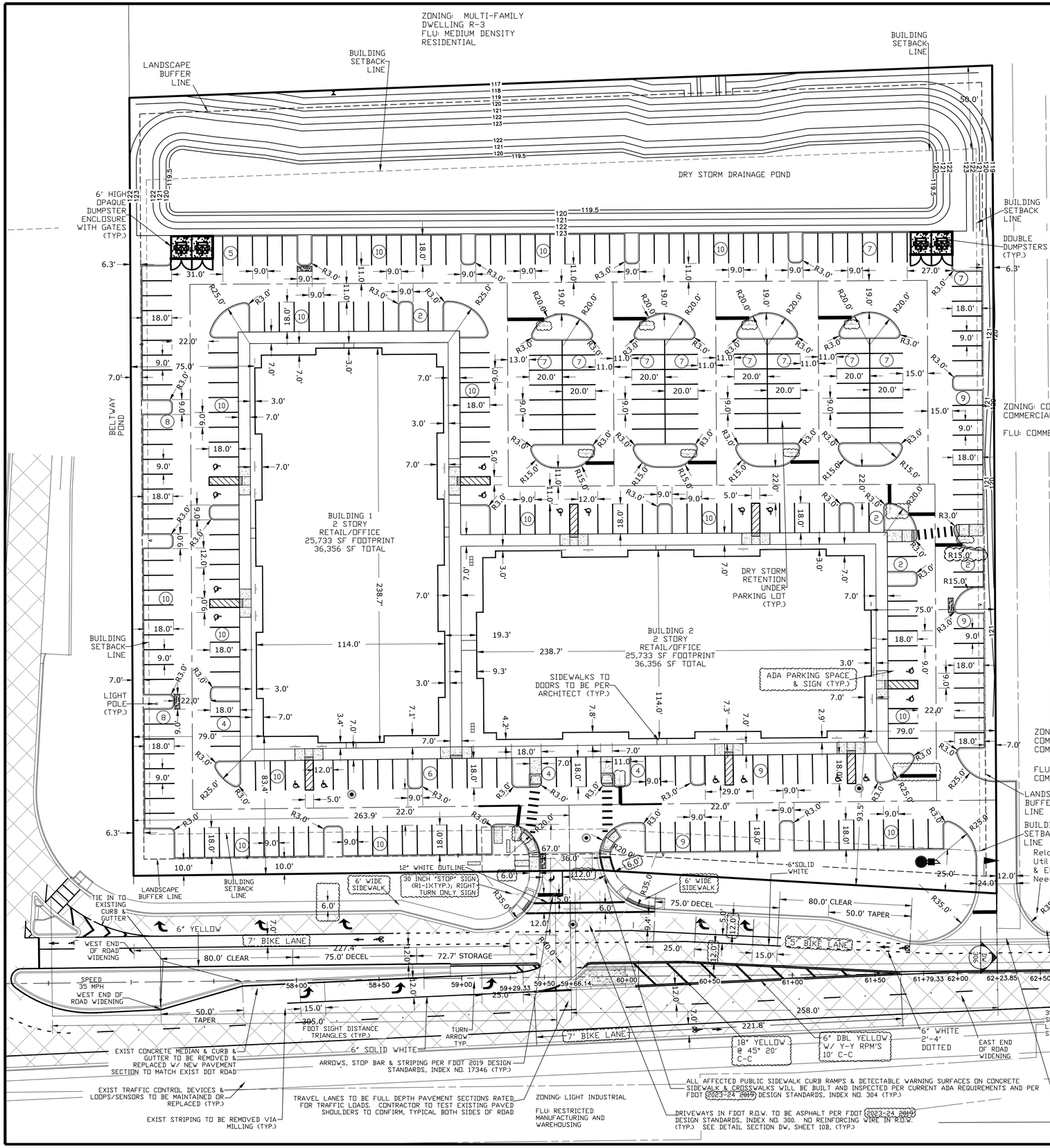

SITE DATA:

1. Parcel Identification Number 18-22-28-0000-00-025
2. Site is located in Section 18, Township 22 South, Range 28 East, Orange County, FL
3. Current & Proposed Zoning: C-2 Commercial
4. Current & Proposed Future Land Use: Commercial
5. Existing Use: Vacant
6. Proposed Use: (2) Two Story Buildings

Building #	Area/Use	Area/Use	
1.	18,178 SF Office	18,178 SF Retail	
2.	18,178 SF Office	18,178 SF Retail	
	36,356 SF Office	36,356 SF Retail	= 72,712 SF Total

7. Parking:
   Required = 1 space / 300 SF Office Building or 1 space / 200 SF Retail Commercial = 121 + 182 = 303 spaces
   Provided = 303 spaces = 1 space / 240 SF Overall = 4.2 Spaces / 1,000 SF.
8. Handicap Spaces: Required = 12; Provided = 18 (includes 1 van space)
9. Bicycle Spaces: Required = 9; Provided = 9
10. Site Area: 251,136 SF (5.77 AC)
11. Building Setbacks:

Front yard:	25' Required	73.67' Provided
Side yard:	10' Required	76.81' (West) 71.99' (East) Provided
Rear yard:	50' Required	62.04' Provided

12. Landscape Buffers:

Front yard:	10' Required	10' Provided
Side yard:	5' Required	6.3' Provided
Rear yard:	12' Required	12' Provided

13. Impervious Area: Post Development > Pre Development
14. Open Space Required = 30% = 75,341 SF; Provided = 75,341 SF (47,902 SF Pond + 27,934 SF Grass & Parking).
15. Building Height: Max 45 FT, Proposed = 45 FT
16. Construction within 100 yr. flood plain is proposed. If the Planning Department approves of construction within the 100 year flood plain, compensating storage will need to be approved.
17. The Finished Floor Elevation shall exceed the 100 year flood plain for the adjacent water body or the projects storm water management system by a minimum of two feet. Flood Plain Elev. 119.0'.
18. Wetlands - none on site. Report by Biotech, dated January 26, 2016 (BTC file #101-23)
19. Water & Sanitary Sewer will be provided by City of Ocoee.
20. All On-Site utilities shall be privately owned & maintained.
21. Solid Waste by private contract.
22. Pre-construction meetings with the City are required prior to commencement of construction.
23. Project to comply with 2010 FL Accessibility Code.
24. All slopes to be sodded.
25. All signage shall require a separate building permit.
26. All dumpster enclosures and site lighting shall require a separate building permit.
27. Site furnishings (benches, receptacles, and bike racks) should be decorative in nature, heavy-duty and durable for the outside environment.
28. Phasing: Phase 1 = Infrastructure, Building 1; Phase 2 = Building 2.
29. *Legal Description* (PER PROPERTY APPRAISERS SITE)
    BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ THENCE SOUTH 609.5 FEET, THENCE EAST 522.8 FT, THENCE NORTH 609.5 FEET, THENCE WEST 522.8 FEET TO THE POINT OF BEGINNING (LESS ROAD ON SOUTH PER DEED BOOK 420/11) AND (LESS PART TAKEN FOR RIGHT OF WAY ON SOUTH PER O.R. BOOK 5461/1225 (198-1443) SECTION 18, TOWNSHIP 22 SOUTH, RANGE 28 EAST.

CONTAINING 251,136 +/- SF, OR 5.77 ACRES MORE OR LESS.

Parking Calculations 7/21/2021

Bldg	Tenant	Building Area SF	Ratio Required (1 / X SF)	Ratio Required (1 / X Seats)	# of Seats	Total Parking Required		Total Parking Provided	
1	Restaurant-Regular			4					
1	Restaurant-FF			4					
1	Office Building	18,178	300			60.6		76	
1	Retail	18,178	200			90.9	151	76	152
2	Restaurant-Regular			4					
2	Restaurant-FF			4					
2	Office Building	18,178	300			60.6		76	
2	Retail	18,178	200			90.9	151	75	151
	total	72,712				**303.0**		**303**	

Ephesians 6:11-17

CIVIL DESIGN

Denham Engineering, LLC
18 Years
2005 - 2023
7602 Ficquette Road
Windermere, FL 34786
Office - 407-217-5487
Brian@DenhamENG.com
www.DenhamENG.com

Developer:
Franklin Management LLC

Project:
Ocoee Village
Ocoee, FL

Plan Set:
Construction Plans

Sheet:
Master Site Plan

Revision:

NO.	DATE	DESCRIPTION
	09-05-17	*Initial Issue*
1	10-09-17	*Per FDOT & City Comments*
2	06-01-18	*Add Light Poles*
3	02-18-19	*Per FDOT Comments*
4	07-08-21	*New Project Layout*
5	12-31-21	*City Submittal*
6	09-21-22	*Per City Utility Comments*
7	06-28-23	*Per New CFX Plans*
8		
9		

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: *06-28-23*
FL Registration #58008
Certificate of Authorization #29666

N W E S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number:
C-301