GENERAL NOTES:

1. ALL PAINT USED FOR PARKING STRIPING SHALL BE ALKYD PETROLEUM BASED PAINT, TWO COATS OF PAINT IS TO BE USED.
2. DIMENSIONS AND RADII SHOWN ARE TO FACE OF CURB UNLESS NOTED (BOC) WHICH INDICATES BACK OF CURB.
3. SIGNAGE AND TRAFFIC MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. AND COUNTY/CITY REQUIREMENTS.
4. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEMS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

SITE DATA

PARCEL ID: A-23-33-28-340-0080-0000

OWNER OF RECORD:
PARKVIEW ACADEMY, LLC
107 A MIRACLE STREET
AVON PARK, FLORIDA

CURRENT ZONING:
R1 AA RESIDENTIAL W/SCHOOL USE

CURRENT USE:
PRIVATE SCHOOL

PROPOSED USE:
PRIVATE SCHOOL

EXISTING SITE AREAS:

TOTAL SITE AREA:	646,971.61 SQ.FT. OR 14.85 ACRES M.O.L.
TOTAL IMPERVIOUS AREA:	23,428.00 SQ.FT. OR 3.62% OF SITE
EXIST. BUILDING AREA:	7,962.00 SQ.FT. OR 1.23% OF SITE
TOTAL PERVIOUS AREA:	623,543.61 SQ.FT. OR 96.38% OF SITE

PROPOSED SITE AREAS:

TOTAL SITE AREA:	646,971.61 SQ.FT. OR 14.85 ACRES M.O.L.
TOTAL IMPERVIOUS AREA:	64,171.33 SQ.FT. OR 9.92% OF SITE
FLOOR AREAS: (EXIST. REMAIN)	7,962.00 SQ.FT. OR 1.23% OF SITE
FLOOR AREAS: (PROPOSED NEW)	9,600.00 SQ.FT. OR 1.48% OF SITE
FLOOR AREAS: (TOTAL AT GRADE)	17,562.00 SQ.FT. OR 2.71% OF SITE
TRASH ENCLOSURE:	160.00 SQ.FT. OR 0.03% OF SITE
VEHICULAR USE AREA:	46,449.33 SQ.FT. OR 7.18% OF SITE
TOTAL PERVIOUS AREA:	582,800.28 SQ.FT. OR 90.08% OF SITE

PARKING:

REQUIRED PARKING:
MIN. PARKING REQUIRED: PRE-SCHOOL & ELEMENTARY USE FOR PHASE 1
1.2 SPACES PER ELEMENTARY SCHOOL TEACHER
(1) HANDICAP SPACES PER 25 REGULAR SPACES
20 TEACHERS + ADMIN STAFF @ 5 = 21 SPACES REQ.
21/25 = 0.84 OR 1 HANDICAP SPACE REQUIRED
21 REGULAR + 1 REQD H.C. = 22 TOTAL REQD.

PARKING PROVIDED:

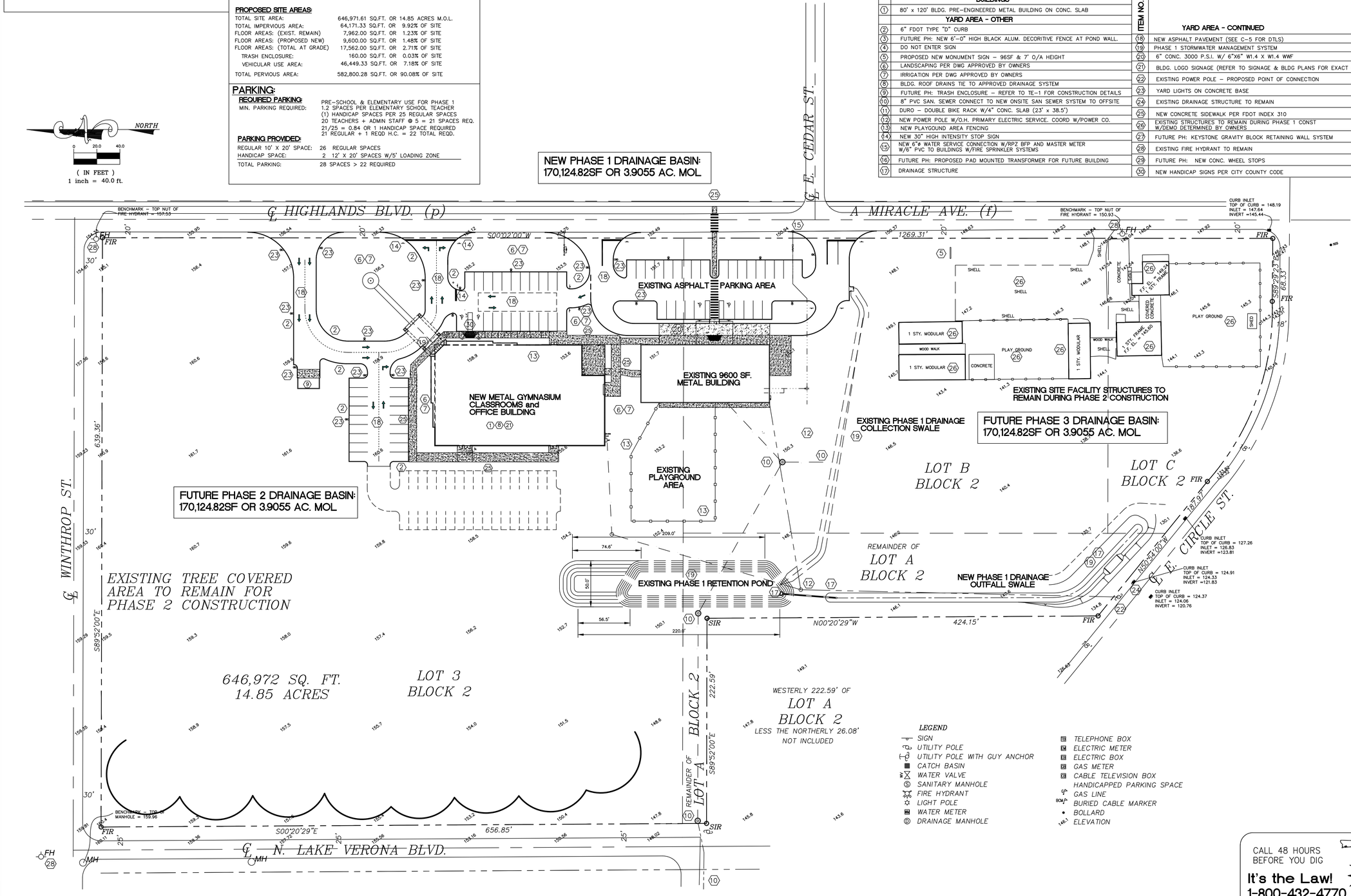
REGULAR 10' X 20' SPACE:	26	REGULAR SPACES
HANDICAP SPACE:	2	12' X 20' SPACES W/5' LOADING ZONE
TOTAL PARKING:	28	SPACES > 22 REQUIRED

NORTH
0 20.0 40.0
(IN FEET)
1 inch = 40.0 ft.

NEW PHASE 1 DRAINAGE BASIN:
170,124.82SF OR 3.9055 AC. MOL

FUTURE PHASE 2 DRAINAGE BASIN:
170,124.82SF OR 3.9055 AC. MOL

FUTURE PHASE 3 DRAINAGE BASIN:
170,124.82SF OR 3.9055 AC. MOL



GENERAL NOTES:

1. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C.
2. G.C. TO PROVIDE CONDUIT AND WIRING TO ALL SCHOOL YARD EQUIPMENT, & LIGHTS.
3. SITE PLAN SUPERSEDES ALL WORKING DRAWINGS.
4. UNLESS OTHERWISE NOTED, ALL PAINT TO BE FURNISHED BY G.C.
5. 30" HIGH INTENSITY R1-1 STOP SIGN AND 24" STOP BAR TO BE PROVIDED AS SHOWN ON THIS PLAN.
6. ALL CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF THE DEVELOPMENT CODE, ENGINEERING STANDARDS MANUAL AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ITEM NO.	BUILDINGS
1	80' x 120' BLDG. PRE-ENGINEERED METAL BUILDING ON CONC. SLAB
	YARD AREA - OTHER
2	6" FDOT TYPE "D" CURB
3	FUTURE PH: NEW 6'-0" HIGH BLACK ALUM. DECORITIVE FENCE AT POND WALL.
4	DO NOT ENTER SIGN
5	PROPOSED NEW MONUMENT SIGN – 96SF & 7' O/A HEIGHT
6	LANDSCAPING PER DWG APPROVED BY OWNERS
7	IRRIGATION PER DWG APPROVED BY OWNERS
8	BLDG. ROOF DRAINS TIE TO APPROVED DRAINAGE SYSTEM
9	FUTURE PH: TRASH ENCLOSURE – REFER TO TE-1 FOR CONSTRUCTION DETAILS
10	8" PVC SAN. SEWER CONNECT. TO NEW ONSITE SAN SEWER SYSTEM TO OFFSITE
11	DURO – DOUBLE BIKE RACK W/4" CONC. SLAB (23' x 38.5')
12	NEW POWER POLE W/O.H. PRIMARY ELECTRIC SERVICE. COORD W/POWER CO.
13	NEW PLAYGOUND AREA FENCING
14	NEW 30" HIGH INTENSITY STOP SIGN
15	NEW 6"ø WATER SERVICE CONNECTION W/RPZ BFP AND MASTER METER W/6" PVC TO BUILDINGS W/FIRE SPRINKLER SYSTEMS
16	FUTURE PH: PROPOSED PAD MOUNTED TRANSFORMER FOR FUTURE BUILDING
17	DRAINAGE STRUCTURE

SITE SCHEDUE:

G.C. GENERAL CONTRACTOR
B.A. BANK ATLANTIC
O OTHERS

21.30 PROPOSED ELEVATION
20.50 MATCH EXIST. SPOT ELEVATION
19.60 EXISTING SPOT ELEVATION
SURFACE WATER FLOW

BOUNDARY LINE
CONCRETE PAVEMENT
ASPHALT PAVEMENT

ITEM NO.	YARD AREA - CONTINUED
18	NEW ASPHALT PAVEMENT (SEE C-5 FOR DTLS)
19	PHASE 1 STORMWATER MANAGEMENT SYSTEM
20	6" CONC. 3000 P.S.I. W/ 6"x6" W1.4 X W1.4 WWF
21	BLDG. LOGO SIGNAGE (REFER TO SIGNAGE & BLDG PLANS FOR EXACT LOCATION)
22	EXISTING POWER POLE – PROPOSED POINT OF CONNECTION
23	YARD LIGHTS ON CONCRETE BASE
24	EXISTING DRAINAGE STRUCTURE TO REMAIN
25	NEW CONCRETE SIDEWALK PER FDOT INDEX 310
26	EXISTING STRUCTURES TO REMAIN DURING PHASE 1 CONST W/DEMO DETERMINED BY OWNERS
27	FUTURE PH: KEYSTONE GRAVITY BLOCK RETAINING WALL SYSTEM
28	EXISTING FIRE HYDRANT TO REMAIN
29	FUTURE PH: NEW CONC. WHEEL STOPS
30	NEW HANDICAP SIGNS PER CITY COUNTY CODE

LEGEND

SIGN	TELEPHONE BOX
UTILITY POLE	ELECTRIC METER
UTILITY POLE WITH GUY ANCHOR	ELECTRIC BOX
CATCH BASIN	GAS METER
WATER VALVE	CABLE TELEVISION BOX
SANITARY MANHOLE	HANDICAPPED PARKING SPACE
FIRE HYDRANT	GAS LINE
LIGHT POLE	BURIED CABLE MARKER
WATER METER	BOLLARD
DRAINAGE MANHOLE	ELEVATION

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CLIENT:
PROMISE TECHNOLOGIES, INC.
MR. JAMES P. ANDERSON, OWNER
157 WEBSTER AVE.
AVON PARK, FL 33825
PH: 863-453-0660
FX: 863-453-7454
FLA. REG. # CBC-1254371
EMAIL: PROMISETECHOLOGIESINC@GMAIL.COM

NO.	REVISION DESCRIPTION	BY	DATE
1			
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13			

PARKVIEW Pre-K & Prep Academy
PRIVATE ELEMENTARY AND MIDDLE SCHOOL
107 A MIRICLE AVENUE
AVON PARK, FL 33825

ENGINEER OF RECORD:
ROBERT T. HAUG P.E.
CONSULTING ENGINEER
2084 E. EDGEWOOD DR. SUITE 11
LAKELAND, FLORIDA 33803
PH: 863-687-4225

FL REG NO. 24575
THIS DRAWING IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL AFFIXED

CENTRAL FLORIDA DESIGNS
460 NIGHTHAWK DRIVE, LAKELAND, FL 33813
PHONE: 863-398-5594 EMAIL: NORM@CFD-LLC.NET
CIVIL & BUILDING DESIGN SERVICE

CFD JOB NUMBER:
202125

SCALE: AS NOTED	
DATE: 08/30/21	PLOT DATE: 1/17/22
DESIGNED BY: NDG	
DRAWN BY: NDG	FILE NAME:
CHECKED BY: RTH	202125-PARKVIEWACADEMYCIVILPLANS.DWG

DRAWING TITLE:
PHASE 1 + PHASE 2 OVERALL SITE PLAN

SHEET NO:
C-4.0

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