

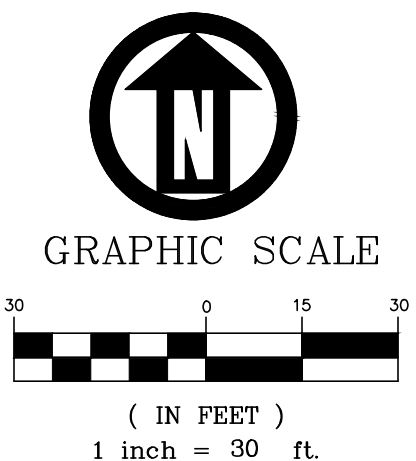
KEY NOTES

- SITE ADDRESS: 501 FRANKLIN STREET, CITY OF OCOEE 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: APARTMENTS
- SITE AREA - 5.76 AC
 LOT = 201,870 S.F. 4.63 A.C.
 POND = 49,296 S.F. 1.13 A.C.
 TOTAL = 251,166 S.F. 5.76 A.C.
 EXISTING ZONING: C-2
 FUTURE ZONING: COMMERCIAL
 PROPOSED FUTURE LAND USE:
 PERVIOUS AREA: 31,160 SF / 0.71AC / 12.41%
 IMPERVIOUS AREA: 220,006 SF / 5.05 AC / 87.59%
 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: 0.71 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 OCOEE = WATER AND SANITARY SEWER
 REQUIRED PARKING: RESIDENTIAL/RETAIL
 RESIDENTIAL 1.25 SPACES PER UNIT
 (1.25 x 96 UNITS = 120 SPACES)
 RETAIL: 1 SPACE PER 200 SF.
 22,805 SF. / 200 = 114 SPACES
 TOTAL PARKING REQUIRED = 234 SPACES
 PROVIDED REGULAR SPACES = 216
 PROVIDED HANDICAP SPACES = 18
 TOTAL PARKING PROVIDED = 234
 BICYCLE SPACES REQUIRED = 9, PROVIDED = 9
- 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 ASPHALT PAVEMENT-OUTSIDE PROPERTY PER FOOT STANDARD (FRANKLIN STREET)
- PROPOSED LOT LINE



Burkett
 engineering
 105 E. Robinson Street, Suite 501
 Orlando, Florida 32801
 Office: (407) 246-1260 Fax: (407) 246-0423
 burkettengineering.com

FRANKLIN MANAGEMENT LLC
501 FRANKLIN STREET APARTMENTS
CITY OF OCOEE, FLORIDA
CONCEPT PLAN - 1 ST FLOOR

DATE: **08-19-2024**
 PROJECT NO.: **2108.29**
 DRAWN BY: **PM**
 DESIGNED BY: **PM**
 CHECKED BY: **DH**
 ENGINEER IN CHARGE:
 CLIFFORD ALEJOS, PE

REG. # 88523
 BURKETT ENGINEERING, INC.
 CERT. OF AUTH. NO. 7105
SHEET NO.
CP-14
 1 OF 1