



Prepared by: [Name], State of Florida, Professional Engineer, License No. 80275  
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 Jeffrey R. Swisher, P.E. on the date indicated  
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Jeffrey R. Swisher  
 [Signature]

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												
ITE CODE	LAND USE	SIZE	DAILY			A.M. PEAK HOUR			P.M. PEAK HOUR			
			RATE	TRIPS	ENTER	EXIT	TOTAL	RATE	ENTER	EXIT	TOTAL	
530	PRIVATE CHARTER SCHOOL (K-3)	535 STUDENTS	4.11	2,199	1.01	303	237	540	0.60	151	170	321
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 12/22/22. SEMINOLE COUNTY CONFINED 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
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
RETENTION (WEST)	15 FT/15 FT
RETENTION (EAST)	0 FT/15 FT
RETENTION (NORTH)	0 FT/10 FT
LOCAL UNDEVELOPED ROAD (NORTH)	10 FT/10 FT

PARKING REQUIREMENTS:	
SCHOOL DEMOGRAPHIC	970 STUDENTS
TOTAL STUDENT ENROLLMENT:	306 STUDENTS
STUDENTS ABOVE 10TH GRADE:	97 EMPLOYEES
FACULTY AND STAFF:	11 CLASSROOMS
MIDDLE SCHOOL:	15 CLASSROOMS
HIGH SCHOOL:	
PARKING REQUIREMENTS PER SPEC:	
VISITORS	- 1 SPACE/100 STUDENTS
STUDENTS ABOVE 10TH GRADE	- 1 SPACE/10 STUDENTS
FACULTY AND STAFF	306/100 = 31 SPACES
EMPLOYEES	97 EMPLOYEES = 97 SPACES
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:	15X5 = 75 SPACES
TOTAL SPACES REQUIRED:	95 SPACES
LONG TERM BICYCLE PARKING REQUIREMENTS:	
ELEMENTARY, MIDDLE AND HIGH	- 3 SPACES/CLASSROOM
LONG TERM BICYCLE PARKING PROVIDED:	26X3 = 78 SPACES
ELEMENTARY, MIDDLE AND HIGH	80 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 SPLIT.
  - 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)

# Kimley-Horn

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KHA PROJECT NO.	22-20-30-3000-022F-0000
DATE	07/02/2024
SCALE	AS SHOWN
DESIGNED BY	VNT
DRAWN BY	VNT
CHECKED BY	JRS
DATE	

## SEMINOLES SCIENCE SCHOOL EXPANSION PD MASTER DEVELOPMENT PLAN

FLORIDA

REVISIONS	No.	DATE	BY
1			
2			

SHEET NUMBER  
**MDP 2.0**