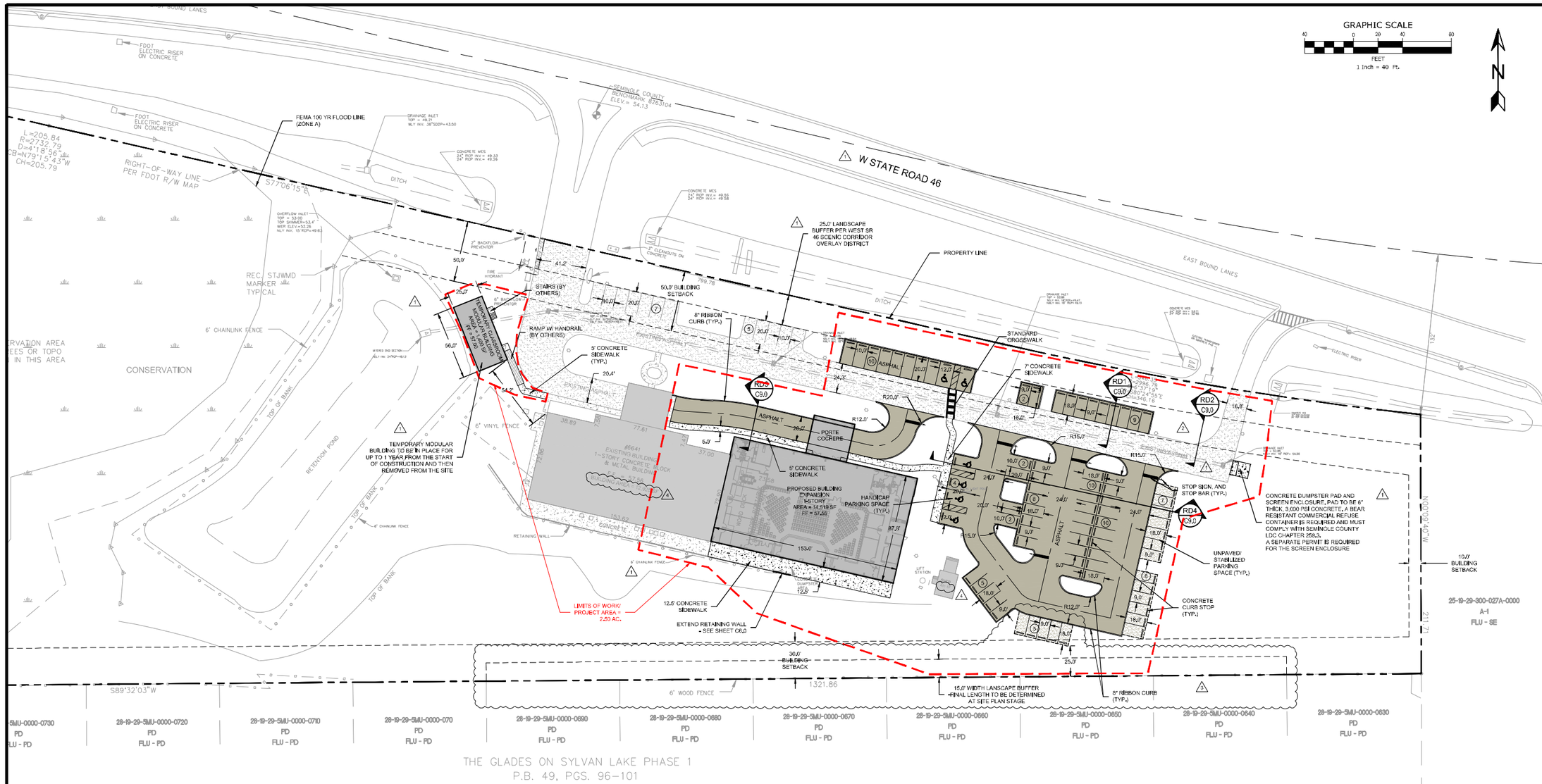

Faber Engineering, Inc.
3165 MCCRORY PLACE, STE. 151
ORLANDO, FL 32803
(407) 595-1586

SEAL:

THOMAS FABER, P.E. #67427
FABER ENGINEERING, INC.
REGISTRY #30249

SITE PLAN FOR THE ROCK CHURCH BUILDING EXPANSION

SEMINOLE COUNTY, FL

PROJECT PHASE::
CONSTRUCTION PLANS

APPLICANT:
ROCK OF CENTRAL FLA, INC.
6641 W SR 46
SANFORD, FL 32771

REV #	DATE:	
1	11/21/23	REVISED PER SEMINOLE COUNTY COMMENTS
2	12/26/23	REVISED PER SPECIAL EXCEPTION COMMENTS
3	01/26/24	REVISED PER SEMINOLE COUNTY COMMENTS
4	02/01/24	REVISED PER SEMINOLE COUNTY COMMENTS
5		
6		
7		
8		
9		
10		
11		

JOB #: 24010
DATE: 09/05/25
DESIGNED BY: TRF
APPROVED BY: TRF

C4.0

NET BUILDABLE ACREAGE

NET BUILDABLE AREA = GROSS AREA - WETLANDS - TRANSMISSION EASEMENTS - 100 YR FLOODPLAIN* - R.O.W.

GROSS AREA (10.60 AC.) - WETLANDS (2.20 AC) - EASEMENTS (0.00 AC.) - 100 YR. (0.61 AC) - R.O.W. (0.00 AC.) = 7.79 AC.

*100 YR FLOOD PLAIN AREA EXCLUSIVE OF WETLANDS.

PORTE COCHERE WILL PROVIDE A 13'6" MINIMUM CLEARANCE.

Table 11-4A: Shared Parking Table

Use Utilitizing Shared Parking	Minimum Required Parking	Weekday Usage (Mon. - Fri.)			Weekend Usage (Sat. - Sun.)		
		8AM - 6PM	6PM - 12AM	12AM - 8AM	8AM - 6PM	6PM - 12AM	12AM - 8AM
Commercial - Other (Education)	39	90%	80%	5%	100%	70%	5%
		35	31	2	0	0	0
Assembly Spaces	83	40%	100%	10%	80%	100%	50%
		0	0	0	66	83	42
Total Required Spaces		35	31	2	66	83	42

EXISTING IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING IMPERVIOUS	0.34 AC.	3.2%
PAVING IMPERVIOUS	1.04 AC.	9.8%
CONSERVATION	3.31 AC.	31.2%
PERVIOUS	5.91 AC.	55.8%
TOTAL IMPERVIOUS AREA	1.38 AC.	13.0%
TOTAL AREA	10.60 AC.	100.00%

PROPOSED IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING IMPERVIOUS	0.88 AC.	8.4%
PAVING IMPERVIOUS	1.31 AC.	12.4%
CONSERVATION	3.31 AC.	31.2%
PERVIOUS	5.30 AC.	50.0%
TOTAL IMPERVIOUS AREA	1.99 AC.	18.8%
TOTAL AREA	10.60 AC.	100.00%

PROPOSED STRUCTURE DIMENSIONS = 14,519 SQ. FT.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE = N/A

PROVIDED OPEN SPACE = 8.68 AC. (81.9%)

REQUIRED VEHICULAR PARKING

HOUSE OF WORSHIP: 1 SP/4 SEATS X 330 SEATS = 83 SP

SCHOOL:

DAYCARE/PRE-K/KINDERGARTEN: 1 SP/EMPLOYEE X 20 EMPLOYEES = 20 SP

ELEMENTARY/MIDDLE: 1.75 SP/CLASSROOM X 8 CLASSROOMS = 14 SP

HIGH SCHOOL: 5 SP/CLASSROOM X 1 CLASSROOMS = 5 SP

TOTAL SCHOOL PARKING REQUIRED: 39 SP

TOTAL REQUIRED PARKING (SEE SHARED PARKING TABLE ON THIS SHEET) = 83 SP

PROVIDED VEHICULAR PARKING

PROPOSED STANDARD PAVED (10'X20') = 24 SP

PROPOSED STANDARD PAVED (9'X18') = 44 SP

**PROPOSED STANDARD NON-PAVED (9'x18') = 18 SP (21.7% OF REQUIRED)

PROPOSED HANDICAP (12'X20') = 6 SP

TOTAL SPACES = 92 SP

**PER SEMINOLE COUNTY COMPREHENSIVE PLAN POLICY FLU 2.3.12 (B)(3)(B), WITH THE EXCEPTION OF HANDICAPPED PARKING SPACES, NO MORE THAN 25% OF THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES SHALL NOT BE PAVED.

OVERALL SITE DATA AND NOTES

1. PARCEL ID: 25-19-29-300-0290-0000
2. GROSS SITE AREA = 10.60 AC.
3. CONSERVATION AREA = +/-3.31 AC.
4. NET BUILDABLE AREA = 7.79 AC. (SEE NET BUILDABLE ACREAGE NOTE)
5. EXISTING FUTURE LAND USE = SE
6. EXISTING ZONING = A-1
7. EXISTING USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE (SCHOOL CONSISTS OF PRE-K, MIDDLE, AND HIGH SCHOOL STUDENTS AS APPROVED UNDER DO#16-32000006)
8. PROPOSED USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE (SCHOOL CONSISTS OF PRE-K, MIDDLE, AND HIGH SCHOOL STUDENTS)
9. PROPOSED BUILDING AREA = 14,519 SF
10. TOTAL PROPOSED BUILDING AREA = 29,305 SF (0.67 AC.)
11. PROPOSED FAR = 0.67 AC./ 7.79 AC. = 0.09
12. BUILDING SETBACKS:
    - FRONT = 50 FT
    - SIDE = 10 FT
    - STREET SIDE = 50 FT
    - REAR = 30 FT
13. MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
14. PER THE FIRM PANEL NO. 12117C0065F AND 12117C0045F, BOTH DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE A; AREA WITHIN FLOOD PLAIN WITHOUT THE BASE FLOOD ELEVATION DETERMINED.
15. THE STORMWATER MANAGEMENT SYSTEM FOR THE PROPOSED IMPROVEMENTS COMPLIES WITH ALL SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.
16. WATER AND SANITARY SEWER ARE PROVIDED BY THE SEMINOLE COUNTY.
17. PROPOSED UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. UTILITIES ARE DESIGNED TO MEET ALL SEMINOLE COUNTY STANDARDS.
18. ROADWAYS WILL BE PRIVATELY OWNED AND MAINTAINED.
19. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
20. THE PROJECT IS NOT GATED.
21. PROPOSED BUILDING WILL HAVE FIRE ALARM AND FIRE SPRINKLER SYSTEMS INSTALLED.
22. PROPOSED BUILDING WILL BE INTERCONNECTED TO EXISTING BUILDING. DETAILS TO BE PROVIDED WITH BUILDING PLANS.
23. THIS PROPERTY IS LOCATED WITHIN THE EAST LAKE SYLVAN TRANSITIONAL AREA, WEKIVA RIVER PROTECTION AREA, THE WEST SR 40 SCENIC CORRIDOR AND THE BEAR MANAGEMENT AREA.

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