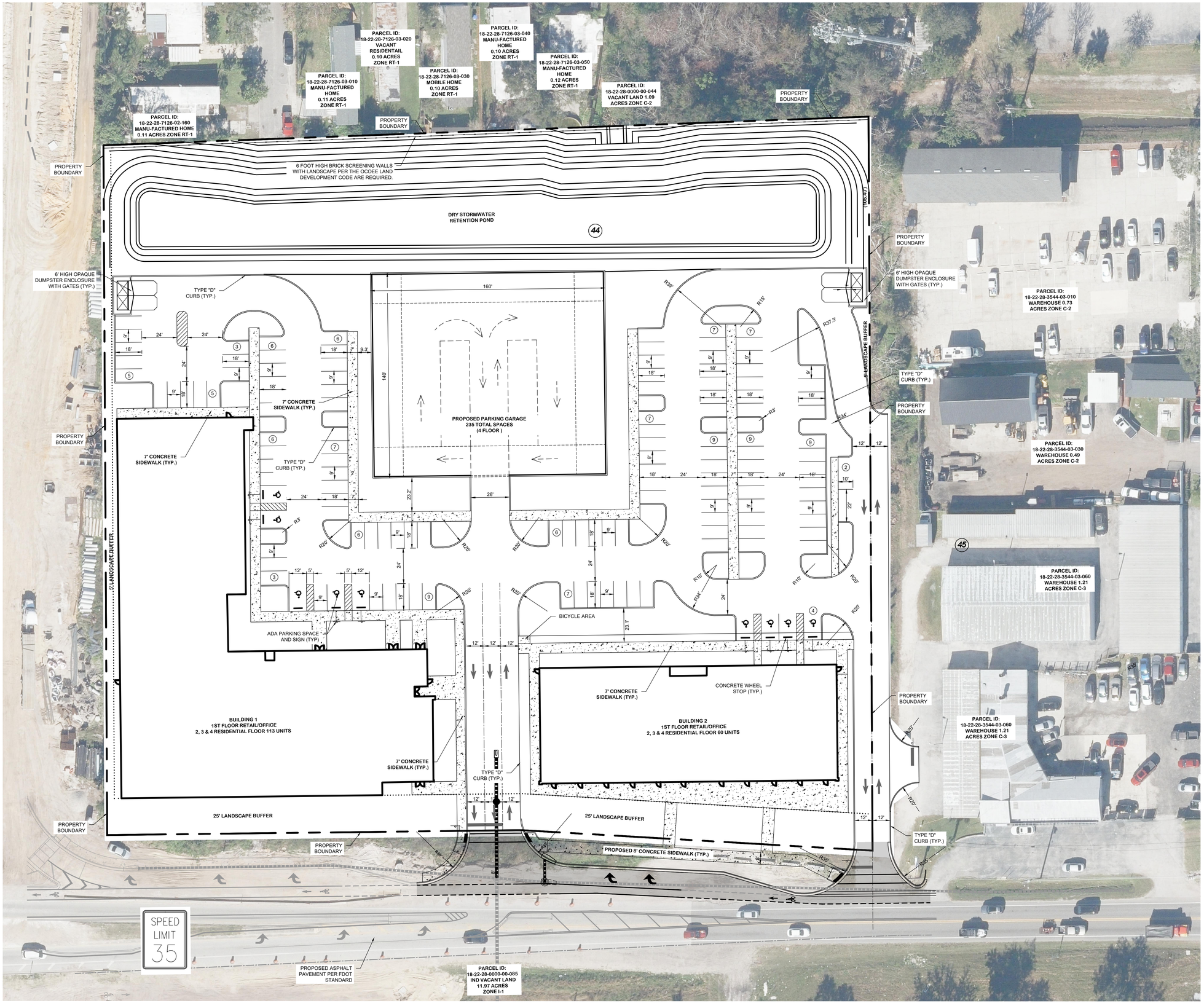

KEY NOTES

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: APARTMENTS & RETAIL

4. 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 LAND USE: COMMERCIAL

PERVIOUS AREA:	84,026 SF / 1.93 AC / 33.46%
IMPERVIOUS AREA:	167,140 SF / 3.84 AC / 66.54%
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 :	0.80 AC
STORMWATER POND PROVIDED:	1.13 AC
TOTAL OPEN SPACE PROVIDED:	2.00 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: MIN. 25 FT.
   REAR: MIN. 10 FT.
   SIDE: MIN. 5 FT.

7. UTILITIES PROVIDERS:
   CITY OF OCOEE = WATER AND SANITARY SEWER

8. REQUIRED PARKING: APARTMENTS

STUDIO - 1 SPACE/UNIT X 28 UNITS =	28 SPACES
1 BEDROOM - 1.5 SPACES/UNITS X 128 =	192 SPACES
2 BEDROOMS - 2 SPACES/UNITS X 17 =	34 SPACES
VISITOR PARKING - 0.5 SPACES/UNIT =	92 SPACES
SUBTOTAL =	346 SPACES

   PROVIDED REGULAR SPACES = 123
   PROVIDED HANDICAP SPACES = 9
   TOTAL PARKING SPACES = 132

PARKING GARAGE SPACES = 235 SPACES	
TOTAL SPACES =	368 SPACES

   BICYCLE SPACES REQUIRED = 9, PROVIDED = 9

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.

LEGEND

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

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

Burkett engineering | CIVIL ENGINEERING CONSULTANTS
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Office: (407) 246-1280 Fax: (407) 246-0423
burkettengineering.com

DATE	DESCRIPTION	REVD BY

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

CONCEPT PLAN

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-10
1 OF: 1

DRAWING: Z:\2108 BridgeWell\210829 Franklin Apartments - Concept Plan\Cadd\dwg\CP-10\GSS.dwg PRINTED AT: Feb 03, 2025 - 11:13pm