

OVIEDO CHILD CARE

CONCEPT SITE PLAN

PROJECT TEAM

CIVIL ENGINEERING
GERMANA ENGINEERING AND ASSOCIATES, LLC.
CONTACT: CHRISTOPHER M. GERMANA, PE
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
(352) 242-9329
CGERMANA@GERMANAENGINEERING.COM

OWNER
ALLONDE DEVELOPMENT, LLC
CONTACT: TALAL HILAL
160 NORTH SPRING LAKE DRIVE
ALTAMONTE SPRINGS, FLORIDA 32714
(407) 790-9978
SMOKEY01@AOL.COM

SURVEYING
MCMAHON SURVEYING AND MAPPING, LLC
CONTACT: THOMAS J. MCMAHON, LS # 4887
245 SAN MARCOS AVENUE
SANFORD, FLORIDA 32771
(407) 328-7201

DEVELOPER
MH DESIGN BUILD SERVICES, LLC
CONTACT:
1567 TRAVERTINE TERRACE
SANFORD, FLORIDA 32771
(407) 257-0117

ARCHITECT
ZOSER DESIGN BUILD GROUP, INC
CONTACT: SAM ZOSER, R.A.P.A., AIA, APA, NCARB, CGC
517 OAKCREST STREET
ALTAMONTE SPRINGS, FLORIDA 32714
(407) 267-7898

GENERAL NOTE

THE PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION BASED ON THE CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. THE CONDITIONS OF THE PROPERTY MAY HAVE CHANGED SINCE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONDITIONS HAVE CHANGED FROM WHEN THE PLANS WERE PREPARED.

ACCESSIBILITY NOTE

THE SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 2020 ACCESSIBILITY CODE.

PROPERTY LEGAL DESCRIPTION (PER SURVEY)

PARCEL 1, SENECA BEND, AS RECORDED IN PLAT BOOK 50, PAGES 1 AND 2, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PROJECT DESCRIPTION

A PROPOSED 5,439 SF CHILD CARE FACILITY LOCATED AT THE NORTHEAST CORNER OF OAK BEND COURT AND WINTER SPRINGS BOULEVARD. THE PROJECT IS A COMMERCIAL DEVELOPMENT AND LOCATED IN PUD ZONED PARCEL 16-21-31-519-0100-0000.

UTILITIES

WATER:
CITY OF OVIEDO
400 ALEXANDRIA BOULEVARD
OVIEDO, FLORIDA 32765
STEVE SANTIAGO - UTILITIES MANAGER
(407) 971-5657
SSANTIAGO@CITYOFOVIEDO.NET

ELECTRIC:
DUKE ENERGY
2801 STATE ROAD 426
OVIEDO, FLORIDA 32765
DEREK CARR - DISTRIBUTION DESIGN
(407) 359-4824
DEREK.CARR@DUKE-ENERGY.COM

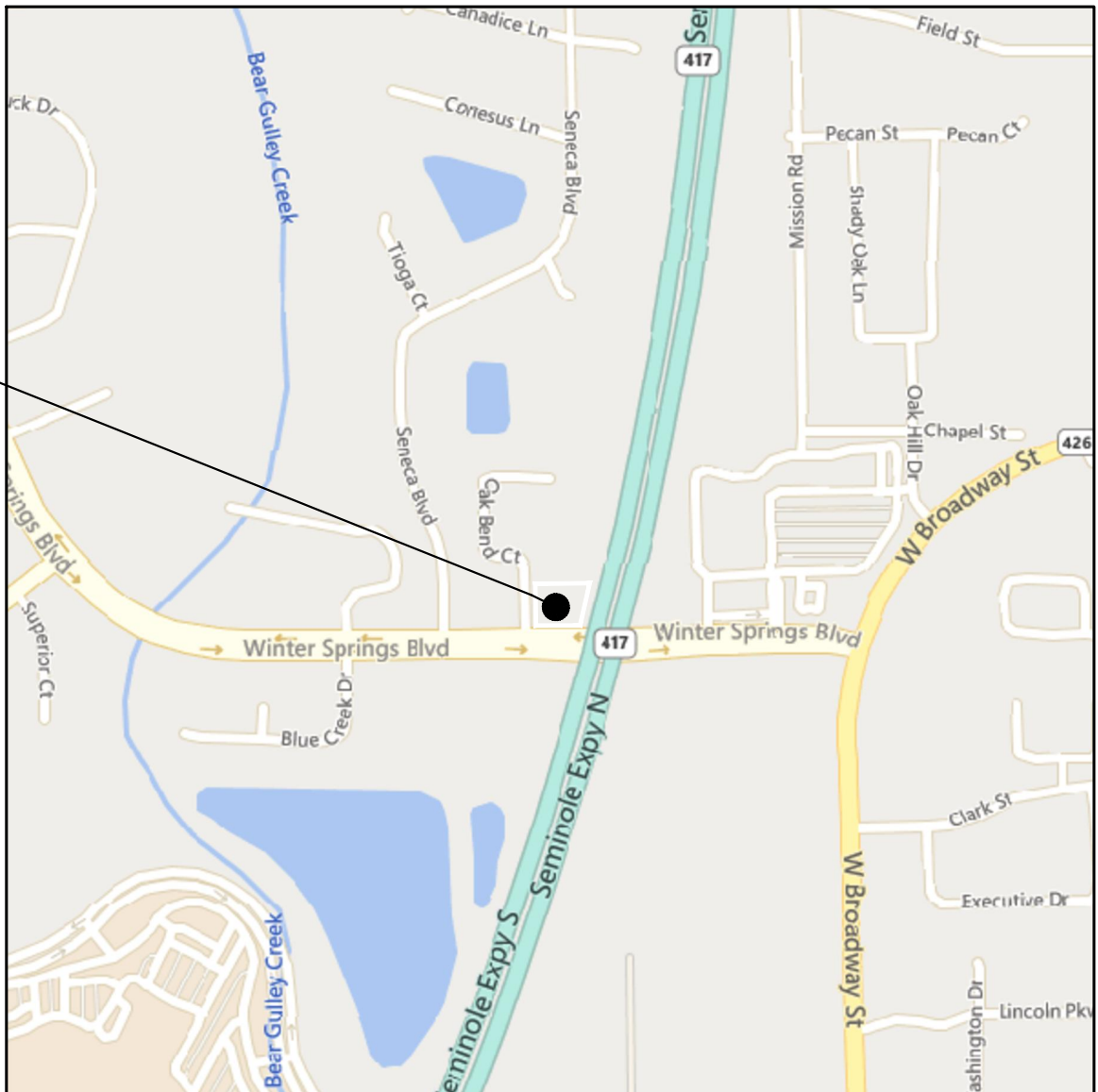
CABLE:
SPECTRUM
485 NORTH KELLER ROAD, SUITE 100
MATLAND, FLORIDA 32751
DAVID BORER - DIRECTOR OF SALES
(407) 215-5944
DAVID.BORER@MYBRIGHTHOUSE.COM

SEWER:
CITY OF WINTER SPRINGS
1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708
PHILIP HURSH - PUBLIC WORKS DIRECTOR
(407) 327-7591
PHURSH@WINTERSPRINGSFL.ORG

GAS:
TECO PARTNERS
600 WEST ROBINSON STREET
ORLANDO, FLORIDA 32801
BRUCE STOUT - PROJECT MANAGER
(407) 420-6649
BSTOUT@TECOENERGY.COM

PHONE:
AT&T
132 COMMERCE WAY
SANFORD, FLORIDA 32771
SCOTT LORENZ
(407) 302-7611
SL4484@ATT.COM

VICINITY MAP



OAK BEND COURT
OVIEDO, FLORIDA 32765
SECTION 16, TOWNSHIP 21 SOUTH, RANGE 31 EAST

SHEET LIST

- C1 COVER SHEET
- C2 CONCEPTUAL DEVELOPMENT PLAN
- C3 WETLAND EXHIBIT

DATUM NOTE

ELEVATIONS SHOWN ON THE PLAN SET ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (PER SURVEY)

PERMIT NOTE

SEPERATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

- CONSTRUCTION TRAILERS
- LIFT STATIONS
- RETAINING WALLS
- ACCESS GATES
- GENERATORS
- AWNINGS
- ETC.
- DUMPSTER ENCLOSURES
- SIGNS
- ENTRY WALL FEATURES
- SITE LIGHTING
- FENCES
- WALK-IN COOLERS

FIRE NOTE

SITE TO CONFORM TO FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)

SEPERATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

- FIRE SPRINKLERS
- FIRE ALARM MONITORING
- DUMPSTER ENCLOSURE
- FIRE ALARMS
- FIRE UNDERGROUND

COVER SHEET

OVIEDO CHILD CARE

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
(352) 242-9329
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: NTS
DATE: 02-21-2023
SHEET
C1

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
04-04-23
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 01682
ENGINEERING FIRM REGISTRY # 29279

CALL 48 HOURS
BEFORE YOU DIG

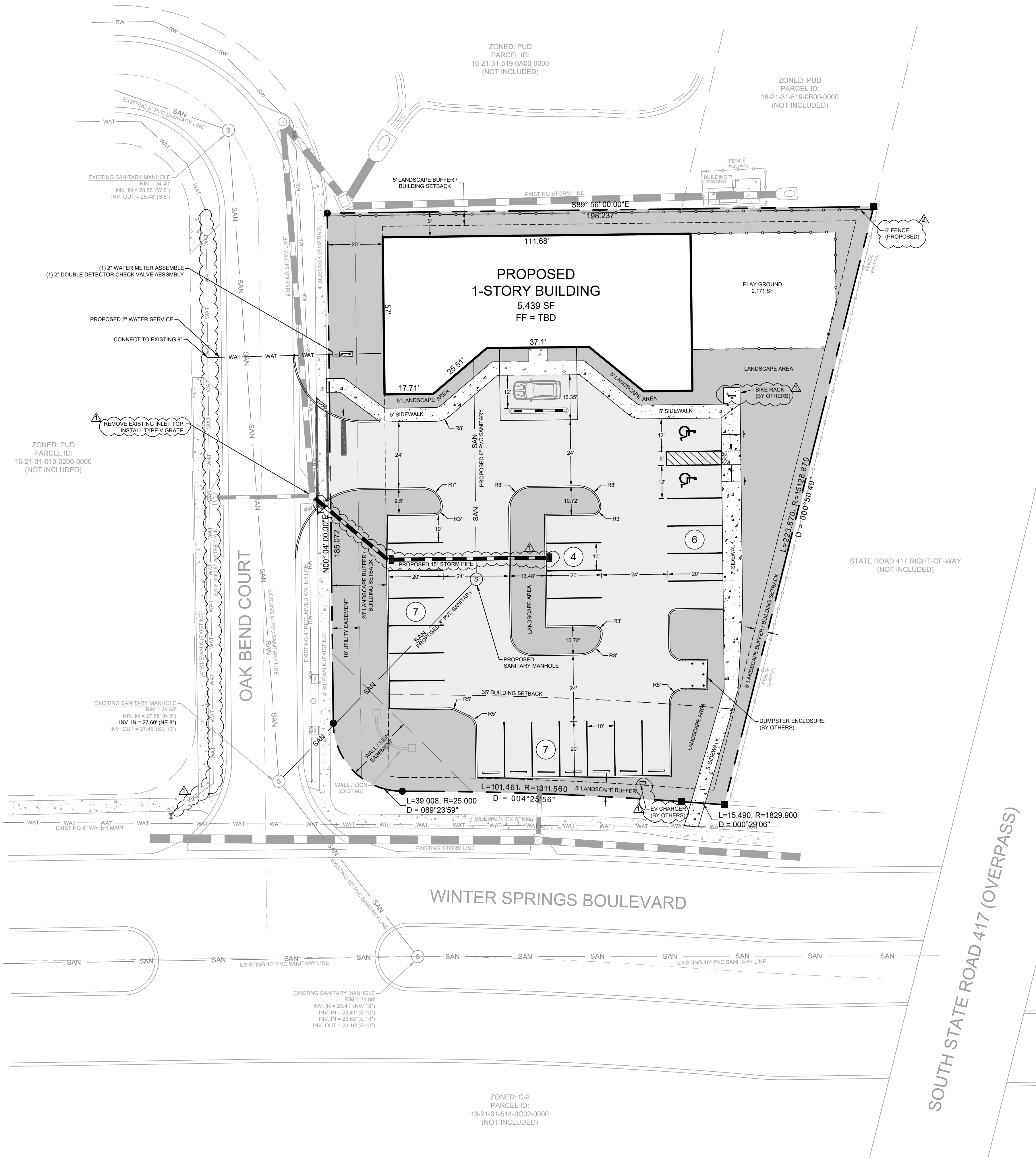
IT'S THE LAW!
DIAL 811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

811
Know what's below.
Call before you dig.

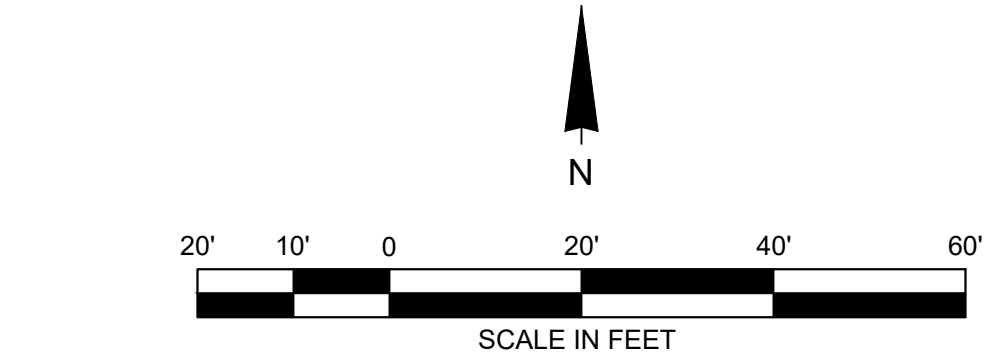
GERMANA ENGINEERING AND ASSOCIATES, LLC

ENGINEERING FIRM REGISTRY # 29279
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
PHONE: (352) 242-9329
WWW.GERMANAENGINEERING.COM



LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- WAT EXISTING WATER LINE
- SAN EXISTING SANITARY LINE
- WAT PROPOSED WATER LINE
- SAN PROPOSED SANITARY LINE
- OPEN SPACE



NOTES

- THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
- PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBCI 2020 EDITION).
- THE CONCEPTUAL DEVELOPMENT PLAN (CDP) MAY ALTER ITS CONFIGURATION OR REQUIRE A DEVIATION FROM THE CODE TO ACCOMMODATE ALL SITE ELEMENTS AT SITE DEVELOPMENT ORDER FINAL ENGINEERING AND WILL ADHERE TO THE STANDARDS OF THE NON-STATUTORY DEVELOPMENT AGREEMENT, LAND DEVELOPMENT CODE AND ANY APPLICABLE REGULATION.
- EXISTING AND PROPOSED UTILITY SHOWN IN THE CONCEPT IS PRELIMINARY. SHOWN FOR INFORMATION USE ONLY, AND NOT INTENDED FOR PERMITTING OR CONSTRUCTION PURPOSE. DETAILED UTILITY DESIGN WILL BE PROVIDED IN THE SITE APPLICATION SUBMITTAL.
- FINAL CIVIL PLANS WILL DEFINE THE CONNECTION TO THE EXISTING STORM SYSTEM.

SITE DATA

- SITE AREA** = 36,062 SF / 0.83 AC
- SITE LOCATION**
WINTER SPRINGS BOULEVARD
OVIDEO, FLORIDA 32765
SECTION 16, TOWNSHIP 21 SOUTH, RANGE 31 EAST
- SITE DESCRIPTION**
PARCEL: 16-21-31-519-0100-0000 (CITY OF OVIDEO)
ZONING: PUD
COMPREHENSIVE PLAN FLU: LDR (LOW DENSITY RESIDENTIAL)
CURRENT USE: VACANT
FEMA DESIGNATION: ZONE X
- LAND USE OF ADJACENT PROPERTIES**
NORTH: SINGLE FAMILY RESIDENTIAL
EAST: ROW
SOUTH: ROW
WEST: ROW
- ITE TRIP GENERATION**
AVERAGE DAILY TRIPS: 259
AM PEAK TRIPS: 60
PM PEAK TRIPS: 60
- SITE REQUIREMENTS**
OPEN SPACE: 30% MINIMUM (0.25 AC)
MAXIMUM BUILDING HEIGHT: 45 FEET (PER DEVELOPMENT AGREEMENT)
REAR LANDSCAPE BUFFER: 5 FEET
SIDE LANDSCAPE BUFFER: 5 FEET
SIDE LANDSCAPE BUFFER: 5 FEET
FRONT LANDSCAPE BUFFER REQUIRED / PROVIDED: 10 FEET (PER LDC) / 20 FEET
REAR SETBACK: 5 FEET
SIDE SETBACK: 5 FEET
SIDE SETBACK (WINTER SPRINGS BOULEVARD): 35 FEET
FRONT SETBACK (OAK BEND COURT): 20 FEET

BUILDING DATA

USE TYPE: CHILD CARE
BUILDING COUNT: 1
CONSTRUCTION TYPE:
BUILDING HEIGHT: 45' MAX ALLOWED
FINISHED FLOOR: TBD
DIMENSIONS: VARIES (1-STORY)
BUILDING AREA: 5,439 SF

(FAR = BUILDING AREA / SITE AREA)
FAR (PROVIDED) = 0.15
FAR (MAX ALLOWED) = 0.40

PARKING DATA

EXPECTED CHILDREN COUNT: 100
EXPECTED EMPLOYEE COUNT: 14
(1 SPACE PER 10 CHILDREN PLUS 1 SPACE PER EMPLOYEE)
REQUIRED PARKING = 24 SPACES
PROVIDED PARKING = 24 SPACES (2 EV CHARGING SPACES)
(1 TO 25 SPACES PROVIDED)
HANDICAP REQUIRED = 1 SPACE
HANDICAP PROVIDED = 2 SPACES
LOADING AREA PROVIDED = 1 SPACE

WATER USE

WATER PROVIDER: CITY OF OVIDEO
WASTEWATER PROVIDER: CITY OF WINTER SPRINGS
(12 GPD PER 100 SF OF FLOOR SPACE)
WATER DEMAND = 653 GPD
(10 GPD PER 100 SF OF FLOOR SPACE)
WASTEWATER DEMAND = 544 GPD

IMPERVIOUS DATA

EXISTING:
MONUMENT SIGN = 27 SF
TRANSFORMERS = 40 SF
TOTAL IMPERVIOUS = 67 SF (0.19%)
TOTAL OPEN SPACE = 35,995 SF / 0.83 AC (99.81%)

PROPOSED:
BUILDING FOOTPRINT = 5,439 SF
ASPHALT = 13,963 SF
CONCRETE = 1,766 SF
TOTAL IMPERVIOUS = 21,168 SF (58.70%)
TOTAL OPEN SPACE = 14,894 SF 0.34 AC (41.30%)

CONCEPTUAL DEVELOPMENT PLAN

OVIDEO CHILD CARE

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNIEOLA AVENUE
OVIDEO, FLORIDA 32765
(321) 242-5529
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

PRELIMINARY

NOT FOR CONSTRUCTION
NOT FOR PERMITTING
04-04-23

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 01682
ENGINEERING FIRM REGISTRY # 29279

SHEET
C2

SCALE: 1" = 20'

DATE: 02-21-2023

SHEET

C2

PROJECT # GEM45021

OVIDEO, FLORIDA 32765

REVISIONS

No.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

