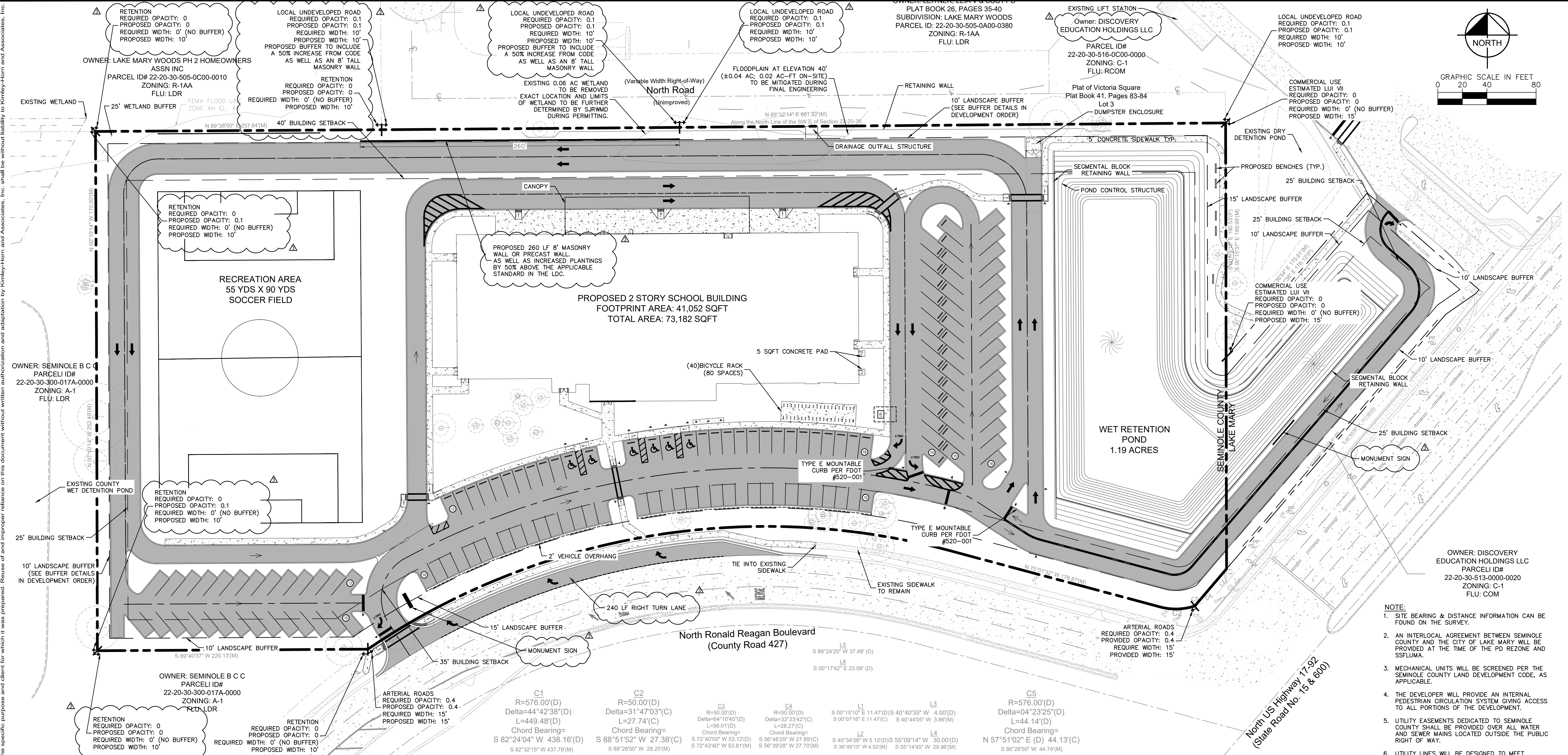


Plotted By: Tidwell, Vicky Sheet Set: SEMINOLE SCIENCE SCHOOL EXPANSION Layout: SITE April 14, 2023 05:09:18pm K:\ORL Civil\14876019-Seminole Science School Expansion\CADD\CONSTR\PlanSheets\C1-PD SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



POTABLE WATER DEMAND

NON-RES TEST FIGURE	LEVEL OF SERVICE	GPD DEMAND	NOTES/UNITS
76,775 SF	0.1	0.008	(TEST FIGURE X LOS PER UNIT)/1.0 MG

SANITARY SEWER DEMAND

NON-RES TEST FIGURE	LEVEL OF SERVICE	GPD DEMAND	NOTES/UNITS
76,775 SF	0.1	0.008	(TEST FIGURE X LOS PER UNIT)/1.0 MG

TRIP GENERATION SUMMARY

ITE CODE	LAND USE	SIZE	DAILY		A.M. PEAK HOUR			A.M. PEAK HOUR				
			RATE	TRIPS	RATE	ENTER	EXIT	TOTAL	RATE	ENTER	EXIT	TOTAL
EXISTING SCHOOL												
530	PRIVATE CHARTER SCHOOL (K-8)	535 STUDENTS	4.11	2,199	1.01	303	237	540	0.60	151	170	321
EXPANDED SCHOOL												
532	PRIVATE CHARTER SCHOOL (K-12)	1,440 STUDENTS	2.48	3,581	0.79	719	422	1,141	0.53	321	444	765
TRIP INCREASE (+)/DECREASE (-) DUE TO EXPANSION			+1,382	---	---	+416	+185	+601	---	+170	+274	+444

UTILITY SERVICE PROVIDER:

THIS SITE CURRENTLY LIES WITHIN THE CITY OF LAKE MARY'S SERVICE AREA, HOWEVER, NO UTILITIES FROM THE CITY ARE NEAR THE SITE. WATER AND SEWER ARE PROVIDED BY SEMINOLE COUNTY FOR THIS SITE AND THE CITY OF LAKE MARY HAS GRANTED PERMISSION TO SERVICE THIS PROPERTY TO SEMINOLE COUNTY ON 12/12/22. SEMINOLE COUNTY CONFIRMED TO PROVIDE WATER AND SEWER UTILITY SERVICE IN ACCORDANCE TO THEIR LETTER, DATED 6/10/24.

SITE DATA:

PARCEL # 22-20-30-3000-022F-0000, 22-20-30-3000-0160-0000, 22-20-30-3000-0150-0000

PD SITE AREA:

SITE AREA: ±7.85 ACRES

EXISTING SITE AREA (UPLANDS): ±7.79 ACRES

EXISTING SITE AREA (WETLANDS): ±0.06 ACRES

EXISTING SITE AREA (FLOOD AREA): ±0.04 ACRES

PROPOSED SITE AREA (UPLANDS): ±7.85 ACRES

PROPOSED SITE AREA (WETLANDS): 0.00 ACRES

PROPOSED SITE AREA (FLOOD AREA): 0.00 ACRES

EXISTING ZONING: A-1, C-2

PROPOSED ZONING: PD

EXISTING FUTURE LAND USE: MIXED, LDR

PROPOSED FUTURE LAND USE: PD

EXISTING LAND USE: VACANT, RESIDENTIAL

PROPOSED LAND USE: SCHOOL

PROPOSED SCHOOL GRABES: 12

MINIMUM BUILDING SETBACK: FRONT RONALD REAGAN BLVD - 35'

SIDE - 25'

REAR - 40'

MAX. BUILDING HEIGHT: 35 FT

PROPOSED BUILDING HEIGHT: 32 FT

PROPOSED BUILDING AREA: 73,182 SQFT

PROPOSED FLOOR AREA: 0.21

WATER SOAKAGE AREA: 0.85 AC

TOTAL ON-SITE IMPERVIOUS AREA: 58%

*IMPERVIOUS AREA INCLUDES WATER SURFACE

HOURS OF OPERATION: 7:00AM - 6:30PM

MONDAY - FRIDAY: SATURDAY - SUNDAY: CLOSED

LANDSCAPE BUFFERS: REQUIRED/PROPOSED

RETENTION (SOUTH): 0 FT/15 FT

RETENTION (NORTH): 0 FT/10 FT

RETENTION (WEST): 0 FT/10 FT

LOCAL UNDEVELOPED ROAD (NORTH): 10 FT/10 FT

PARKING REQUIREMENTS:

SCHOOL DEMOGRAPHIC

TOTAL STUDENT ENROLLMENT: 970 STUDENTS

STUDENTS ABOVE 10TH GRADE: 306 STUDENTS

FACULTY AND STAFF: 97 EMPLOYEES

MIDDLE SCHOOL: 11 CLASSROOMS

HIGH SCHOOL: 15 CLASSROOMS

PARKING REQUIREMENTS PER SREC:

VISITORS - 1 SPACE/100 STUDENTS

970/100 = 10 SPACES

STUDENTS ABOVE 10TH GRADE - 1 SPACE/100 STUDENTS

306/100 = 31 SPACES

1 SPACE/EMPLOYEE

97 EMPLOYEES = 97 SPACES

FACULTY AND STAFF

TOTAL SPACES REQUIRED: 138 SPACES

*REQUIREMENT PER STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES (SREC) GUIDELINES AND 2020 FLORIDA BUILDING CODE

PARKING REQUIREMENTS PER SEMINOLE COUNTY:

EDUCATION: 1.75 SPACES/CLASSROOM

ELEMENTARY AND MIDDLE: 11X1.75 = 20 SPACES

HIGH SCHOOL AND ABOVE: 5 SPACES/CLASSROOM

15X5 = 75 SPACES

TOTAL SPACES REQUIRED: 95 SPACES

PARKING PROVIDED: 138 SPACES

TOTAL SPACES PROVIDED: 6 SPACES

LONG TERM BICYCLE PARKING REQUIREMENTS:

ELEMENTARY, MIDDLE AND HIGH - 3 SPACES/CLASSROOM

26X3 = 78 SPACES

LONG TERM BICYCLE PARKING PROVIDED:

ELEMENTARY, MIDDLE AND HIGH

80 SPACES

NOTE:

1. SITE BEARING & DISTANCE INFORMATION CAN BE FOUND ON THE SURVEY.
2. AN INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF LAKE MARY WILL BE PROVIDED AT THE TIME OF THE PD REZONE AND SSFLUMA.
3. MECHANICAL UNITS WILL BE SCREENED PER THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.
4. THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.
5. UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
6. UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
7. ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
8. DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1233 MISCELLANEOUS DESIGN STANDARDS.
9. OUTDOOR LIGHTING FIXTURES SHALL BE LOCATED NO LESS THAN FIFTY (50) FEET FROM ANY PROPERTY HAVING A RESIDENTIAL FUTURE LAND USE DESIGNATION OR A RESIDENTIAL ZONING CLASSIFICATION.
10. LONG TERM BICYCLE PARKING MAY BE COVERED, IN ACCORDANCE WITH SCLDC SEC. 30.11.7.3.
11. OUTDOOR LIGHTING REQUIREMENTS SHALL CONFORM WITH PART 15 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE. LIGHTING FOR THE RECREATIONAL FIELD SHALL BE PROHIBITED.
12. PARKING LOT LANDSCAPING WILL BE REQUIRED IN ACCORDANCE WITH SCLDC SEC. 30.14.1.3.
13. PER SCLDC SECTION 30.14.15 SCREENING: MECHANICAL EQUIPMENT, REFUSE AREAS, AND UTILITIES VISIBLE FROM RESIDENTIAL PROPERTIES OR PUBLIC RIGHTS-OF-WAY MUST BE SCREENED IN ACCORDANCE WITH THIS SECTION, AS APPLICABLE.
14. THE DEVELOPMENT WILL MEET THE STORMWATER REQUIREMENTS OF SEMINOLE COUNTY AND SJRWMD.
15. BOTH ACCESSES TO THE SITE WILL BE EVALUATED WITH A TRAFFIC STUDY AND ALTERNATE TRAFFIC ACCESS CONSIDERATIONS MAY BE NEEDED IF DETERMINED NECESSARY AT FINAL ENGINEERING.
16. CROSS ACCESS EASEMENT BETWEEN PROPOSED AND EXISTING SCHOOL PROPERTIES WILL BE PROVIDED AT FINAL ENGINEERING.
17. LANDSCAPED AREAS MUST COMPLY WITH THE PROVISIONS OF SECTION 30.14.16 (GENERAL PROVISIONS FOR ALL LANDSCAPED AREAS) AND (WATER-EFFICIENT LANDSCAPING DESIGN REQUIREMENTS)
18. THE PROPOSED DEVELOPMENT WILL MEET THE REQUIRED 25% OPEN SPACE
19. THE DEVELOPER WILL BE REQUIRED TO GET APPROVAL FROM THE ADJACENT OWNER AND THE CITY OF LAKE MARY FOR THE PLACEMENT OF THE WALKWAY AND DRIVEWAY

8/12/2024

REVISED PER COUNTY COMMENTS

9/10/2024

REVISED PER COUNTY COMMENTS

04/10/2025

REVISED PER COUNTY BIDD COMMENTS AND DO CONDITIONS

1

2

3

NO.

REVISIONS

DATE

BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

JEFFREY R. SWISHER, P.E.

FLORIDA LICENSE NUMBER
60275

KHA PROJECT
149676019

DATE
07/02/2024

SCALE
AS SHOWN

DESIGNED BY
VNT

DRAWN BY
VNT

CHECKED BY
JRS

DATE

PD MASTER
DEVELOPMENT PLAN

SEMINOLE SCIENCE
SCHOOL EXPANSION

FLORIDA
SEMINOLE COUNTY

SHEET NUMBER
MDP 2.0