

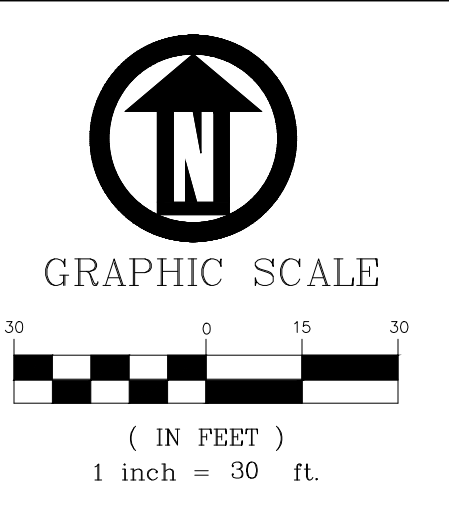
KEY NOTES

- SITE ADDRESS: 501 FRANKLIN STREET, CITY OF COOEE FLORIDA 34761
- PARCEL ID: 18-22-28-0000-00-025
- PROPERTY USE: 1000 - COMM VACANT LAND
 SITE IS NOT WITHIN A FLOOD PRONE AREA, IT IS IN ZONE X. MINIMAL FLOODING BASED ON FLOOD INSURANCE RATE MAP, PANEL NO. 12095C0210H, AND PANEL NO. 210 OF 750, BOTH REVISED 09/24/2021.
 EXISTING USE: VACANT
 PROPOSED USE: SENIOR APARTMENTS
- SITE AREA - 5.76 AC
 LOT = 201,870 SF. 4.63 AC.
 POND = 49,296 SF. 1.13 AC.
 TOTAL 251,166 SF. 5.76 AC.
 EXISTING ZONING: C-2
 FUTURE ZONING: COMMERCIAL
 PROPOSED FUTURE LAND USE:
 PERVIOUS AREA: 28,752 SF. / 0.66 AC. / 11.45 %
 IMPERVIOUS AREA: 222,414 SF. / 5.10 AC. / 88.55 %
 TOTAL AREA: 251,166 SF. / 5.76 AC. / 100%
 OPEN SPACE REQUIREMENTS:
 PROJECT AREA: 5.76 AC
 OPEN SPACE REQUIRED: 30% = 1.73 AC
 OPEN SPACE: 0.66 AC
 STORMWATER POND PROVIDED: 1.13 AC
 TOTAL OPEN SPACE PROVIDED: 1.84 AC
- A MINIMUM CODE COMPLIANT LANDSCAPE PLAN IS REQUIRED FOR SITE DEVELOPMENT SUBMITTAL.
- BUILDING SETBACKS:
 FRONT: 0 TO 10' FT.
 REAR: 20 FT.
 SIDE: 5 FT.
 LANDSCAPE BUFFER:
 FRONT: MIN. 25 FT.
 REAR: MIN. 10 FT.
 SIDE: MIN. 5 FT.
- UTILITIES PROVIDERS:
 CITY OF COOEE = WATER AND SANITARY SEWER
 REQUIRED PARKING: RESIDENTIAL/RETAIL
 RESIDENTIAL 1.25 SPACES PER UNIT
 (1.25 x 138 UNITS = 173 SPACES)
 RETAIL 1 SPACE PER 200 SF.
 9,878 SF. / 200 = 50 SPACES
 PARKING REQUIRED = 50 SPACES
 TOTAL PARKING REQUIRED = 223 SPACES
 PROVIDED REGULAR SPACES = 265
 PROVIDED HANDICAP SPACES = 14
 TOTAL PARKING PROVIDED = 279 SPACES
 BICYCLE SPACES REQUIRED = 9, PROVIDED = 10
 BUILDING 1
 1 ST FLOOR = 9 RESIDENTIAL / 6 RETAIL
 2 ND FLOOR = 15 RESIDENTIAL
 3 TH FLOOR = 15 RESIDENTIAL
 4 TH FLOOR = 15 RESIDENTIAL
 5 TH FLOOR = 15 RESIDENTIAL
 BUILDING 2
 1 ST FLOOR = 9 RESIDENTIAL / 6 RETAIL
 2 ND FLOOR = 15 RESIDENTIAL
 3 TH FLOOR = 15 RESIDENTIAL
 4 TH FLOOR = 15 RESIDENTIAL
 5 TH FLOOR = 15 RESIDENTIAL
 TOTAL 120 RESIDENTIAL / 18 RETAIL = 138
- DESCRIPTION - O.R. 11022 PAGE 3813
 THE WEST 522 FEET OF THE NE 1/4 OF THE SW 1/4 NORTH OF ROAD (LESS PART TAKEN FOR RIGHT-OF-WAY ON SOUTH PER O.R. 5461/1225 CI 98-1443) IN SECTION 18, TOWNSHIP 22, RANGE 28, ORANGE COUNTY, FLORIDA.
 CONTAINING 5.766 ACRES, MORE OR LESS.

SOILS INFORMATION		
SOIL NO.	SOIL DESCRIPTION	SOIL TYPE
44	SMYRNA-SMYRNA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES	BD
45	SMYRNA FINE SAND-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES	BD

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED COQUINA TRAIL
- PROPOSED RETAIL (9,575.22 SF.)
- PROPOSED ASPHALT PAVEMENT-OUTSIDE PROPERTY PER FOOT STANDARD (FRANKLIN STREET)
- PROPOSED LOT LINE



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FRANKLIN MANAGEMENT LLC
501 FRANKLIN STREET APARTMENTS
CITY OF COOEE, FLORIDA

DATE: 2025-04-28
 PROJECT NO.: 2108.29
 DRAWN BY: SF
 DESIGNED BY: SF
 CHECKED BY: SH
 ENGINEER IN CHARGE:
 CLIFFORD ALEJOS, PE

REG. # 88523
 BURKETT ENGINEERING, INC.
 CERT. OF AUTH. NO. 7105

SHEET NO.

CP-16
 1 OF 1