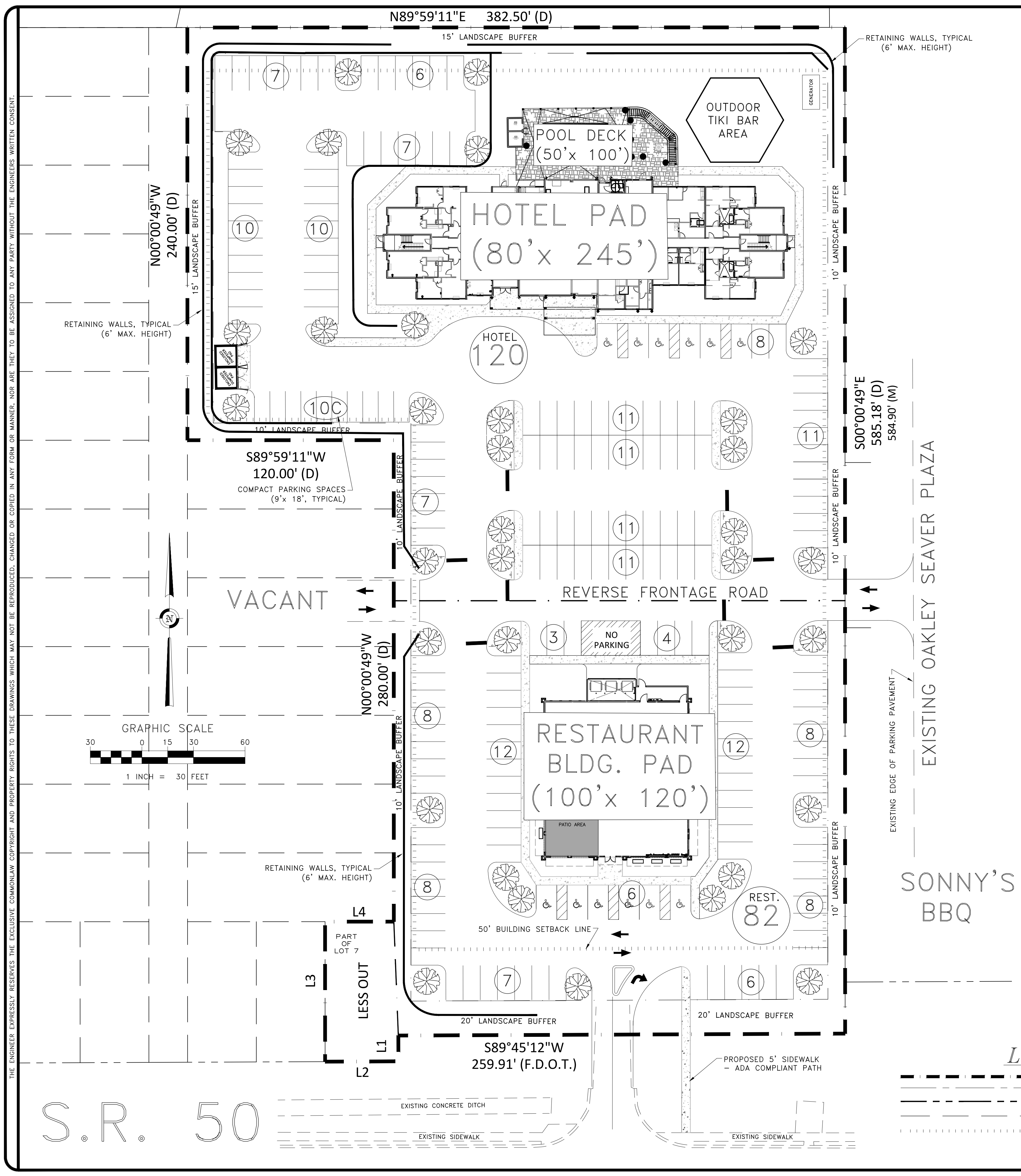


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PROJECT CHARACTERISTICS

THE COMMERCIAL COMPLEX SHALL CONSIST OF A 112-ROOM, 4-STORY HOTEL AND A 294-SEAT RESTAURANT WITH SHARED PARKING AND A REVERSE FRONTAGE ROAD THAT ALIGNS WITH THE EXISTING REVERSE FRONTAGE ROAD BEHIND THE SONNY'S BBQ AND THE UNITED SOUTHERN BANK AT THE SW CORNER OF SR 50 AND OAKLEY SEAVER DRIVE. THE REVERSE FRONTAGE ROAD WILL PROVIDE ACCESS TO THE EXISTING OAKLEY SEAVER DRIVE STOP LIGHT. THE REVERSE FRONTAGE ROAD WILL ESTABLISH A POTENTIAL CONNECTION TO FUTURE DEVELOPMENT TO THE WEST.

TOTAL PROPERTY AREA4.266± Acres
 LESS-OUT LOT.....0.197± Acres
 TOTAL PROJECT AREA.....4.069± Acres
 TOTAL WETLANDS / 100-YR FLOOD PLAIN AREA.....0.000 Acres

LAKE COUNTY ALT. KEY No.....1695881, 2691280, 1695872, 1695911, 2587199, 1695899, 1695813, 1695902, 2706058 AND 1695805

PROPOSED ZONING.....C-2 / CUP
 FUTURE LAND USE DESIGNATION.....COMMERCIAL
 MAX. FAR (FLOOR AREA RATIO).....3.0
 MAX. ISR (IMPERVIOUS SURFACE RATIO).....80%
 MAX. BUILDING HEIGHT.....55'

PROPOSED SERVICES:

DRINKING WATER.....	CITY OF CLERMONT
SEWAGE DISPOSAL.....	CITY OF CLERMONT
ELECTRIC.....	DUKE ENERGY
NATURAL GAS.....	LAKE APOPKA NATURAL GAS DISTRICT
TELEPHONE.....	CENTURYLINK
GARBAGE DISPOSAL.....	CITY OF CLERMONT
FIRE PROTECTION.....	CITY OF CLERMONT
POLICE PROTECTION.....	CITY OF CLERMONT

MINIMUM BUILDING SETBACK REQUIREMENTS:

FROM S.R. 50 RIGHTS-OF-WAY.....	50'
FROM REAR PROPERTY LINES.....	25'
FROM SIDE PROPERTY LINES.....	12'

PARKING SPACES REQUIRED:

112-ROOM HOTEL:

(1) Parking Space per ROOM @ (112) ROOMS	= (112) Spaces
(1) Parking Space per (3) Employees @ (24) Employees	= (8) Spaces
	= (120) Spaces

300-SEAT RESTAURANT:

(1) Parking Space per (4) SEATS @ (300) SEATS	= (75) Spaces
(1) Parking Space per (4) Employees @ (40) Employees	= (10) Spaces
	= (85) Spaces

REQUIRED HANDICAPPED SPACES:

(1) Space per 25 Regular Spaces	
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PARKING SPACES PROVIDED:

HOTEL:

(104) REGULAR (10'x20')	
(10) COMPACT (9'x18')	
(6) HANDICAPPED (12'x20')	
(120) HOTEL Spaces Provided	

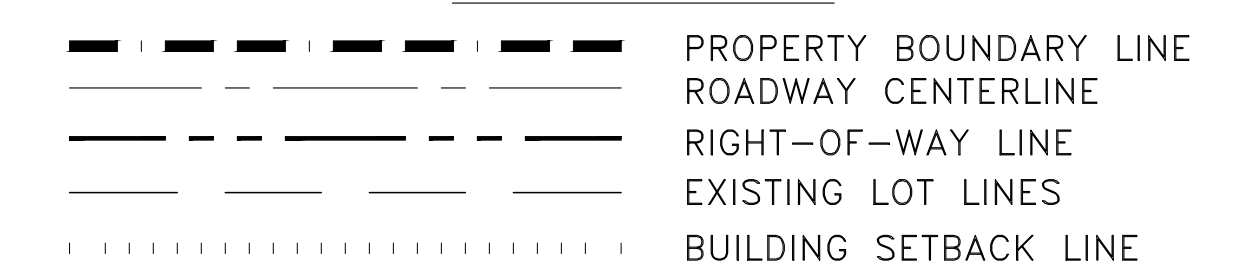
RESTAURANT:

(76) REGULAR (10'x20')	
(6) HANDICAPPED (12'x20')	
(82) RESTAURANT Spaces Provided	

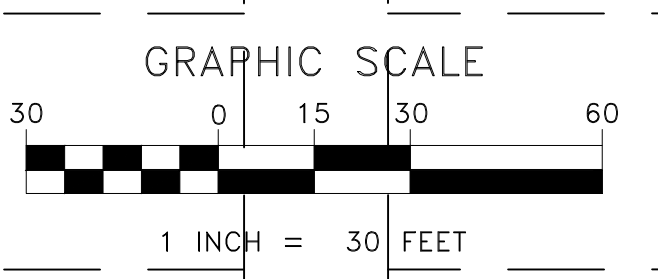
(202) TOTAL PARKING SPACES

- 1) STORMWATER TO BE TREATED AND ATTENUATED IN 'STORMTECH' UNDERGROUND CHAMBERS.
- 2) ESTIMATED PROJECT WATER DEMAND / WASTEWATER DAILY FLOW RATE = 23,200± GPD.
 [(112 Rooms) x 100 GPD/Room + (300 Seats) x 40 GPD/Seat] = [11,200 GPD + 12,000 GPD]
- 3) VARIANCE REQUESTED:
 - PARKING BETWEEN LANDSCAPE ISLANDS INCREASED FROM (10) TO (12) SPACES;
 [LDR Sec. 123-44 (2)]

LEGEND



S.R. 50



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICK McCOY, P.E. No. 38725, ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

RICK McCOY, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38725

JOB NO.	22-007
DATE	October 2023
DES. BY:	RMc
DWN. BY:	RMc
CHK'D BY:	
APP'D BY:	
SHEET	1 OF 1

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 (352) 324-1156 RMcCoyPE@att.net CA#: 6574

BAILEY SURVEYING & MAPPING, LLC
 10900 SANDY RIDGE AVE.
 CLERMONT, FL 34711
 (407) 747-3216

CONCEPTUAL MASTER SITE PLAN (REVISED)
 PALM PLAZA HOTEL AND RESTAURANT
 Sec. 29; Twp. 22S; Rng. 26E, City of Clermont, Lake County, FL
 DEVELOPER: CLERMONT HOTELS, L.L.C., George Tzounis
 3203 Lawton Road, Suite 100 Orlando, FL 32803 (407) 877-1005