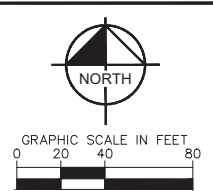
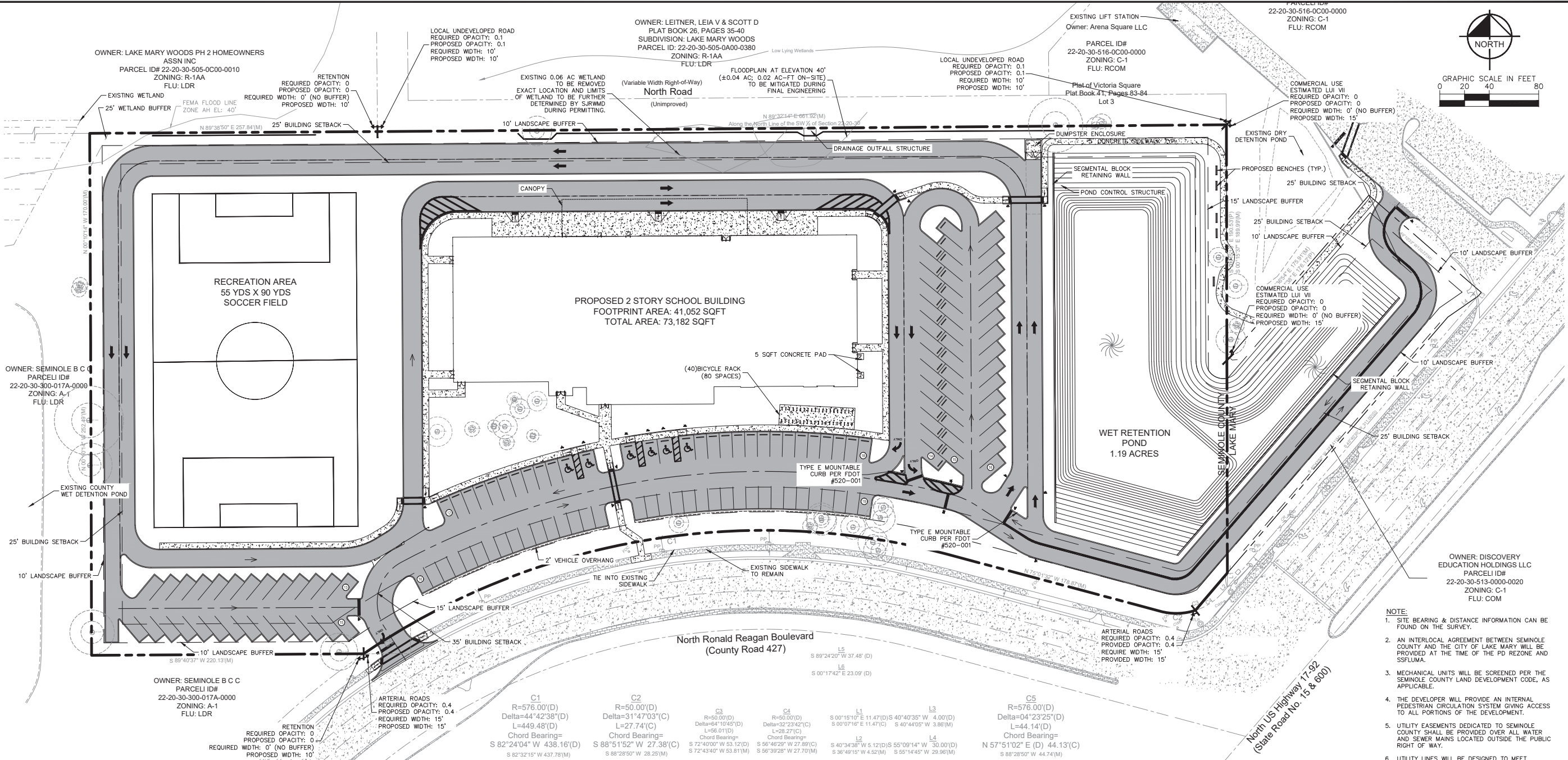


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



OWNER: LAKE MARY WOODS PH 2 HOMEOWNERS ASSN INC
 PARCEL ID# 22-20-30-505-0000-0010
 ZONING: R-1AA
 FLU: LDR
 RETENTION REQUIRED OPACITY: 0
 PROPOSED OPACITY: 0
 REQUIRED WIDTH: 0' (NO BUFFER)
 PROPOSED WIDTH: 10'

OWNER: LEITNER, LEIA V & SCOTT D
 PLAT BOOK 26, PAGES 35-40
 SUBDIVISION: LAKE MARY WOODS
 PARCEL ID: 22-20-30-505-0A00-0380
 ZONING: R-1AA
 FLU: LDR
 FLOODPLAIN AT ELEVATION 40'
 (±0.04 AC; 0.02 AC-FT ON-SITE)
 TO BE MITIGATED DURING FINAL ENGINEERING

EXISTING LIFT STATION
 Owner: Arena Square LLC
 PARCEL ID# 22-20-30-516-0000-0000
 ZONING: C-1
 FLU: RCOM
 Plat of Victoria Square
 Plat Book 41, Pages 83-84
 Lot 3

22-20-30-516-0000-0000
 ZONING: C-1
 FLU: RCOM
 COMMERCIAL USE ESTIMATED LU: VII
 REQUIRED OPACITY: 0
 PROPOSED OPACITY: 0
 REQUIRED WIDTH: 0' (NO BUFFER)
 PROPOSED WIDTH: 15'

OWNER: SEMINOLE B C C
 PARCEL ID# 22-20-30-300-017A-0000
 ZONING: A-1
 FLU: LDR

OWNER: SEMINOLE B C C
 PARCEL ID# 22-20-30-300-017A-0000
 ZONING: A-1
 FLU: LDR

OWNER: DISCOVERY EDUCATION HOLDINGS LLC
 PARCEL ID# 22-20-30-513-0000-0020
 ZONING: C-1
 FLU: COM

- NOTE:**
- SITE BEARING & DISTANCE INFORMATION CAN BE FOUND ON THE SURVEY.
 - AN INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF LAKE MARY WILL BE PROVIDED AT THE TIME OF THE PD REZONE AND SFLUMA.
 - MECHANICAL UNITS WILL BE SCREENED PER THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.
 - THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.
 - UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
 - UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
 - ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
 - DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1233 MISCELLANEOUS DESIGN STANDARDS.
 - 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.
 - LONG TERM BICYCLE PARKING MAY BE COVERED, IN ACCORDANCE WITH SOLDC SEC. 30.11.7.3.
 - OUTDOOR LIGHTING REQUIREMENTS SHALL CONFORM WITH PART 15 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
 - PARKING LOT LANDSCAPING WILL BE REQUIRED IN ACCORDANCE WITH SOLDC SEC. 30.14.13.
 - PER SOLDC 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.
 - THE DEVELOPMENT WILL MEET THE STORMWATER REQUIREMENTS OF SEMINOLE COUNTY AND SURWMD.
 - BOTH ACCESS TO THE SITE WILL BE EVALUATED WITH A TRAFFIC STUDY AND ALTERNATE TRAFFIC ACCESS CONSIDERATIONS MAY BE NEEDED IF DETERMINED NECESSARY AT FINAL ENGINEERING.
 - CROSS ACCESS EASEMENT BETWEEN PROPOSED AND EXISTING SCHOOL PROPERTIES WILL BE PROVIDED AT FINAL ENGINEERING.
 - LANDSCAPED AREAS MUST COMPLY WITH THE PROVISIONS OF SECTION 30.14.16 (GENERAL PROVISIONS FOR ALL LANDSCAPED AREAS) AND (WATER-EFFICIENT LANDSCAPING DESIGN REQUIREMENTS)
 - THE PROPOSED DEVELOPMENT WILL MEET THE REQUIRED 25% OPEN SPACE
 - 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

Curve	Radius (R)	Delta (Δ)	Chord Bearing	Chord Length (L)	Stationing
C1	R=576.00'(D)	Delta=44°42'38"(D)	L=449.48'(D)	Chord Bearing= S 82°24'04" W 438.16'(D)	S 82°32'15" W 437.78'(M)
C2	R=50.00'(D)	Delta=31°47'03"(C)	L=27.74'(C)	Chord Bearing= S 88°51'52" W 27.38'(C)	S 88°28'50" W 28.25'(M)
C3	R=60.00'(D)	Delta=64°10'45"(D)	L=66.01'(D)	Chord Bearing= S 72°43'40" W 53.12'(D)	S 72°43'40" W 53.81'(M)
C4	R=50.00'(D)	Delta=32°23'42"(C)	L=28.27'(C)	Chord Bearing= S 56°46'29" W 27.89'(C)	S 56°39'28" W 27.70'(M)
L1	S 00°15'10" E 11.47'(D)	S 40°40'35" W 4.00'(D)	S 00°07'16" E 11.47'(C)	S 40°44'05" W 3.88'(M)	
L2	S 40°34'38" W 5.12'(D)	S 55°09'14" W 30.00'(D)	S 36°49'15" W 4.52'(M)	S 55°14'45" W 29.96'(M)	
L3	S 00°17'42" E 23.09'(D)				
L4	S 57°51'02" E (D) 44.13'(C)				
L5	S 89°24'20" W 37.48'(D)				

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 MGD	

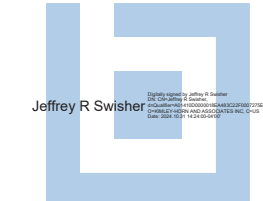
SANITARY SEWER DEMAND				
NON-RES TEST FIGURE	LEVEL OF SERVICE	GPD DEMAND	NOTES/UNITS	
76,775 SF	0.1	0.008	(TEST FIGURE X LOS PER UNIT)/1.0 MGD	

TRIP GENERATION SUMMARY																		
SITE CODE	LAND USE	SIZE	DAILY			A.M. PEAK HOUR			A.M. PEAK HOUR									
			RATE	TRIPS	TRIPS	RATE	ENTER	EXIT	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, 22-20-30-300-0160-0000, 22-20-300-0150-0000
 PD 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 USE: VACANT, RESIDENTIAL
 PROPOSED LAND USE: SCHOOL
 PROPOSED SCHOOL GRADES: 6 - 12
 MINIMUM BUILDING SETBACK: SIDE & REAR - 25'
 RONALD REGAN BLVD - 35'
 MAX. BUILDING HEIGHT: 40 FT
 PROPOSED BUILDING HEIGHT: 36 FT
 *TO TOP OF PARAPET/CORNICHE
 PROPOSED BUILDING AREA: 73,182 SQFT
 PROPOSED FAR: 0.21
 MAXIMUM FAR: 0.50
 WATER SURFACE AREA: 0.88 AC
 TOTAL ON-SITE IMPERVIOUS AREA*: 59%
 *IMPERVIOUS AREA INCLUDES WATER SURFACE
 HOURS OF OPERATION: MONDAY - FRIDAY: 7:00AM - 6:30PM
 SATURDAY - SUNDAY: CLOSED
 LANDSCAPE BUFFERS: REQUIRED/PROPOSED
 RETENTION (SOUTH): 0 FT/10 FT
 RONALD REGAN BLVD R/W (SOUTH): 15 FT/ 15 FT
 COMMERCIAL (EAST): 0 FT/15 FT
 RETENTION (NORTH): 0 FT/10 FT
 RETENTION (WEST): 0 FT/10 FT
 LOCAL UNDEVELOPED ROAD (NORTH): 10 FT/10 FT
 PHASING: THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

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/10 STUDENTS
 306/10 = 31 SPACES
 A-1, C-2
 FACULTY AND STAFF - 1 SPACE/EMPLOYEE
 97 EMPLOYEES = 97 SPACES
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:
 ELEMENTARY AND MIDDLE - 1.75 SPACES/CLASSROOM
 11X1.75 = 20 SPACES
 HIGH SCHOOL AND ABOVE - 5 SPACES/CLASSROOM
 15X5 = 75 SPACES
TOTAL SPACES PROVIDED: 95 SPACES
PARKING PROVIDED: 138 SPACES
 6 SPACES
LONG TERM BICYCLE PARKING REQUIREMENTS:
 ELEMENTARY, MIDDLE AND HIGH - 3 SPACES/CLASSROOM
 26X3 = 78 SPACES
LONG TERM BICYCLE PARKING PROVIDED: 80 SPACES



Jeffrey R. Swisher, P.E., State of Florida,
 Professional Engineer, License No. 60275
 This item has been digitally signed and sealed by
 Jeffrey R. Swisher, P.E. on the date indicated
 here.
 Printed copies of this document are not
 considered signed and sealed and the signature
 must be verified on any electronic copies.

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 PHONE: (407) 888-1511
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISIONS	DATE
149676019	07/02/2024	AS SHOWN	JEFFREY R. SWISHER, P.E.	##	##		
LICENSED PROFESSIONAL JEFFREY R. SWISHER, P.E. FLORIDA LICENSE NUMBER 60275						NO.	BY

PD MASTER DEVELOPMENT PLAN

SEMINOLE SCIENCE SCHOOL EXPANSION

SHEET NUMBER MDP 2.0