

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	

SITE REQUIREMENTS

OPEN SPACE REQUIRED	7.11 AC.
<small>LANDSCAPE AND STORMWATER CONTROL, PAVEMENT, AND OTHER</small>	<small>P.C.A. AND</small>

OPEN SPACE	
TOTAL OPEN SPACE	7.90 AC.
WET DETENTION BANK	0.44 AC.
UPLAND PRESERVE AREA	3.24 AC.
DRY RETENTION	0.75 AC.
RECREATIONAL SPACE	1.33 AC.
TOT LOT	0.07 AC.
LANDSCAPE*	2.07 AC.

PRESERVE AREA	
TOTAL SITE	14.22 AC.
WETLANDS	1.26 AC.
NATIVE UPLAND HABITAT	12.96 AC.
WETLAND PRESERVE PROVIDED	1.26 AC.
WETLAND BUFFER PROVIDED	1.99 AC.
UPLAND PRESERVE REQUIRED (25% OF NATIVE UPLAND HABITAT)	3.24 AC.
UPLAND PRESERVE PROVIDED (INCLUDING WETLAND BUFFERS)	3.24 AC.

PERVIOUS AREA	
TOTAL PERVIOUS AREA	7.94 AC.
UPLAND PRESERVE AREA	3.24 AC.
LANDSCAPE	2.11 AC.
WET DETENTION BANK	0.44 AC.
DRY RETENTION	0.75 AC.
RECREATIONAL SPACE	1.33 AC.
TOT LOT	0.07 AC.

IMPERVIOUS AREA	
TOTAL IMPERVIOUS AREA	6.28 AC.
WET DETENTION	0.95 AC.
WETLAND	1.26 AC.
BASKETBALL COURT	0.10 AC.
BUILDING FOOT PRINT AREA	0.76 AC.
SIDEWALK AND PADS	0.28 AC.
PAVEMENT AND ROADS	2.93 AC.

<u>BUILDING SETBACKS</u>	<u>REQUIRED</u>
FRONT	25'
REAR	15'
SIDE	15'

BUILDING DATA	
BUILDING COVERAGE	32,845± SF
HEIGHT	MAX. ALLOWED 30'
TOTAL GROSS FLOOR AREA	65,000 SF
EDUCATIONAL INSTITUTION	65,000 SF

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

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

PRESERVE AREAS ARE NOT TO BE ALTERED EXCEPT AS DEFINED IN THIS P.
WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMI

PARKING CALCULATIONS

BUILDING/USE	REQ'D RATIO	REQ'D SPACES
EDUCATIONAL FACILITY	1 SPACE/1 FACILITY AND STAFF**	58
	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
 ***STUDENT/FACULTY DATA PROVIDED BY OWNER/ARCHITECT

<u>PARKING SUMMARY</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
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

TIMETABLE FOR DEVELOPMENT

BUILDING PERMITS MUST BE OBTAINED WITHIN ONE YEAR AND CONSTRUCTION MUST BE COMPLETED 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, AND ADEQUATE FIRE MUST BE SUBSTANTIALLY COMPLETE AS DETERMINED BY THE COUNTY ENGINEER.

PROJECT TEAM CONTACTS

PROJECT TEAM CONTACTS

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
JORDAN HAGGERTY, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
TEL: (561) 270-6983
EMAIL: JORDAN.HAGGERTY@KIMLEY-HO

SURVEYOR:
GCY, INC.
PETER ANDERSEN, PSM
1505 SW MARTIN COUNTY HIGHWAY
PALM CITY, FL 34990

SIGN | LEGEND



ACCESSIBLE PARKING
(FTP-20-06)

1. NEW CONSTRUCTION (INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE CONSTRUCTED TO A MINIMUM OF TEN FEET FOR PRIMARY STRUCTURES.
2. SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES, DRIVEWAYS, ROADWAYS, BERMS, SHALL BE FIVE FEET.
3. 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.
4. GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ADMINISTRATOR.

GENERAL NOTES:

2. A REGISTERED LAND SURVEYOR SHALL REPLACE SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, UPON COMPLETION OF THE WORK.
3. HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL, AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERSON ONLY". ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE MANICAP CODES.
4. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF MARTIN COUNTY.
5. 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 OBTAINED ALL NECESSARY PERMITS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING (EXCEPT WHERE SHOWN).
8. ALL BUILDING DIMENSIONS ARE TO THE FACE OF THE BUILDING.
9. PARKING SPACES TO BE MARKED WITH WHITE PAINT.
10. ALL PAVEMENT MARKINGS WHEN TO THE RIGHT OF-FWAY, AND WHERE OTHERWISE SPECIFIED, SHALL BE THERMOPLASTIC.
11. LIGHTING TO BE NON-GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
12. MAINTENANCE OF TRAFFIC (MOT) SET MUST BE SUPERVISED BY A CERTIFIED PERSON, MOT SHALL BE PER FOOT DISTANCE 102 SERIES.
13. REMOVAL PILES ARE REQUIRED FROM CONTRACTOR AT TIME OF COMPLETION.
14. REMOVAL OF EXISTING CURB AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
15. ALL CURBING SHALL BE COMPLY WITH MARTIN COUNTY 520-001.
16. ALL SURNING SHALL COMPLY WITH MARTIN COUNTY ORDINANCES.
17. SITE CONSTRUCTION SHALL BE PER FOOT OF MARTIN COUNTY SPECIFICATIONS.
18. FOR ALL SIDEWALKS THE MAXIMUM CROSS SLOPE IS 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE IS 5.0% WHEN SIDEWALKS EXCEED 5.0% A HANDRAIL PER FOOT DISTANCE 515-002 SHALL BE PROVIDED.
19. CURB RAMPS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE FLORIDA BUILDING CODE SECTION 11-4 CURB RAMPS.
20. UNLESS OTHERWISE NOTED ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FOOT STANDARDS PLANS FY 2018-19, AND MARTIN COUNTY TRAFFIC STANDARDS.
21. THESE CONSTRUCTION DOCUMENTS ARE CONSISTENT WITH THE APPLICABLE CITY OF MARTIN COUNTY PLAN STANDARDS.
22. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSLINKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
23. ALL WORK PERFORMED WITHIN THE FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE FOOT STANDARDS OF PLANS FY 2018-19, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ADJACENTMENT MANUAL.
24. ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF INSTALLATION. FUTURE MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE, UPLAND AREAS, AND STORMWATER TREATMENT AREAS AS PROVIDED FOR IN THE DEVELOPMENT ORDER.
25. ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).
26. PRIVATELY OWNED CHARTER SCHOOL FACILITIES ARE NOT REQUIRED TO BE DESIGNATED AS EMERGENCY SHELTERS UNDER 1013.732-7. FINAL DETERMINATION TO BE CONFIRMED AT TIME OF BUILDING SURRENDERING.



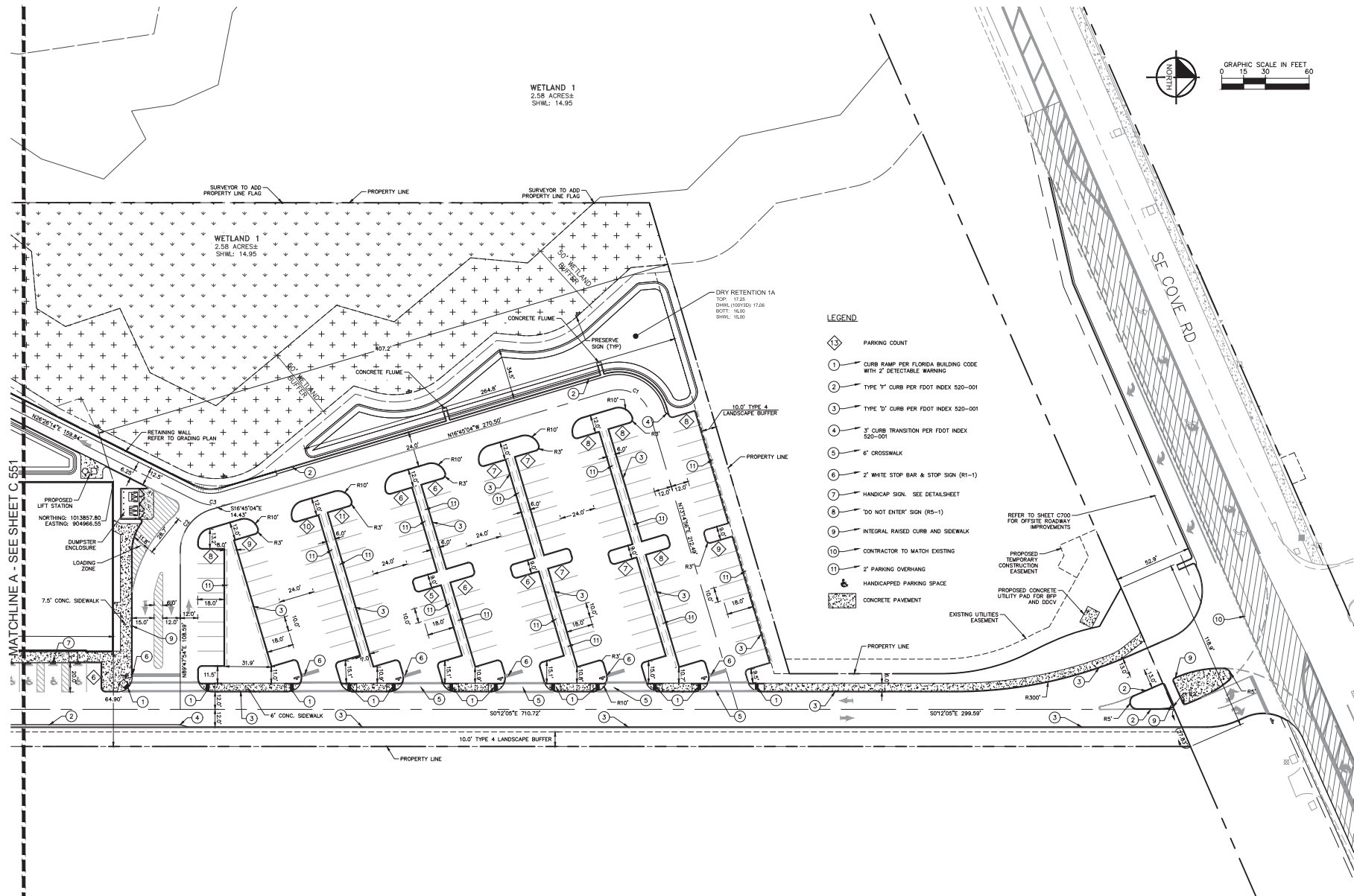
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Checked by: [Signature] Date: 12/11/18
Drawn by: [Signature] Date: 12/11/18
Designed by: [Signature] Date: 12/11/18
Project: TREASURE COAST CLASSICAL ACADEMY
Location: 116 S. KENTUCKY AVENUE, LANDLAK, FL 33601
Scale: AS SHOWN
Date: DEC. 2018
Sheet: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



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TREASURE COAST
CLASSICAL ACADEMY
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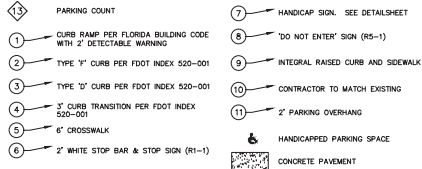
FINAL SITE PLAN
(SHEET 2 OF 4)

KHA PROJECT
C 550
DATE:
DEC. 2018
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY:
CHECKED BY:

This plan has been electronically signed and sealed by
Kimley-Horn and Associates, Inc.
116 SOUTH KENTUCKY AVENUE, LANDLAK, FL 33601
WWW.KHA-FLORIDA.COM CA 00000696

Kimley-Horn
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116 SOUTH KENTUCKY AVENUE, LANDLAK, FL 33601
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REV.	REV. PER SP/MD/COUNTY COMMENTS	DATE	BY
1	REV. PER SP/MD/COUNTY COMMENTS	12/11/18	BAT



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"E	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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SHEET NUMBER
C 551

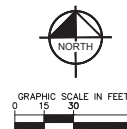
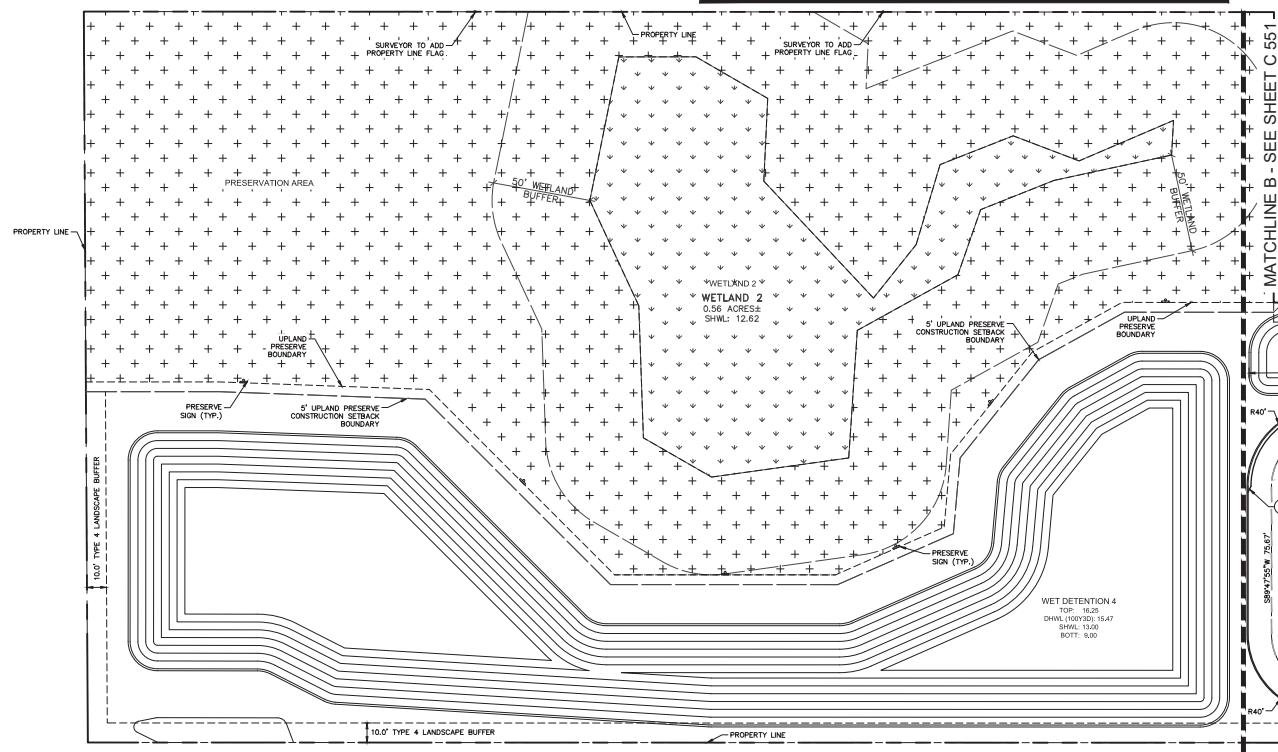
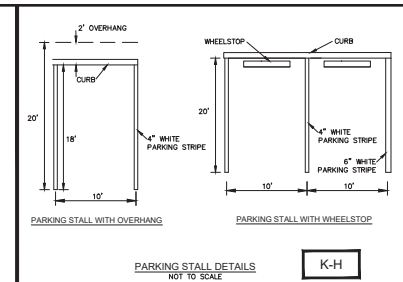
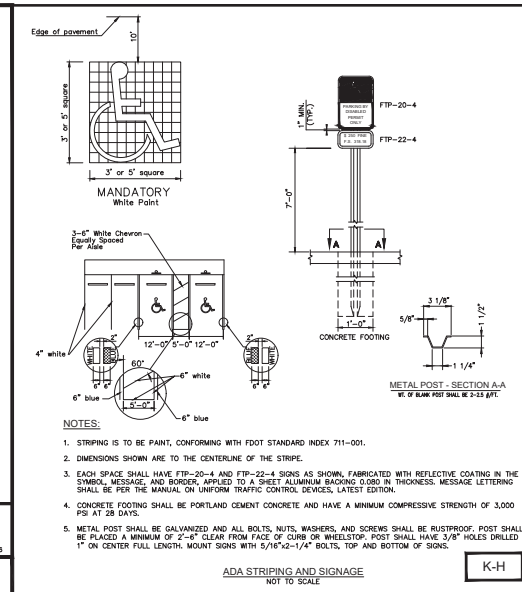
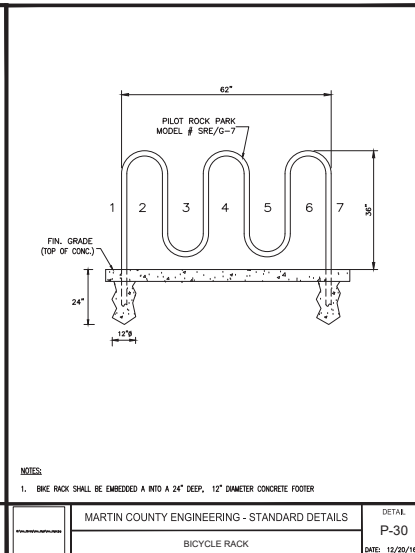
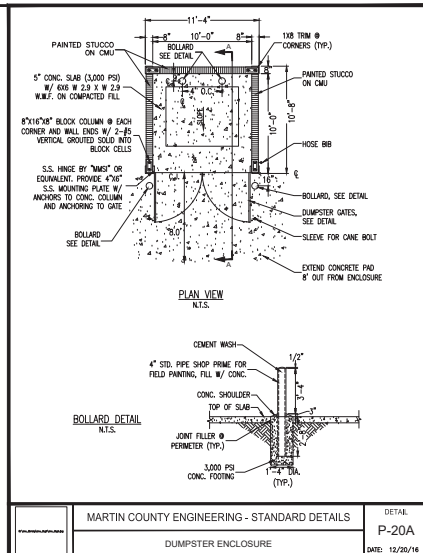
FINAL SITE PLAN
(SHEET 3 OF 4)

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

This form has been electronically signed and sealed by
Jordan L. Haggerty, P.E. on 12/12/2018 using a digital
signature.

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and the signature must be verified on any electronic copies.

Kimley»Horn
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116 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM CA 00000696



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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Jordan L. Haggerty, P.E. on 12/20/2018 using a digital
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KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
046403000	DEC. 2018				

FINAL SITE PLAN
(SHEET 4 OF 4)

**TREASURE COAST
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MARTIN COUNTY FL**

SHEET NUMBER
C 552