

SITE DATA

PARCEL ID#: 21-22-32-2338-021-90
 21-22-32-2338-021-90
 ZONED: C-3
 EXISTING LAND USE: COMMERCIAL
 PROPOSED LAND USE: COMMERCIAL
 SOILS TYPE: 24-SMYRNA 'B/D'
 3-BASINGER 'D'
 PER ORANGE COUNTY SCS

BUILDING SETBACKS

FRONT: 25-FT
 REAR: 15-FT
 SIDE STREET: 15-FT
 SIDE YARD: 5-FT

PROP. AREAS

PROP. OFFICE BLDG. = 1,104-SF
 PROP. PAVEMENT = 6,340-SF
 PROP. S.W. = 840-SF
 TOTAL IMPERVIOUS = 8,284-SF = 0.19 AC = 15.33%
 TOTAL AREA = 54,055-SF = 1.24 AC
 TOTAL OPEN SPACE = 45,771-SF = 1.05 AC = 84.67%

PARKING SPACES REQUIRED

1-SPACE/200-SF OF OFFICE
 1,104-SF x 1-SPACE/200-SF = 5.5-SPACES
 TOTAL SPACES REQUIRED = 6-SPACES

PARKING SPACES PROVIDED

HANDICAPPED SPACE = 2-SPACES
 REGULAR PARKING = 4-SPACES
 TOTAL SPACES PROVIDED = 6-SPACES

BUILDING HEIGHT: 12-FT

NOTE:
 - AUTOMATIC FIRE DETECTION SYSTEM TO BE PROVIDED IN LIEU OF FIRE HYDRANTS.

Legal Description As Furnished

COMMERCIAL TRACT E: From the Southwest corner of Section 22, Township 22 South, Range 32 East, run North along section line 379.60 feet to the North Right of Way line of Old Cheney Highway, said point being the Point of Beginning; run thence North 311.45 feet; thence 74°25' West 38.35 feet; thence South 15°33' West 300.00 feet to the aforesaid Right of Way line; thence South 74°25' East along said Right of Way line 122.02 feet to the Point of Beginning, of the Public Records of Orange County, Florida.

TRACT "D", UNRECORDED PLAT OF EAST ORLANDO ESTATES SECTION 2: From the Southeast corner of Section 21, Township 22 South, Range 32 East, run North along the East line of said Section 21, a distance 379.60 feet to the Northerly right of way line of State Road No. 50; Thence N 74° 25' W along said right of way line 122.02 feet for a Point of Beginning; Run thence N 74°25' W., 100.00 feet; Thence N 15°33' E., 300.00 feet; Thence S 74° 25' E., 100.00 feet; Thence S15°35' W., 300.00 feet to the Point of Beginning, Public Records Of Orange County, Florida.
 Subject to restrictions, easement, restrictions and reservations of records; Subject to zoning ordinances affecting said property; Subject to taxes for the year 1997 and thereafter.

LEGEND

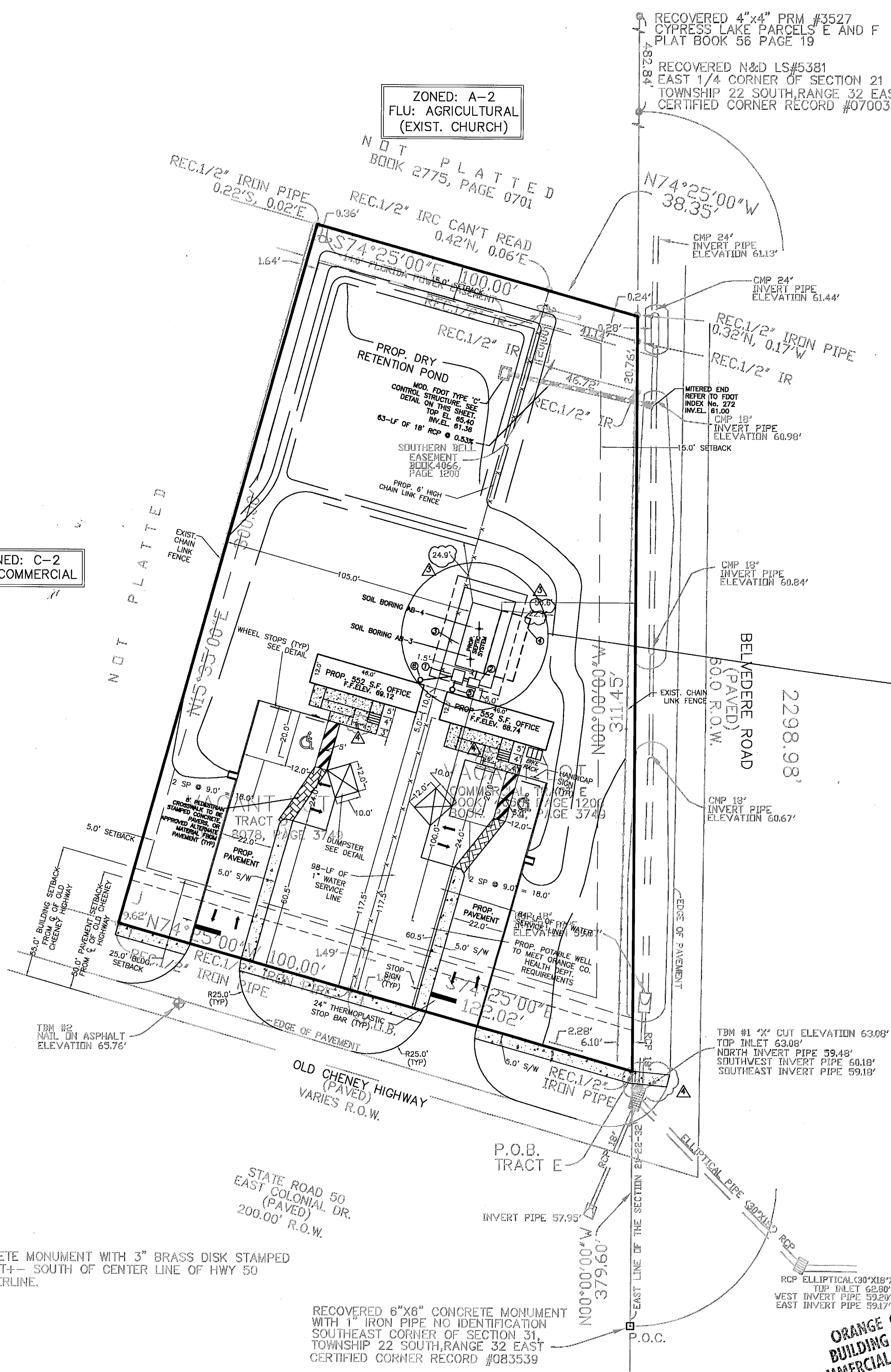
- P = PLAT
- F = FIELD
- I.P. = IRON PIPE
- I.R.C. = IRON ROD & CAP
- C.M. = CONCRETE MONUMENT
- SET I.R. = 1/2" I.R. LB 007
- REC = RECOVERED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- MEAS. = MEASURED
- N&D = NAIL AND DISK
- R.O.W. = RIGHT OF WAY
- ESMT. = EASTMENT
- DRAIN. = DRAINAGE
- UTIL. = UTILITY
- C.L.F.C. = CHAIN LINK FENCE
- W.D.F.C. = WOOD FENCE
- C/B. = CONCRETE BLOCK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- DESC. = DESCRIPTION
- R = RADIUS
- L = ARC LENGTH
- Δ = CENTRAL ANGLE
- C.D. = CHORD DISTANCE
- C.B. = CHORD BEARING
- P.O.L. = POINT ON LINE
- BLK = BLOCK
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- RAD. = RADIAL
- RCP = REINFORCED CONCRETE PIPE
- W.P. = WHITNESS POINT
- CONC. = CONCRETE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = TELEPHONE RAISER
- = WOOD POWER POLE
- = CORRUGATED METAL PIPE

BM: DOT BM#91
 ELEVATION 67.19'
 DESCRIPTION: RECOVERED 5"x5" CONCRETE MONUMENT WITH 3" BRASS DISK STAMPED ON THE SOUTH SIDE OF HWY 50, 100FT+- SOUTH OF CENTER LINE OF HWY 50 AND 0.25MILES+- WEST OF THE CENTERLINE.
 DATUM NAVD88

RECOVERED 6"x6" CONCRETE MONUMENT WITH 1" IRON PIPE NO IDENTIFICATION SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 32 EAST CERTIFIED CORNER RECORD #083539

ZONED: C-2
 FLU: COMMERCIAL

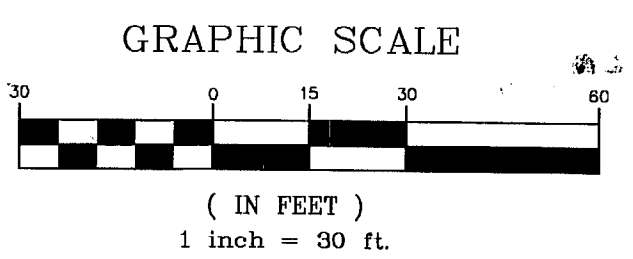
ZONED: A-2
 FLU: AGRICULTURAL (EXIST. CHURCH)



OCCUPANCY CLASS B
 TYPE CONST VB

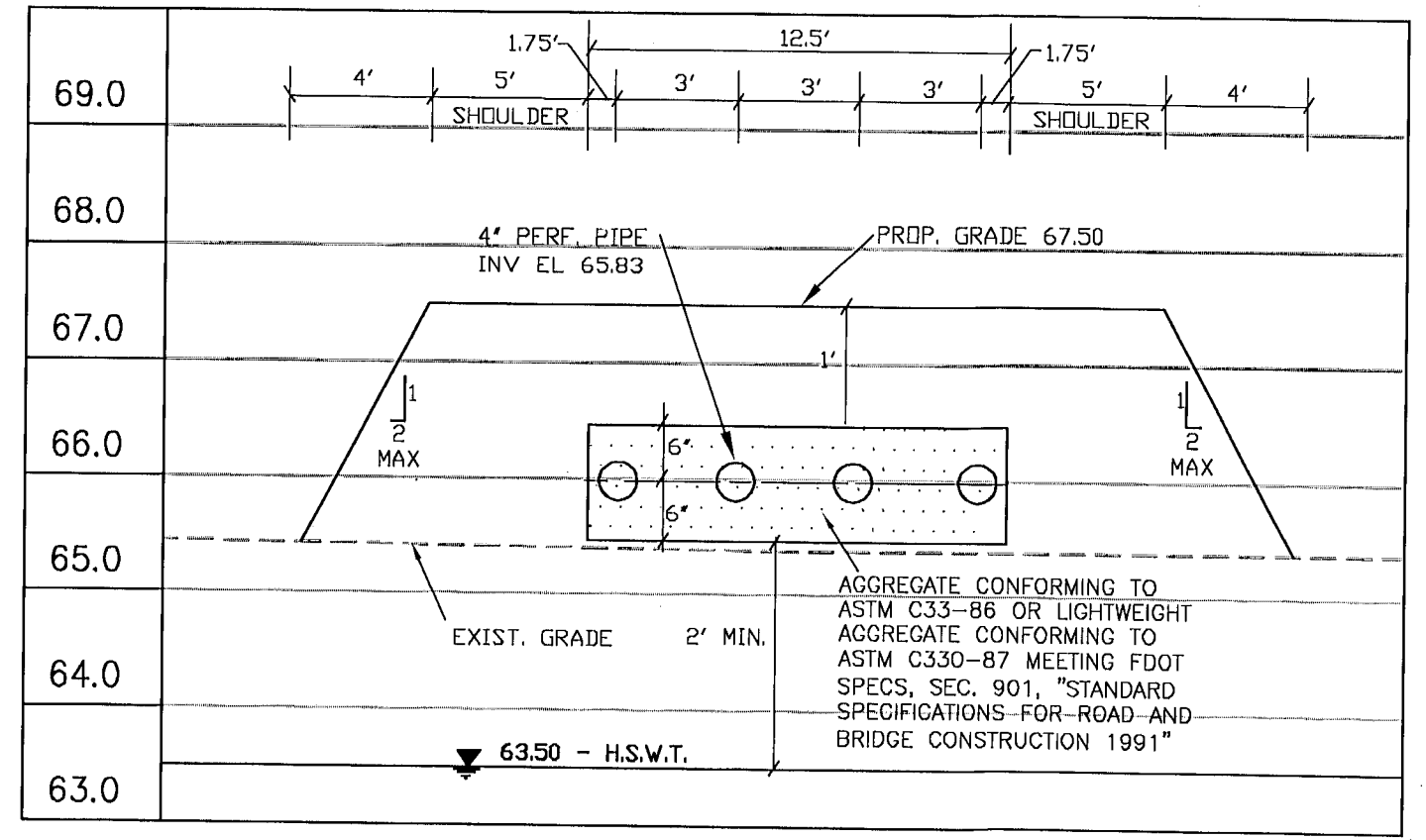
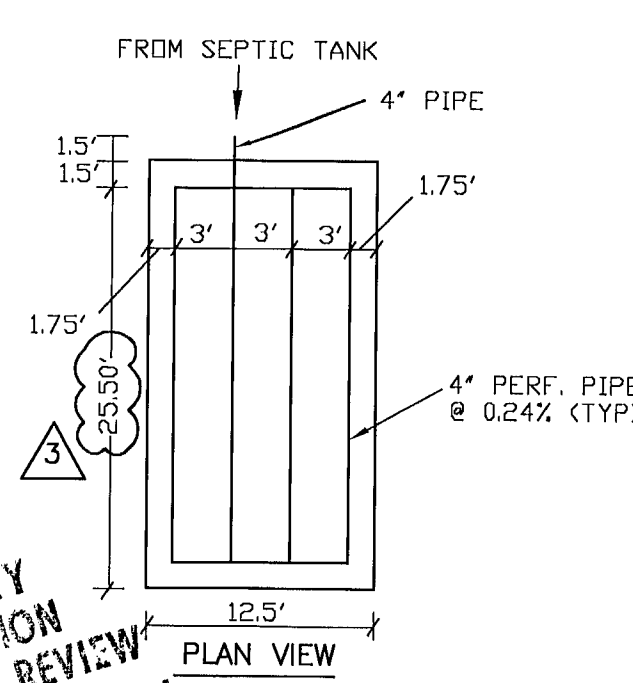
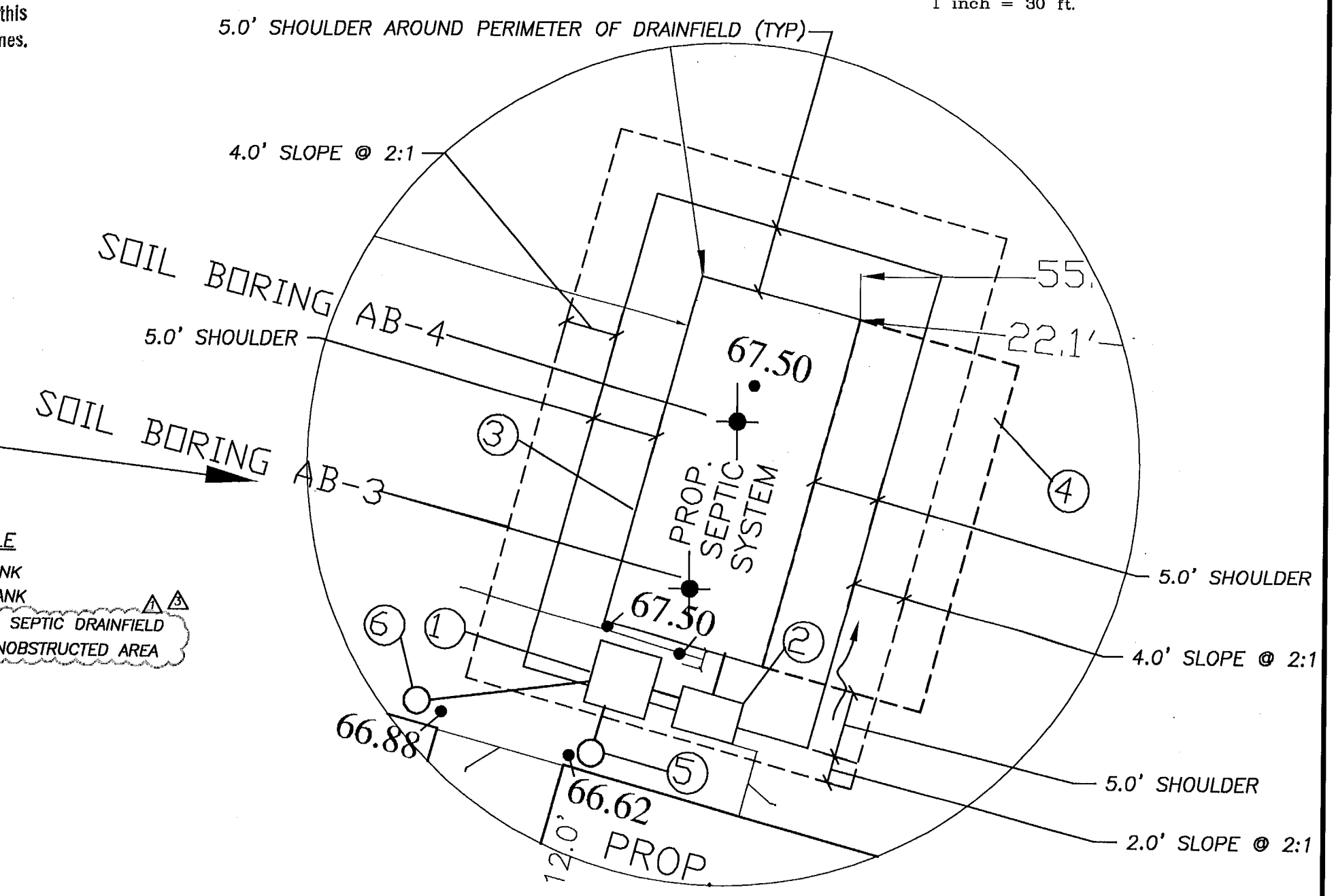
JOB COPY
 Approved Plans
 Orange County
 Building Division
 Approved By
 12-30-10
 D1090215-216

This Approval is a grant permission for any part of this improvement can result in a cloud on the title of this property. Keep this plan on the job site at all times.



SANITARY SEWER TABLE

- 1 900 GALLON SEPTIC TANK
- 2 225 GALLON DOSING TANK
- 3 12.5' x 27' (337.5 SF) SEPTIC DRAINFIELD
- 4 25' x 27' (675 SF) UNOBSTRUCTED AREA
- 5 C.O. INV. EL. 63.60
- 6 C.O. INV. EL. 63.60



ORANGE COUNTY
 BUILDING DIVISION
 COMMERCIAL PLAN REVIEW
 THIS APPROVAL DOES NOT INCLUDE A COMPLETE REVIEW ON STRUCTURAL, HVAC, ELECTRICAL OR PLUMBING COMPONENTS

TYPICAL DRAINFIELD DETAIL

Fragomeni Engineering, Inc.
 4985 Hoffner Avenue
 Orlando, Florida 32812
 Voice: (407) 240-0444 Fax: (407) 240-0590

KUROWSKI OFFICE BUILDINGS
 AT 17925 AND 17933 OLD CHENEY HWY
 ORLANDO FLORIDA

GEOMETRY AND UTILITY PLAN

JOB NO.	K1002	DATE	REVISION	BY	APPR
DATE:	04/03/09	4	10/01/10	REVISED PER ORANGE COUNTY COMMENTS	MP
DESIGNED BY:	SLF	3	09/16/10	REVISED PER HEALTH DEPT. COMMENTS	MP
DRAWN BY:	MP	2	07/16/09	REVISED PER HEALTH DEPT. COMMENTS	MP
CHECKED BY:	SLF	1	06/22/09	REVISED PER C.O. COMMENTS	MP
APPROVED BY:	SLF	NO.	DATE	REVISION	APPR

FILE: K1002- GEO
 SCALE: 1"=30'
 SHEET NO.
C-3