADS	122,839 SF	2.82 AC.	20.4%
SIDEWALK, PADS, ETC.	9,148 SF	0.21 AC.	1.5%

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25'	50'
REAR	20'	182'
SIDE	10'	54'

BUILDING DATA		
BUILDING COVERAGE	32,845± SF	5.7%
HEIGHT	TWO STORY	
TOTAL GROSS FLOOR AREA	65,000 SF	
EDUCATIONAL INSTITUTION	65,000 SF	100%

VERTICAL DATUM
ALL ELEVATIONS SHOWN HEREON ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), AND ARE BASED ON MARTIN COUNTY BENCHMARK "US-JB", HAVING AN ELEVATION OF 13.39 FEET.

FLOOD ZONE
SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X - OTHER AREAS", ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12085C10132G, DATED MARCH 16, 2015.

PRESERVE AREAS ARE NOT TO BE ALTERED EXCEPT AS DEFINED IN THIS PAMP WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

PARKING CALCULATIONS

BUILDING/USE	REQ'D RATIO	REQ'D SPACES
INSTITUTIONAL	1 SPACE/2 EMPLOYEES*	29
	1 SPACE/30 STUDENTS*	34
TOTAL		63

*1000 STUDENTS 58 EMPLOYEES

PARKING SUMMARY	REQUIRED	PROVIDED
STANDARD	60	140
ACCESSIBLE PER ADA	3	5
TOTAL PARKING	63	145
BICYCLE RACK	1 BIKE RACK	10 BIKE RACK
BENCH	1 BENCH	1 BENCH

TIMETABLE FOR DEVELOPMENT

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TIMETABLE OF DEVELOPMENT AS SET FORTH BELOW
BUILDING PERMITS MUST BE OBTAINED WITHIN ONE YEAR AND CONSTRUCTION MUST BE COMPLETE WITHIN TWO YEARS OF FINAL SITE PLAN APPROVAL

PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, CORE INFRASTRUCTURE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO STORMWATER MANAGEMENT SYSTEM, APPROPRIATE NPDES COMPONENTS, STABILIZED ROADWAYS, UTILITIES AND ADEQUATE FIRE PROTECTION, MUST BE SUBSTANTIALLY COMPLETE AS DETERMINED BY THE COUNTY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, ALL REQUIRED IMPROVEMENTS, AS IDENTIFIED ON THE FINAL SITE PLAN, MUST BE SUBSTANTIALLY COMPLETE AS DETERMINED BY THE COUNTY

PROJECT TEAM CONTACTS

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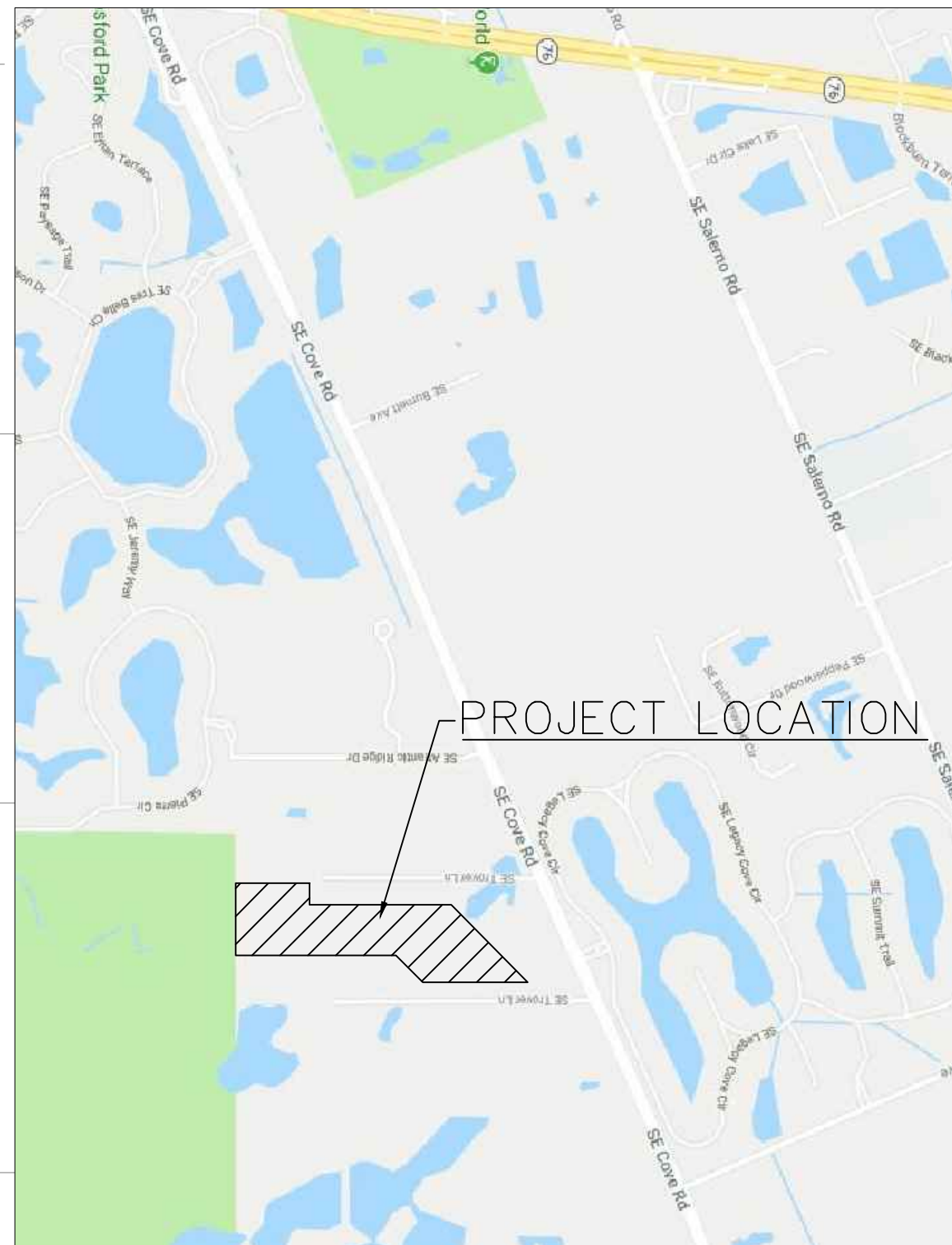
SIGN LEGEND



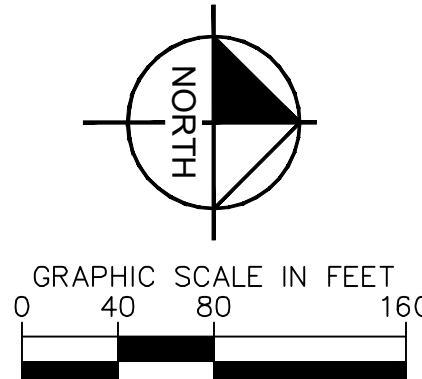
GENERAL NOTES:

- A REGISTERED LAND SURVEYOR SHALL REPLACE SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, UPON COMPLETION OF WORK.
- HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY". ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODES.
- ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF MARTIN COUNTY.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
- ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING (EXCEPT WHERE SHOWN).
- ALL BUILDING DIMENSIONS ARE TO THE FACE OF THE BUILDING.
- PARKING STALLS TO BE MARKED WITH WHITE PAINT.
- ALL PAVEMENT MARKINGS WITHIN THE FDOT ROW, AND WHERE OTHERWISE SPECIFIED, SHALL BE THERMOPLASTIC.
- LIGHTING TO BE NON-GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
- MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED PERSON. MOT SHALL BE PER FDOT INDEX 600 AND 660.
- AS-BUILT PLANS ARE REQUIRED FROM CONTRACTOR AT TIME OF COMPLETION.
- REMOVAL OF EXISTING CURB AND SIDEWALK SHOULD BE TO THE NEAREST JOINT.
- ALL CURBING SHALL BE PER FDOT INDEX #300.
- ALL SIGNAGE SHALL COMPLY WITH WITH MARTIN COUNTY ORDINANCES.
- SITE CONSTRUCTION SHALL BE PER CITY OF MARTIN COUNTY SPECIFICATIONS.
- FOR ALL SIDEWALKS THE MAXIMUM CROSS SLOPE IS 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE IS 5.0% WHEN SLOPES EXCEED 5.0% A HANDRAIL PER FDOT INDEX 820 SHALL BE PROVIDED.
- CURB RAMPS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE FLORIDA BUILDING CODE SECTION 11-4.7 CURB RAMPS.
- UNLESS OTHERWISE NOTED ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FY 2017-18 FDOT DESIGN STANDARDS, AND MARTIN COUNTY TRAFFIC STANDARDS.
- THESE CONSTRUCTION DOCUMENTS ARE CONSISTENT WITH THE APPLICABLE CITY OF MARTIN COUNTY PLAN STANDARDS AND PROVISIONS.
- ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE FY 2017-18 EDITION OF FDOT DESIGN STANDARDS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.

LOCATION MAP



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Know what's below. Call before you dig.
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LICENSED PROFESSIONAL
JORDAN HAGGERTY, P.E.
FL LICENSE NUMBER 80511
DATE: _____

KHA PROJECT 046403000
DATE AUGUST 2018
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

FINAL SITE PLAN

TREASURE COAST
CLASSICAL ACADEMY
PREPARED FOR
SUMMIT CONST. GROUP
FL
MARTIN COUNTY

SHEET NUMBER
C 500

REVISIONS

No. DATE BY