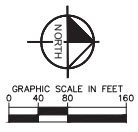
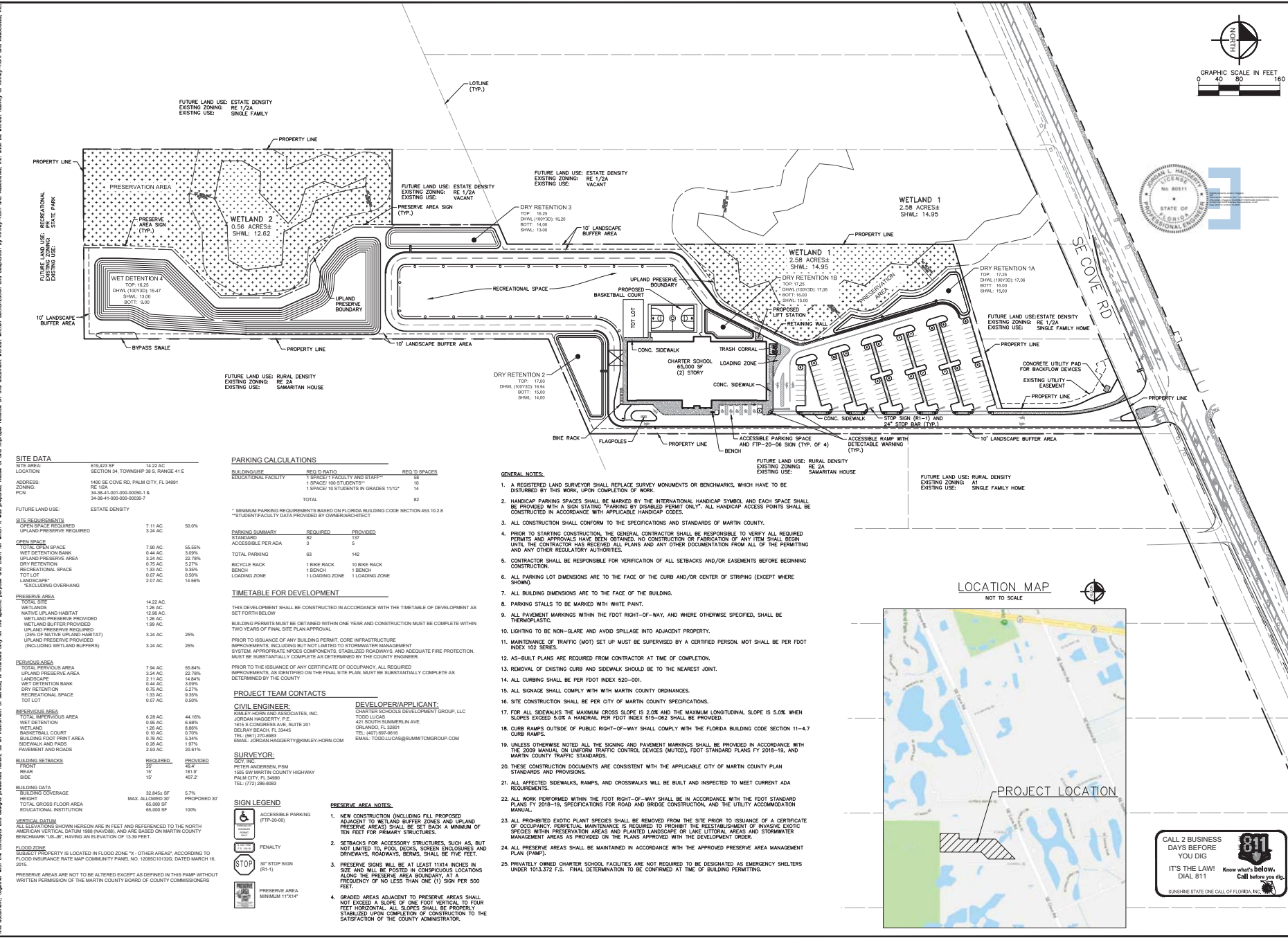


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SITE DATA

SITE AREA	519,423 SF	14.22 AC
LOCATION	SECTION 34, TOWNSHIP 38 S, RANGE 41 E	
ADDRESS	4401 SE COVE RD, PALM CITY, FL 34991	
ZONING	RE 2A	
PCN	34-38-41-000-000001 & 34-38-41-000-000002	
FUTURE LAND USE:	ESTATE DENSITY	
SITE REQUIREMENTS		
OPEN SPACE REQUIRED	7.11 AC	50.0%
UPLAND PRESERVE PROVIDED	3.24 AC	
OPEN SPACE		
TOTAL OPEN SPACE	7.99 AC	55.56%
WET DETENTION BANK	0.44 AC	3.09%
UPLAND PRESERVE AREA	3.24 AC	22.78%
WET DETENTION BANK	0.79 AC	5.27%
RECREATIONAL SPACE	1.33 AC	9.35%
TOT LOT	0.07 AC	0.50%
LANDSCAPE	2.07 AC	14.58%
PRESERVE AREA		
TOTAL SITE	14.22 AC	
WETLAND	1.26 AC	
NATIVE UPLAND HABITAT	1.26 AC	
WETLAND PRESERVE PROVIDED	1.26 AC	
WETLAND BUFFER PROVIDED	1.59 AC	
UPLAND PRESERVE PROVIDED (ON OF NATIVE UPLAND HABITAT)	3.24 AC	25%
UPLAND PRESERVE PROVIDED (INCLUDING WETLAND BUFFERS)	3.24 AC	25%
PERVIOUS AREA		
TOTAL PERVIOUS AREA	7.94 AC	55.84%
UPLAND PRESERVE AREA	3.24 AC	22.78%
LANDSCAPE	3.11 AC	14.84%
WET DETENTION BANK	0.44 AC	3.09%
WET DETENTION BANK	0.79 AC	5.27%
RECREATIONAL SPACE	1.33 AC	9.35%
TOT LOT	0.07 AC	0.50%
IMPERVIOUS AREA		
TOTAL IMPERVIOUS AREA	6.28 AC	44.16%
WET DETENTION	0.96 AC	6.88%
WETLAND	1.26 AC	8.88%
BASKETBALL COURT	0.10 AC	0.70%
BUILDING FOOTPRINT AREA	0.76 AC	5.34%
BIKEWALK AND PATH	0.28 AC	1.97%
PAVEMENT AND ROADS	2.93 AC	20.61%
BUILDING SETBACKS		
FRONT	25'	45.4'
REAR	15'	181.9'
SIDE	15'	407.2'
BUILDING DATA		
TOTAL GROSS FLOOR AREA	12,845 SF	5.7%
HEIGHT	MAX. ALLOWED 30'	PROPOSED 30'
EDUCATIONAL INSTITUTION	65,000 SF	100%
VERTICAL DATUM		
ALL ELEVATIONS SHOWN HEREIN ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83), AND ARE BASED ON MARTIN COUNTY BENCHMARK "US-48", 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. 1205C010130, DATED MARCH 16, 2015.		
PRESERVE AREA 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
EDUCATIONAL FACILITY	1 SPACE/1 FACILITY AND STAFF**	16
	1 SPACE/100 STUDENTS**	10
	1 SPACE/10 STUDENTS IN GRADES 11-12*	14
TOTAL		82

* MINIMUM PARKING REQUIREMENTS BASED ON FLORIDA BUILDING CODE SECTION 453.10.2.8
** STUDENT/FACULTY DATA PROVIDED BY OWNER/ARCHITECT

PARKING SUMMARY

STANDARD	REQUIRED	PROVIDED
STANDARD	82	137
ACCESSIBLE PER ADA	3	5
TOTAL PARKING	63	142
BICYCLE RACK	1 BIKE RACK	10 BIKE RACK
BENCH	1 BENCH	1 BENCH
LOADING ZONE	1 LOADING ZONE	1 LOADING ZONE

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 POPEL COMPONENTS, STABILIZED ROADWAYS, 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 ENGINEER.

PROJECT TEAM CONTACTS

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. JORDAN HAGGERTY, P.E. 1915 S. CONGRESS AVE., SUITE 201 DELRAY BEACH, FL 33445 TEL: (561) 274-0483 EMAIL: JORDAN.HAGGERTY@KIMLEY-HORN.COM	DEVELOPER/APPLICANT: CHARTER SCHOOL DEVELOPMENT GROUP, LLC TODD LUCAS 421 SOUTH SUMMERLIN AVE. ORLANDO, FL 32837 TEL: (407) 887-4816 EMAIL: TODD.LUCAS@SUMMITCMGROUP.COM
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SURVEYOR:

ROY, INC. PETER ANDERSEN, PSM 1925 SW MARTIN COUNTY HIGHWAY PALM CITY, FL 34909 TEL: (772) 288-8083

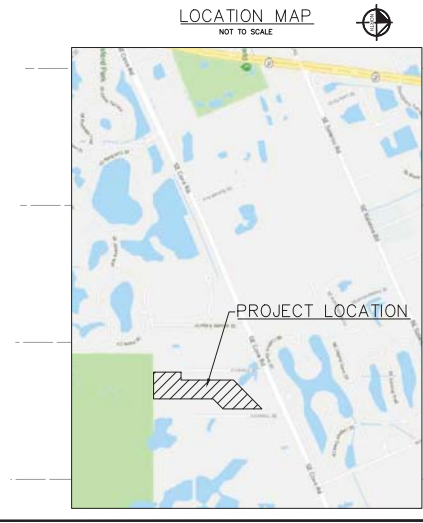
SIGN LEGEND

ACCESSIBLE PARKING (F70-30.08)	PENALTY
30' STOP SIGN (R-1)	PRESERVE AREA SIGN (MINIMUM 12"x14")

- PRESERVE AREA NOTES:**
- NEW CONSTRUCTION (INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF TEN FEET FOR PRIMARY STRUCTURES.
 - SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, ROADWAYS, BERM, SHALL BE FIVE FEET.
 - PRESERVE SIGNS WILL BE AT LEAST 11X14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.
 - GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE (1) FOOT VERTICAL TO FOUR (4) FEET HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ADMINISTRATOR.

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 FOOT RIGHT-OF-WAY, 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 FOOT RIGHT-OF-WAY.
- 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 FOOT INDEX 520-001.
- ALL SIGNAGE SHALL COMPLY 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 FOOT INDEX 515-062 SHALL BE PROVIDED.
- CURB RAMP: OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE FLORIDA BUILDING CODE SECTION 11-4.7 CURB RAMP RATES.
- UNLESS OTHERWISE NOTED, ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FOOT STANDARD PLANS FY 2018-19, 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 FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE FOOT STANDARD PLANS FY 2018-19, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE, UPLAND AREAS AND STORMWATER MANAGEMENT AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.
- ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).
- PRIVATELY OWNED CHARTER SCHOOL FACILITIES ARE NOT REQUIRED TO BE DESIGNATED AS EMERGENCY SHELTERS UNDER 1013.372 F.S. FINAL DETERMINATION TO BE CONFIRMED AT TIME OF BUILDING PERMITTING.



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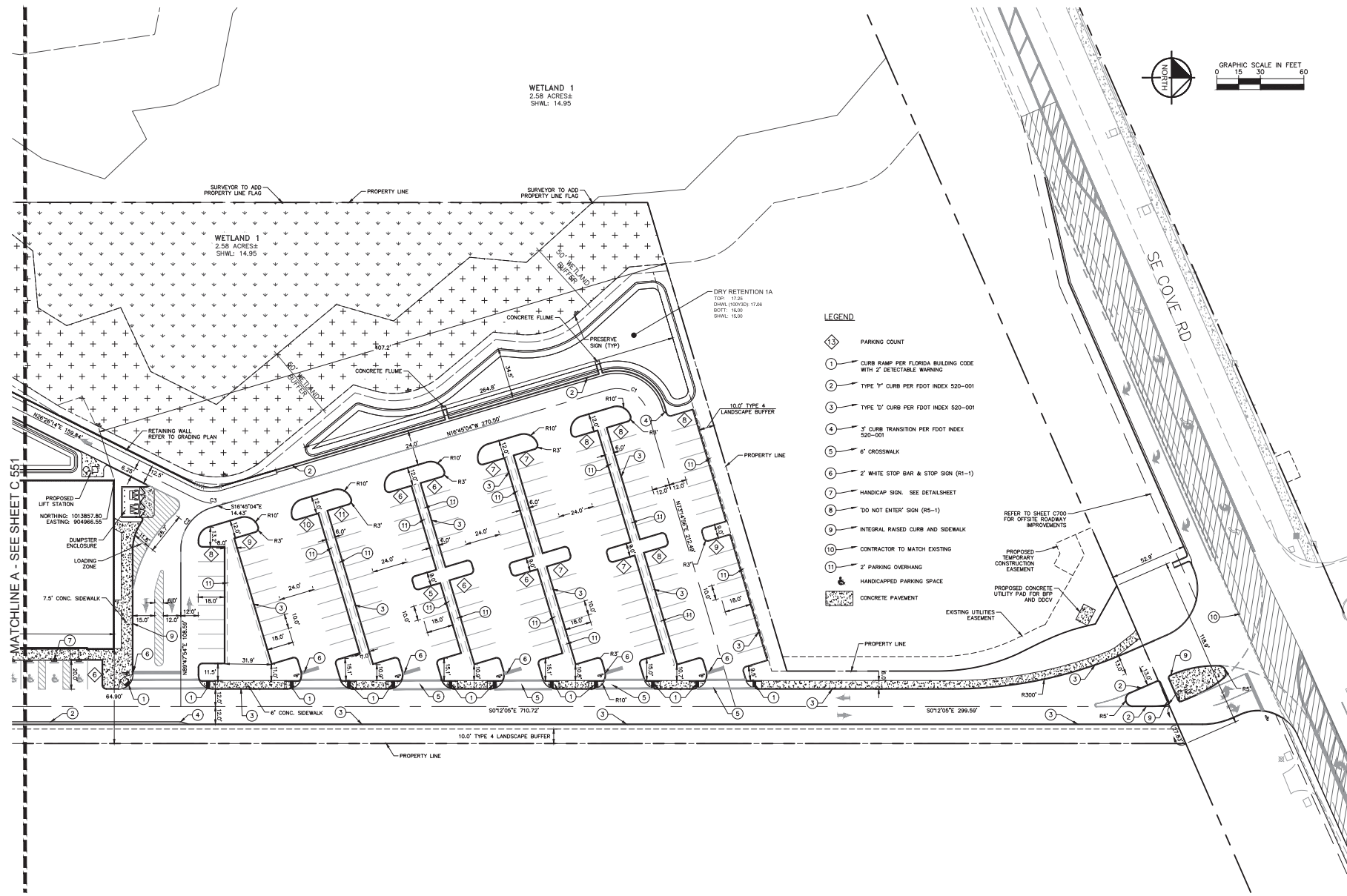
FINAL SITE PLAN (SHEET 1 OF 4)

TREASURE COAST CLASSICAL ACADEMY SUMMIT CONST. GROUP

C 500

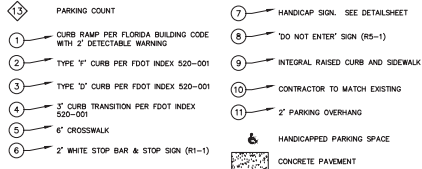
NO.	REV.	FEET	SP/MO	COUNTY	COMMENTS	12/11/18	DATE	BY
1								

Reviewed by: [Signature] Date: 12/11/18
Checked by: [Signature] Date: 12/11/18
Drawn by: [Signature] Date: 12/11/18
Designed by: [Signature] Date: 12/11/18
Project: TREASURE COAST CLASSICAL ACADEMY
Location: 116 S. KENTUCKY AVENUE, LANDLAK, FL 33601
Scale: AS SHOWN
Date: DEC. 2018
Sheet: C 550



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This plan has been electronically signed and sealed by John L. Kimley, P.E. a Professional Engineer in the State of Florida Printed Copies of this document are not considered legal and the signature must be verified on any electronic copies.	
KHA PROJECT C 550 DATE: DEC. 2018 SCALE: AS SHOWN DESIGNED BY: DRAWN BY: CHECKED BY:	TREASURE COAST CLASSICAL ACADEMY PREPARED FOR SUMMIT CONST. GROUP FL
SHEET NUMBER C 550	
1 REV. PER SP/MD/COUNTY COMMENTS	12/11/18 BAY
NO.	DATE
REVISIONS	BY

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CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	22.00'	34.56'	N28°41'56"E	31.11'	90°00'00"	22.00'
C2	30.00'	38.46'	N53°28'35"W	35.88'	73°27'02"	22.38'
C3	35.00'	26.38'	N40°50'35"E	25.57'	43°11'18"	13.85'
C4	108.04'	39.75'	N40°34'35"E	39.52'	21°04'45"	20.10'
C5	28.00'	25.82'	N26°17'07"E	24.92'	50°20'24"	13.91'
C6	28.00'	43.98'	N45°12'50"W	39.60'	90°00'00"	28.00'
C7	28.00'	43.98'	N44°27'55"W	39.60'	90°00'00"	28.00'
C8	38.00'	59.69'	S44°47'55"W	55.47'	90°00'00"	38.00'
C9	18.00'	28.27'	S44°47'55"W	25.46'	90°00'00"	18.00'

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FINAL SITE PLAN
(SHEET 3 OF 4)

This form has been electronically signed and sealed by
Jordan L. Haggerty, P.E. on 12/12/2018 using a digital
signature.
Printed Copies of this document are not considered signed
and the signature must be verified on any electronic copies.

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PHONE: 863-701-8702
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No.	REV. PER SFWD/COUNTY COMMENTS	REVISIONS	DATE	BY
1			12/11/18	BAY

