



Prepared by: [Name], State of Florida, Professional Engineer, License No. 80275  
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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 MG/D		

  

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/D		

  

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  
 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: 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  
**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 SPLITMAP.
  - 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. 22-013		DATE: 07/02/2024	
SCALE: AS SHOWN		DESIGNED BY: JRS	
DRAWN BY: JRS		CHECKED BY: JRS	
DATE: 08/27/25		DATE: 08/27/25	

## SEMINOLE SCIENCE SCHOOL EXPANSION

### PD MASTER DEVELOPMENT PLAN

FLORIDA

SHEET NUMBER

# MDP 2.0