

# 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@CITYOF OVIEDO.NET

**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

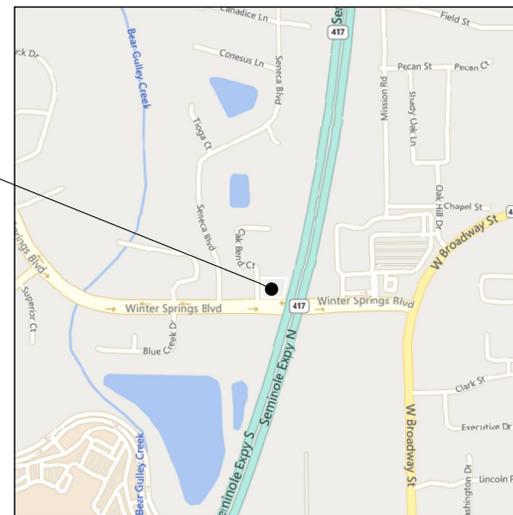
**ELECTRIC:**  
 DUKE ENERGY  
 2801 STATE ROAD 426  
 OVIEDO, FLORIDA 32765  
 DEREK CARR - DISTRIBUTION DESIGN  
 (407) 359-4824  
 DEREK.CARR@DUKE-ENERGY.COM

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

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

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

## VICINITY MAP



PROJECT SITE

SCALE: 1" = 700'  
**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

No.	REVISIONS	DATE
1	REVISED PER COMMENTS	12-14-2022
2	REVISED PER COMMENTS	02-17-2023
3	SHEET C-3 ADDED	04-04-2023

COVER SHEET

OVIEDO CHILD CARE

PROJECT # GEN452021  
 OVIEDO, FLORIDA 32765

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 (352) 242-9329  
 WWW.GERMANAENGINEERING.COM  
 ENGINEERING FIRM REGISTRY # 29279

SCALE: NTS

DATE: 02-21-2023

SHEET

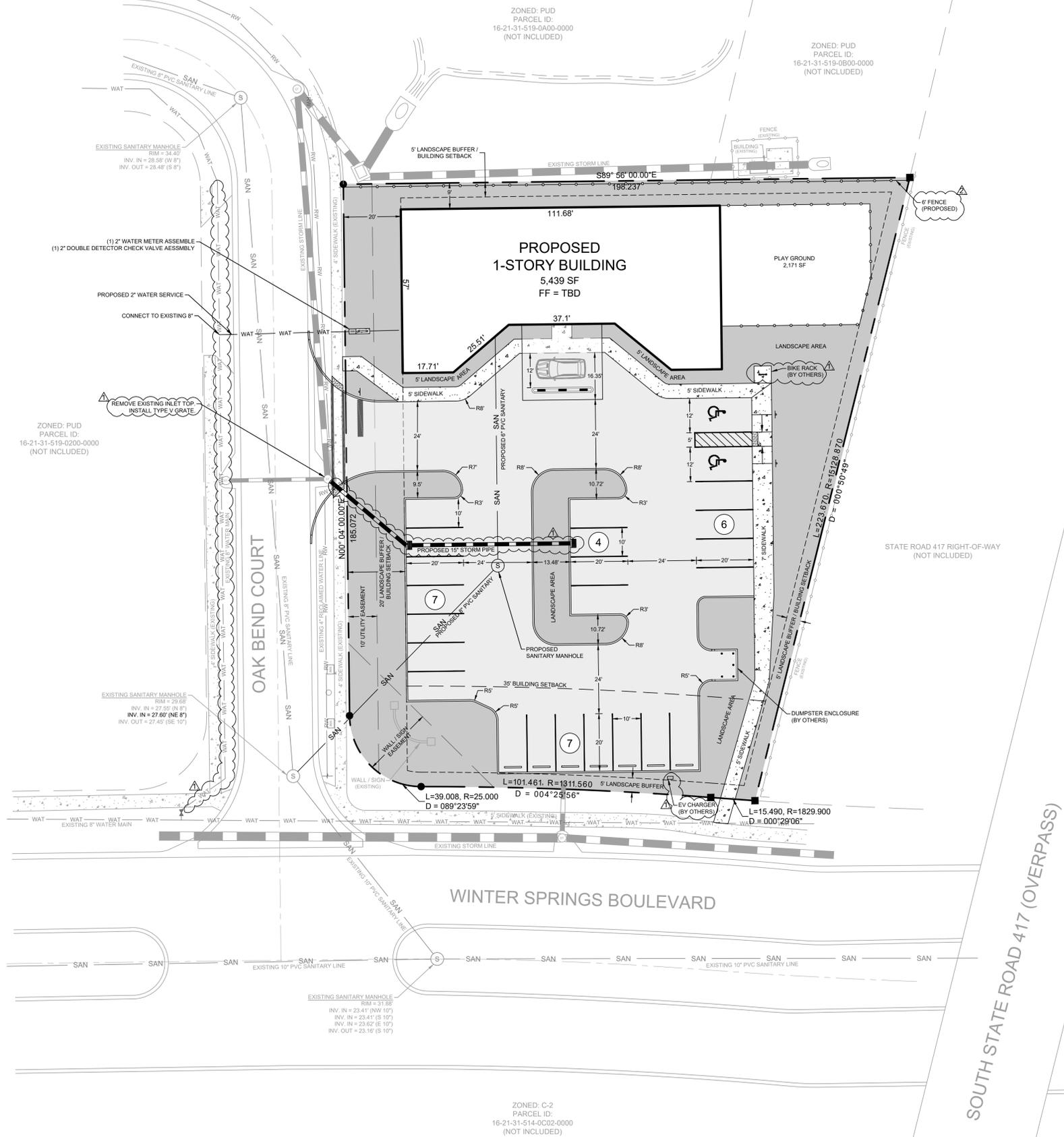
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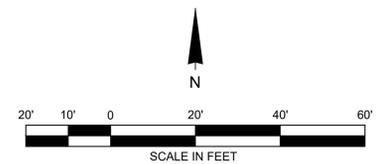
**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 NOT FOR PERMITTING  
 04-04-23

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



**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



**SITE DATA**

1. **SITE AREA** = 36,062 SF / 0.83 AC
2. **SITE LOCATION**  
WINTER SPRINGS BOULEVARD  
OVIEDO, FLORIDA 32765  
SECTION 16, TOWNSHIP 21 SOUTH, RANGE 31 EAST
3. **SITE DESCRIPTION**  
PARCEL: 16-21-31-519-0100-0000 (CITY OF OVIEDO)  
ZONING: PUD  
COMPREHENSIVE PLAN FLU: LDR (LOW DENSITY RESIDENTIAL)  
CURRENT USE: VACANT  
FEMA DESIGNATION: ZONE X(A)
4. **LAND USE OF ADJACENT PROPERTIES**  
NORTH: SINGLE FAMILY RESIDENTIAL  
EAST: ROW  
SOUTH: ROW  
WEST: ROW
5. **ITE TRIP GENERATION**  
AVERAGE DAILY TRIPS: 259  
AM PEAK TRIPS: 60  
PM PEAK TRIPS: 60
6. **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  
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
7. **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

**8. WATER USE**

- WATER PROVIDER: CITY OF OVIEDO
- 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

**9. 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%)

DATE	REVISIONS
12-14-2022	
03-21-2023	

**CONCEPTUAL DEVELOPMENT PLAN**

**OVIEDO CHILD CARE**

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SCALE: 1" = 20'
DATE: 02-21-2023
SHEET
<b>C2</b>

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