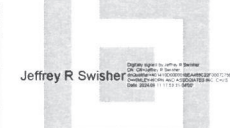


KIMLEY-HORN AND ASSOCIATES, INC. 2024 07/02/2024 22-20-30-300-017A-0000 SEMINOLE COUNTY, FLORIDA PD MASTER PLAN DEVELOPMENT PLAN SHEET MDP 2.0

Jeffrey R. Swisher, P.E., State of Florida,
 Professional Engineer, License No. 80275
 This item has been digitally signed and sealed by
 Jeffrey R. Swisher, P.E. on the date indicated
 here.
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 considered signed and sealed and the signature
 must be verified on any electronic copies.



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			P.M. PEAK HOUR			
			RATE	TRIPS	ENTER	EXIT	TOTAL	RATE	ENTER	EXIT	TOTAL	
EXISTING SCHOOL	PRIVATE CHARTER SCHOOL (K-3)	535 STUDENTS	4.11	2,199	1.01	303	237	540	0.60	151	170	321
EXPANDED SCHOOL	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 12/22/22. SEMINOLE COUNTY CONFORMED 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
 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 SCHOOL
 PROPOSED LAND USE: SCHOOL
 PROPOSED SCHOOL GRADES: 6 - 12
 MINIMUM BUILDING SETBACK: SIDE & REAR = 25', RONALD REAGAN BLVD = 35'
 MAX. BUILDING HEIGHT: 40 FT
 PROPOSED BUILDING HEIGHT: 36 FT
 PROPOSED BUILDING AREA: 73,182 SQFT
 PROPOSED FAR: 0.21
 MAXIMUM FAR: 0.20
 WATER SURFACE AREA: 0.86 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 REAGAN 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 SPEC*:
 VISITORS: - 1 SPACE/100 STUDENTS
 STUDENTS ABOVE 10TH GRADE: - 1 SPACE/10 STUDENTS
 FACULTY AND STAFF: - 1 SPACE/EMPLOYEE
 TOTAL SPACES REQUIRED: 138 SPACES
REQUIREMENT PER STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES (SPEF) 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
 TOTAL SPACES PROVIDED: 95 SPACES
TOTAL SPACES PROVIDED: 138 SPACES
ADA SPACES (12X20): 6 SPACES
LONG TERM BICYCLE PARKING REQUIREMENTS:
 ELEMENTARY, MIDDLE AND HIGH - 3 SPACES/CLASSROOM
 LONG TERM BICYCLE PARKING PROVIDED: 26X3 = 78 SPACES
OPEN SPACE REQUIREMENTS - SEMINOLE COUNTY
 TOTAL OPEN SPACE REQ'D: 2.12 AC 25%
 TOTAL OPEN SPACE PROVIDED: 44.67 AC (20%)
 *OPEN SPACE CALCULATIONS CAN BE SEEN ON SHEET MDP 3.0 OPEN SPACE EXHIBIT

- 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 SETBACKS.
 - 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 SCLC SEC. 30.117.3.
 - OUTDOOR LIGHTING REQUIREMENTS SHALL CONFORM WITH PART 15 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
 - PARKING LOT LANDSCAPING WILL BE REQUIRED IN ACCORDANCE WITH SCLC SEC. 30.14.13.
 - PER SCLC 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 SURMWD.
 - 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)

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 200 S. CHANDLER BLVD., SUITE 100
 ORLANDO, FL 32801
 PHONE: (407) 388-8511
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35195

NO.	REVISIONS	DATE	BY
1	REVISED PER COUNTY COMMENTS	8/12/2024	
2	REVISED PER COUNTY COMMENTS	9/10/2024	

K/H PROJECT NO.	22-20-30-3000-017A-0000
DATE	07/02/2024
SCALE	AS SHOWN
DESIGNED BY	VNT
DRAWN BY	VNT
CHECKED BY	JRS

PD MASTER PLAN DEVELOPMENT PLAN

SEMINOLE SCIENCE SCHOOL EXPANSION

FLORIDA

SEMINOLE COUNTY

SHEET NUMBER **MDP 2.0**