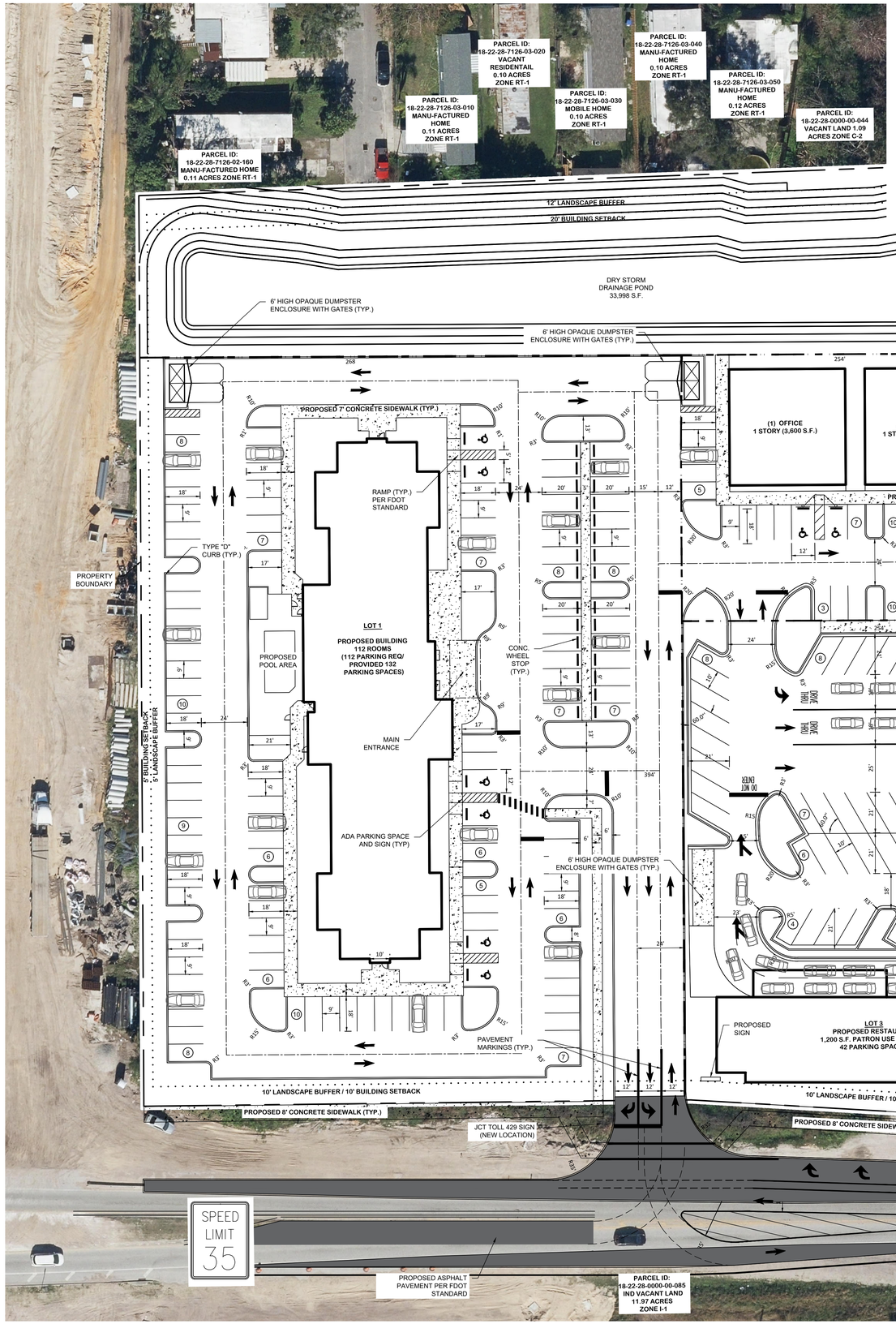

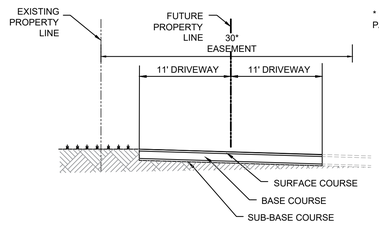

* SURVEY TO VERIFY PARCEL LINE DISTANCE

TYPICAL SECTION A

NTS

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

KEY NOTES

1. SITE ADDRESS: 501 FRANKLIN STREET, CITY OF OCOEE FLORIDA 34761
2. PARCEL ID: 18-22-28-0000-00-025
3. 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: HOTEL, RETAIL STORE & OFFICE
4. SITE AREA - 5.76 AC.

LOT 1 =	107,468 S.F.	2.47A.C.
LOT 2 =	33,325 S.F.	0.76 A.C.
LOT 3 =	61,208 S.F.	1.40 A.C.
POND =	33,998 S.F.	1.13 A.C.
TOTAL	251,166 S.F.	5.76 A.C.

   EXISTING ZONING: C-2
   FUTURE ZONING : R-3
   PROPOSED FUTURE LAND USE:

PERVIOUS AREA:	79,975 SF / 1.83 AC / 31.84%	
IMPERVIOUS AREA:	171,191 SF / 3.93 AC / 68.15%	
TOTAL AREA:	251,166 SF / 5.76 AC / 100%	

   OPEN SPACE REQUIREMENTS:

PROJECT AREA:	5.76 AC
OPEN SPACE REQUIRED:	30% =1.73
OPEN SPACE:	1.07 AC
STORMWATER POND PROVIDED:	1.13 AC
TOTAL OPEN SPACES:	1.83 AC

5. A MINIMUM CODE COMPLIANT LANDSCAPE PLAN IS REQUIRED FOR SITE DEVELOPMENT SUBMITTAL.
6. BUILDING SETBACKS:
   FRONT: 0 TO 10 FT.
   REAR: 20 FT.
   SIDE: 5 FT.

   LANDSCAPE BUFFER:
   FRONT: 10 FT.
   REAR: 12 FT.
   SIDE: 5 FT.
7. UTILITIES PROVIDERS:
   CITY OF OCOEE = WATER AND SANITARY SEWER
8. REQUIRED PARKING: LOT 1

   HOTEL, MOTEL BOARDING OR ROOMING HOUSES OR TOURIST HOMES:
   ONE (1) PARKING SPACE FOR EACH BEDROOM, PLUS ONE (1) ADDITIONAL SPACE FOR A RESIDENT OWNER OR MANAGER AND ONE (1) ADDITIONAL SPACE FOR EACH THREE (3) EMPLOYEES. ONE (1) PARKING SPACE FOR EVERY SIX (6) SEATS IN A RESTAURANT FACILITY.

   PROVIDED REGULAR SPACES = 126
   PROVIDED HANDICAP SPACES = 6
   TOTAL PARKING SPACES = 132

   OFFICE BUILDING: LOT 2

   COMMERCIAL PARKING - GATEWAY DISTRICT STANDARDS 3.0 SP/1000 SF
   REQUIRED = 12 SPACES

   PROVIDED REGULAR SPACES = 38
   PROVIDED HANDICAP SPACES = 2
   TOTAL PARKING SPACES= 40

   RESTAURANT: LOT 3

   ONE (1) SPACE FOR EACH FOUR (4) FIXED SEATS PROVIDED FOR PATRON USE, PLUS ONE (1) PARKING SPACE FOR EACH SEVENTY-FIVE (75) SQUARE FEET OF FLOOR AREA PROVIDED FOR PATRON USE BUT NOT CONTAINING FIXED SEATS.
   1,200 S.F. PATRON USE / 104 SEATS

   PROVIDED REGULAR SPACES= 40
   PROVIDED HANDICAP PARKING SPACES = 2
   TOTAL PARKING SPACES = 42

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.

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED OFFSITE ASPHALT PAVEMENT-OUTSIDE PROPERTY PER FDOT STANDARD (FRANKLIN STREET)

FRANKLIN STREET ORANGE COUNTY (SOIL MAP JUNE 21, 2023)

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

Burkett engineering | CIVIL ENGINEERING CONSULTANTS
105 E. Robinson Street, Suite 501 Orlando, Florida 32801
(407) 246-1260 Fax (407) 246-0423
www.burkettengineering.com

DATE	DESCRIPTION	REVD BY

FRANKLIN MANAGEMENT LLC
501 FRANKLIN STREET APARTMENTS
CITY OF OCOEE, FLORIDA
CONCEPT PLAN

DATE:	08/14/2024
PROJECT NO.:	2108.29
DRAWN BY:	SF
DESIGNED BY:	SF
CHECKED BY:	CA

ENGINEER IN CHARGE: CLIFFORD ALEJOS, PE

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

SHEET NO.

CP-8

1 OF: 1