

MASTER PLAN FOR CLARK & RAEHN STREET TOWNHOMES DEVELOPMENT

NE CORNER OF CLARK & RAEHN STREET
ORLANDO, FLORIDA 32806

FEBRUARY 16, 2024

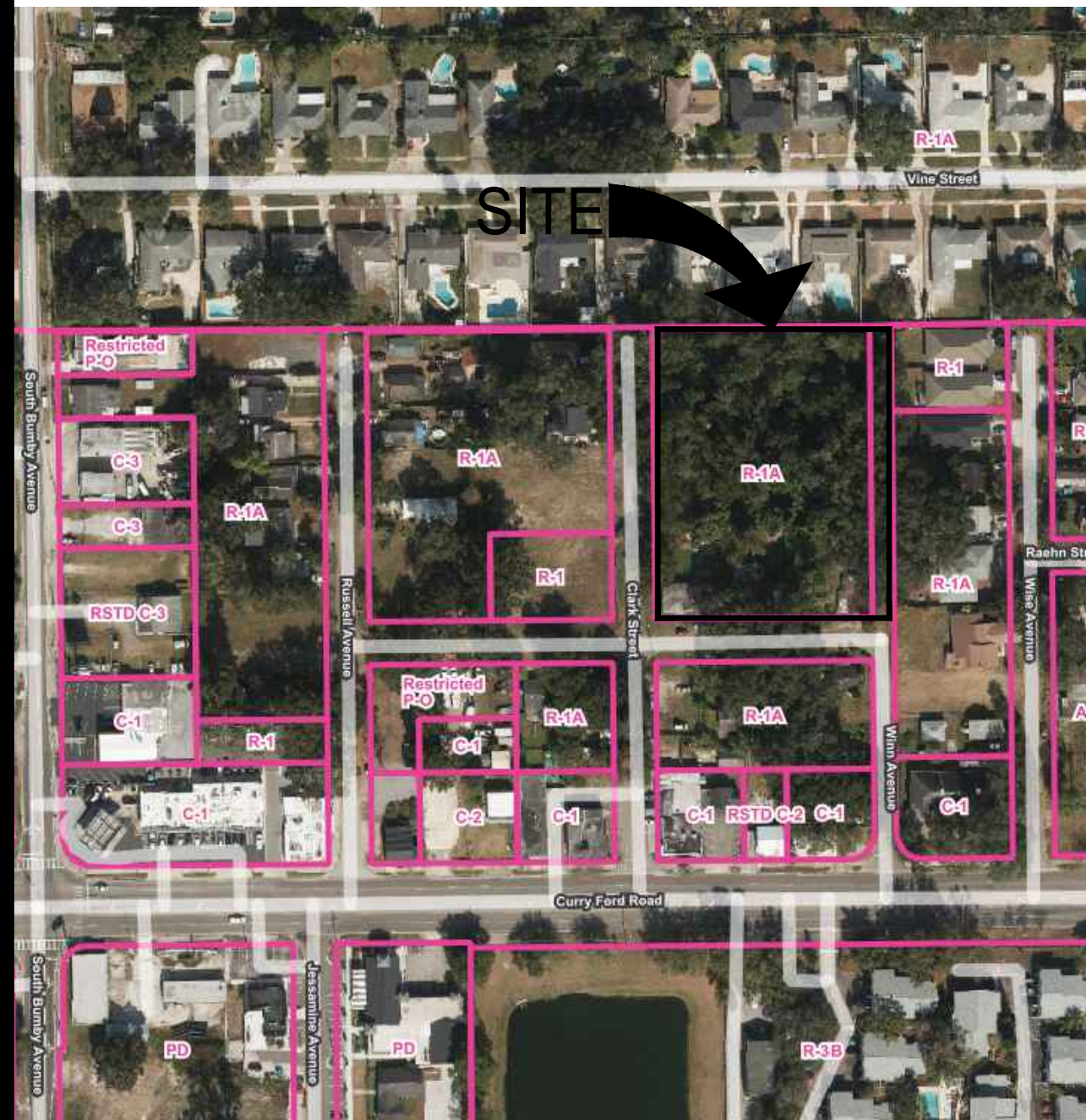
JURISDICTION: CITY OF ORLANDO, FLORIDA

PARCEL IDENTIFICATION: 31-22-30-3324-01-010, 31-22-30-3324-01-090, 31-22-30-3324-01-071, 31-22-30-3324-01-052, 31-22-30-3324-01-060

EXISTING ZONING: RI-A (ORANGE COUNTY) PROPOSED ZONING: R-3B (CITY OF ORLANDO)

EXISTING FUTURE LAND USE: LDR (ORANGE COUNTY) PROPOSED FUTURE LAND USE: RESIDENTIAL MEDIUM INTENSITY (CITY OF ORLANDO)

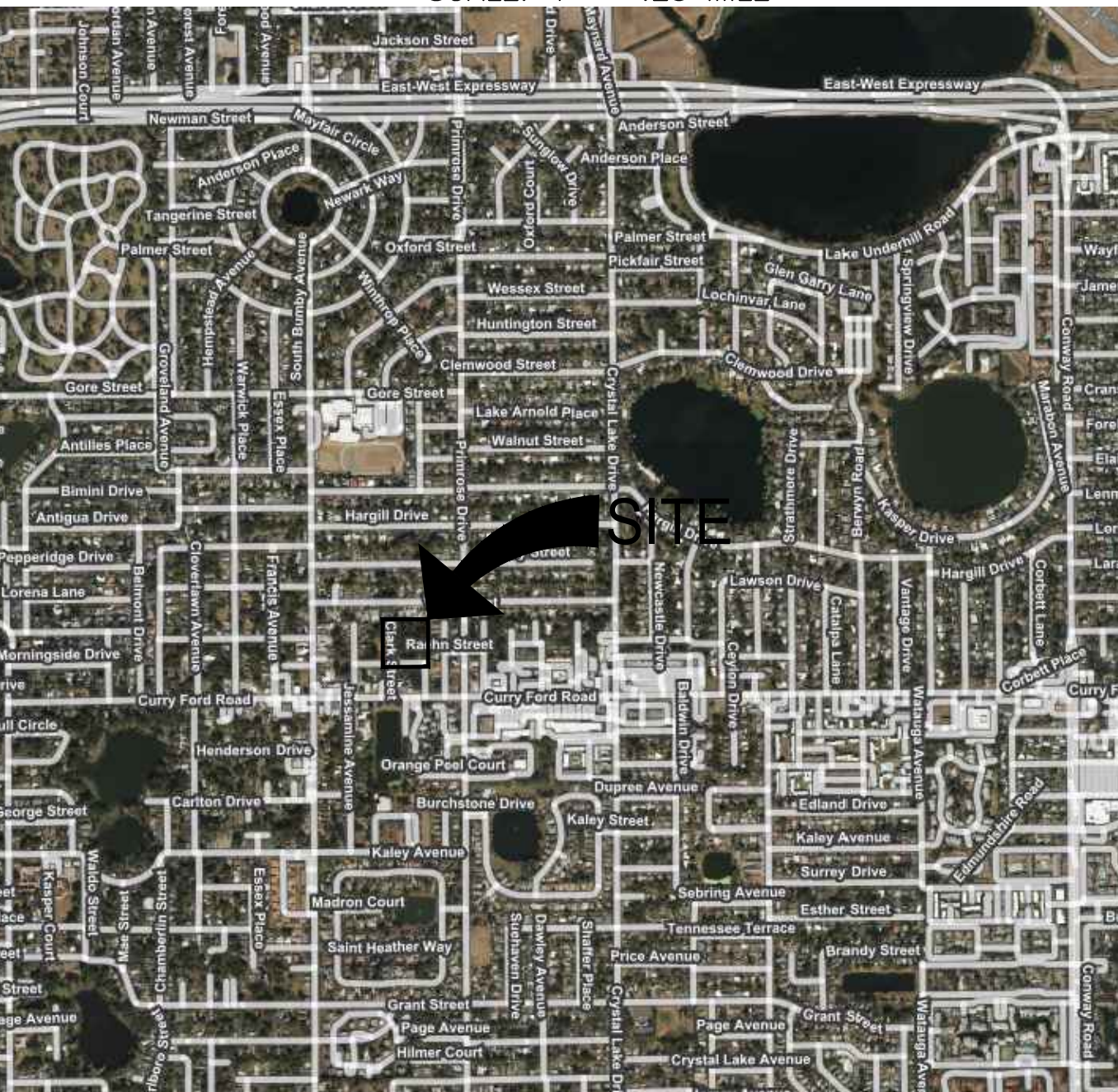
ZONING MAP NTS



SOILS MAP NTS



VICINITY MAP SCALE: 1" = .25 MILE



DEVELOPER & CONSULTANTS

OWNER/DEVELOPER
FL ACQUISITIONS, LLC
210 NORTH BUMBAY AVENUE, SUITE B
ORLANDO, FLORIDA 32803
PHONE: 702-296-6945
EMAIL: GIOVANNI@NATIONALREALESTATE.COM
CONTACT: GIOVANNI FERNANDEZ

CIVIL ENGINEER
Z DEVELOPMENT SERVICES
1201 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: 407-271-8910
EMAIL: CHRIS@ZDEVELOPMENTSERVICES.COM
CONTACT: CHRIS THOMPSON, PE

ARCHITECT
CURTS GAINS HALL JONES ARCHITECTS, INC.
1213 EAST 8TH AVENUE
TAMPA, FLORIDA 33605
PHONE: 813-228-8000
EMAIL: STEPHANIE@CGHJARCHITECTS.COM
CONTACT: STEPHANIE GAINS, AIA

LANDSCAPE ARCHITECT
TDC DESIGN STUDIO, LLC
1516 HILLCREST STREET, SUITE 105
ORLANDO, FLORIDA 32803
PHONE: 407-256-2625
EMAIL: TODD@TDCDESIGNSTUDIO.COM
CONTACT: TOD CLEMENTS

SURVEYOR
IRELAND & ASSOCIATES SURVEYING
800 CURRENCY CIRCLE, SUITE 1020
LAKE MARY, FLORIDA 32746
PHONE: 407-678-3366
EMAIL: ORDERS@IRELANDSURVEYING.COM
CONTACT: PATRICK IRELAND

GEOTECHNICAL
UNIVERSAL ENGINEERING SERVICES
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PHONE: 407-423-0504
EMAIL: RKIRIAKIDIS@TEAMUES.COM
CONTACT: RICARDO KIRIAKIDIS, P.D., P.E.

INDEX OF DRAWINGS

SHT. No.	DESCRIPTION
C-01	COVER SHEET
C-02	OVERALL SITE PLAN
C-03	SITE DIMENSION PLAN
CONSULTANT DRAWINGS	
SURVEY	
1D-01	INDEX SHEET
TM-01	TREE MITIGATION PLAN
LS-01	LANDSCAPE PLAN
LS-02	LANDSCAPE DETAILS & SPECIFICATIONS
IR-01	PRELIMINARY IRRIGATION PLAN
A7.1	BUILDING I FRONT ELEVATIONS
A7.2	BUILDING I SIDE ELEVATIONS
A7.3	BUILDING I REAR ELEVATIONS
A7.4	BUILDING II FRONT ELEVATIONS
A7.5	BUILDING II SIDE ELEVATIONS
A7.6	BUILDING II REAR ELEVATIONS

LEGAL DESCRIPTION

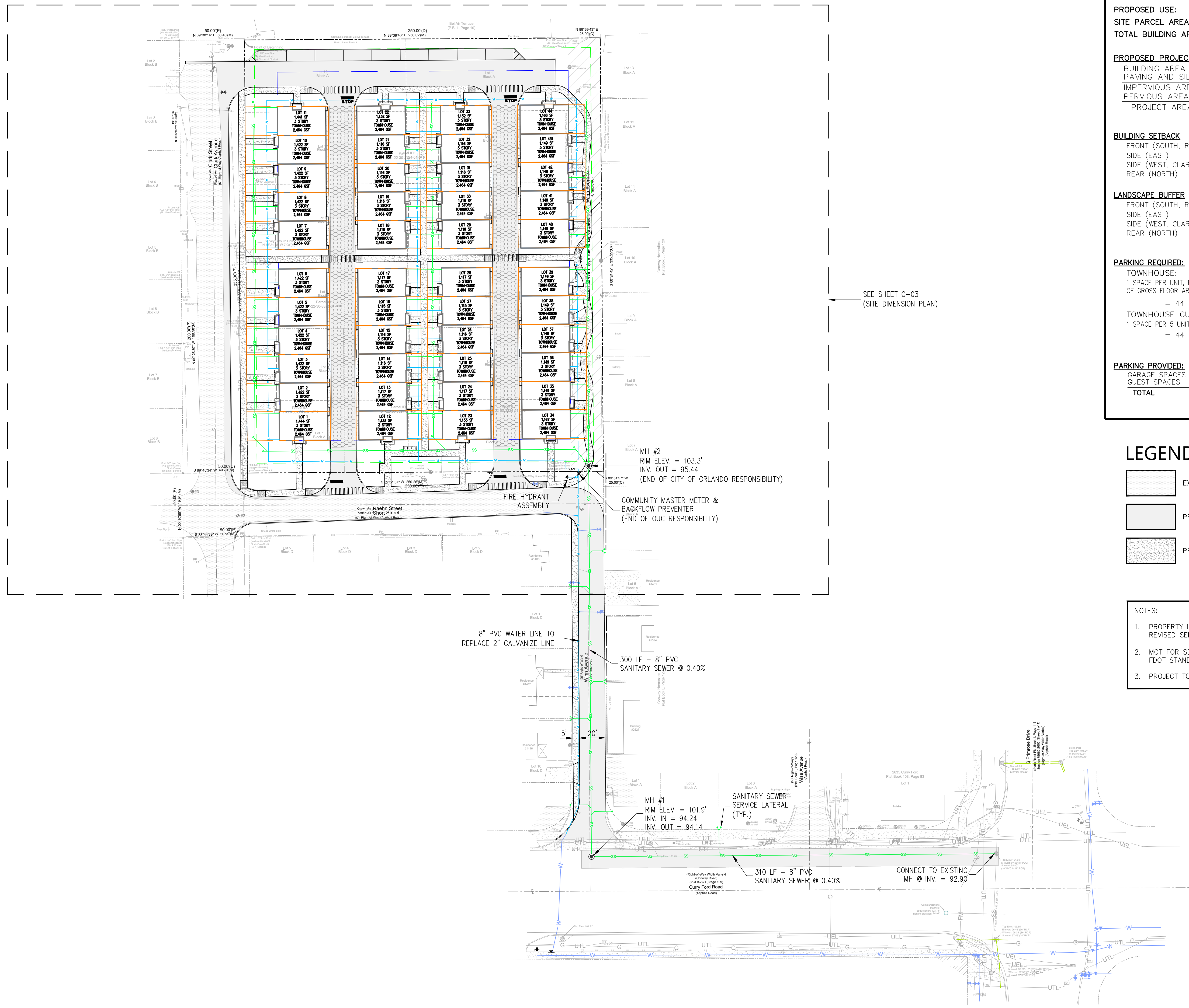
BEGINNING AT THE NORTHWEST CORNER OF BLOCK A, OF THE PLAT OF HANDSONHURST, AS RECORDED IN PLAT BOOK K, PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE WITH THE NORTH LINE OF SAID BLOCK A, OF SAID HANDSONHURST, AND BEING THE SOUTH LINE OF THE PLAT OF BEL AIR TERRACE, AS RECORDED IN PLAT BOOK 1, PAGE 10, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, N011H 89°39'43" EAST, 250.02 FEET, TO THE NORTHEAST CORNER OF SAID BLOCK A, OF SAID HANDSONHURST, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WINN AVENUE; CONTINUE WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK A, OF SAID HANDSONHURST, AND BEING THE SOUTH LINE OF SAID PLAT OF BEL AIR TERRACE, NORTH 89°39'43" EAST, 25.00 FEET, TO THE EAST RIGHT-OF-WAY LINE OF SAID WINN AVENUE, ALSO BEING ON THE WEST LINE OF BLOCK A, CONWAY HOMESITES, AS RECORDED IN PLAT BOOK L, PAGE 129, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK A, OF SAID HANDSONHURST, AND WITH THE WEST LINE OF BLOCK A, CONWAY HOMESITES, SOUTH 00°24'42" EAST, 335.25 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF RAEHN STREET; THENCE DEPARTING THE WEST LINE OF BLOCK A, CONWAY HOMESITES, AND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RAEHN STREET, SOUTH 89°43'04" WEST, 25.00 FEET, TO THE SOUTHEAST CORNER OF BLOCK A, OF SAID HANDSONHURST; CONTINUE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RAEHN STREET, SOUTH 89°43'04" WEST, 250.26 FEET, TO THE SOUTHWEST CORNER OF BLOCK A, OF SAID HANDSONHURST, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF CLARK STREET; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF RAEHN STREET, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID CLARK STREET, NORTH 00°22'13" WEST, 334.99 FEET, TO THE POINT OF BEGINNING. CONTAINING 92,204.24 SQUARE FEET OR 2.12 ACRES, MORE OR LESS.

REVISION	DATE	REVISION	DATE

CHRISTOPHER THOMPSON
FL REG. # 83165

CLARK & RAEHN STREET
TOWNHOMES DEVELOPMENT
NE CORNER CLARK & RAEHN ST
ORLANDO, FLORIDA

OVERALL SITE PLAN



SITE DATA

PROPERTY LOCATION: NE CORNER OF CLARK & RAEHN STREET
ORLANDO, FLORIDA 32806

PROPERTY ZONING: R-3B (FAMILY DISTRICT)

EXISTING USE: VACANT RESIDENTIAL

FUTURE LAND USE: LDR

PROPOSED USE: RESIDENTIAL TOWNHOMES

SITE PARCEL AREA: 92,204 SF (2.12 Acres)

TOTAL BUILDING AREA: 36,056 SF

PROPOSED PROJECT AREA CALCULATIONS:

BUILDING AREA	36,056 SF
PAVING AND SIDEWALK	30,329 SF
IMPERVIOUS AREA	66,385 SF 1.52 AC (72.0%)
PERVIOUS AREA	25,819 SF 0.59 AC (28.0%)
PROJECT AREA	92,204 SF 2.12 AC (100%)

BUILDING SETBACK

	REQUIRED	PROVIDED
FRONT (SOUTH, RAEHN ST.)	25 FT	25 FT
SIDE (EAST)	25 FT	25 FT
SIDE (WEST, CLARK ST.)	25 FT	25 FT
REAR (NORTH)	25 FT	52 FT

LANDSCAPE BUFFER

	REQUIRED	PROVIDED
FRONT (SOUTH, RAEHN ST.)	7.5 FT	22.8 FT
SIDE (EAST)	7.5 FT	7.5 FT
SIDE (WEST, CLARK ST.)	7.5 FT	21.5 FT
REAR (NORTH)	7.5 FT	7.6 FT

PARKING REQUIRED:

TOWNHOUSE:
1 SPACE PER UNIT, PLUS 1 SPACE FOR EACH DWELLING UNIT OVER 1,500 SQ. FT. OF GROSS FLOOR AREA.
= 44 UNITS x 2 = 88 SPACES

TOWNHOUSE GUEST:
1 SPACE PER 5 UNITS.
= 44 UNITS / 5 = 8.8 OR 9 SPACES

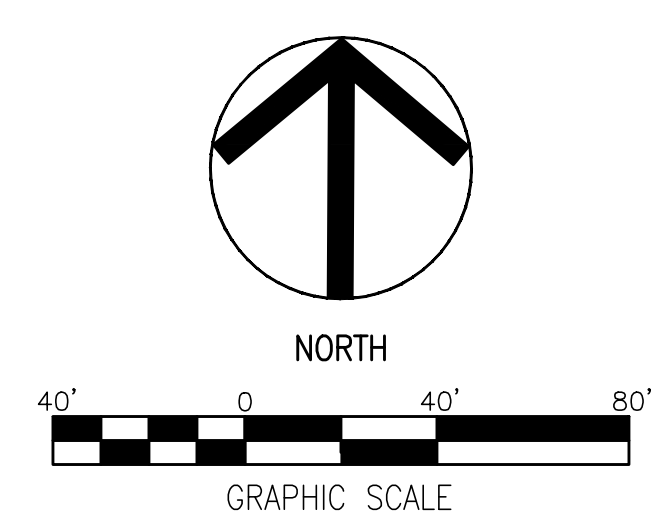
PARKING PROVIDED:

GARAGE SPACES	88 SPACES
GUEST SPACES	9 SPACES
TOTAL	97 SPACES

LEGEND

	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK

- ### NOTES:
- PROPERTY LIES WITHIN ZONE X PER FEMA NO. 12095C0265F, REVISED SEPTEMBER 25, 2009.
 - MOT FOR SEWER / WATER LINE CONSTRUCTION TO BE PER FDOT STANDARD INDEX.
 - PROJECT TO BE CONSTRUCTED IN ONE PHASE.



Z DEVELOPMENT
s e r v i c e s
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

DATE	REVISION

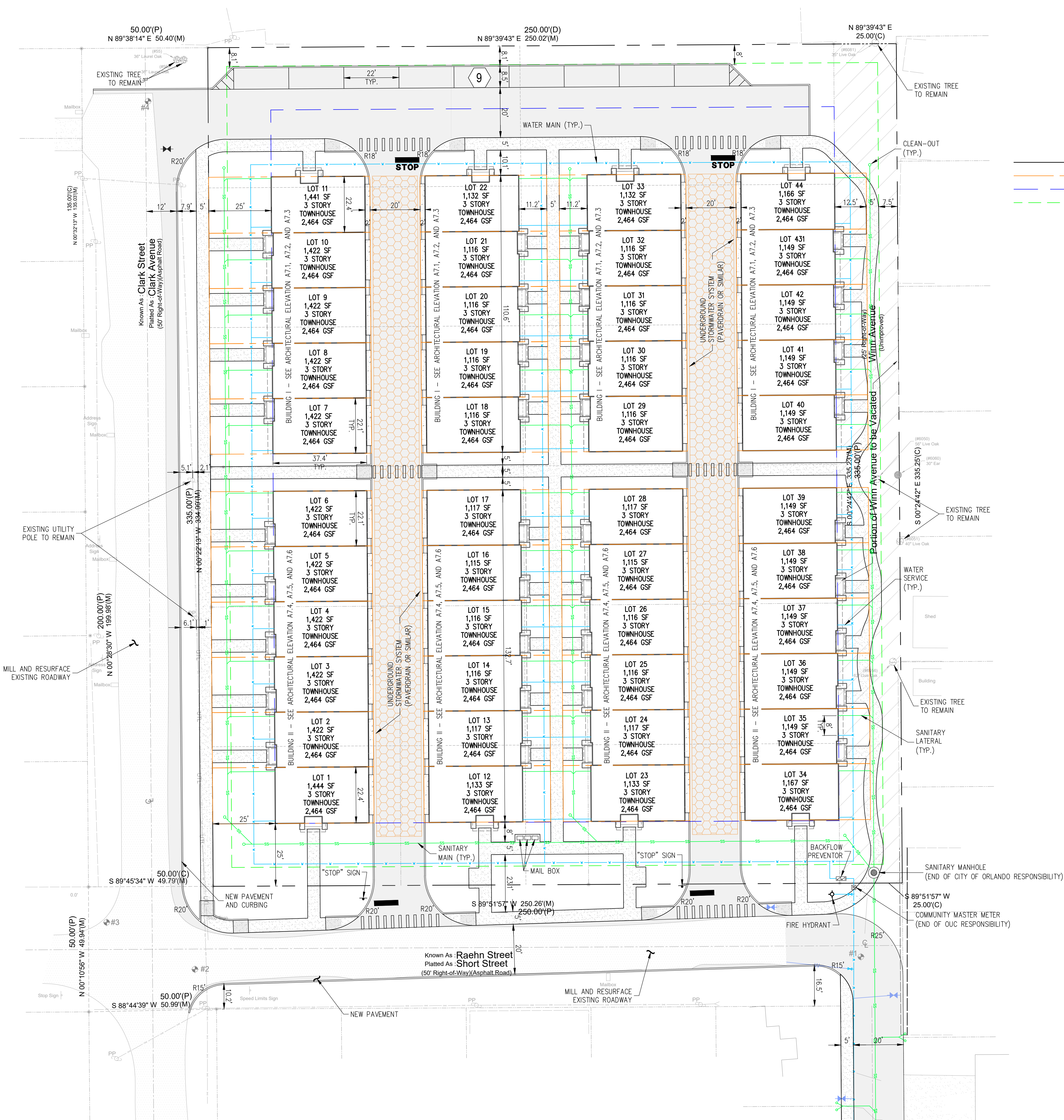
CHRISTOPHER THOMPSON
FL REG. # B3165

**CLARK & RAEHN STREET
TOWNHOMES DEVELOPMENT
NE CORNER CLARK & RAEHN ST
ORLANDO, FLORIDA**

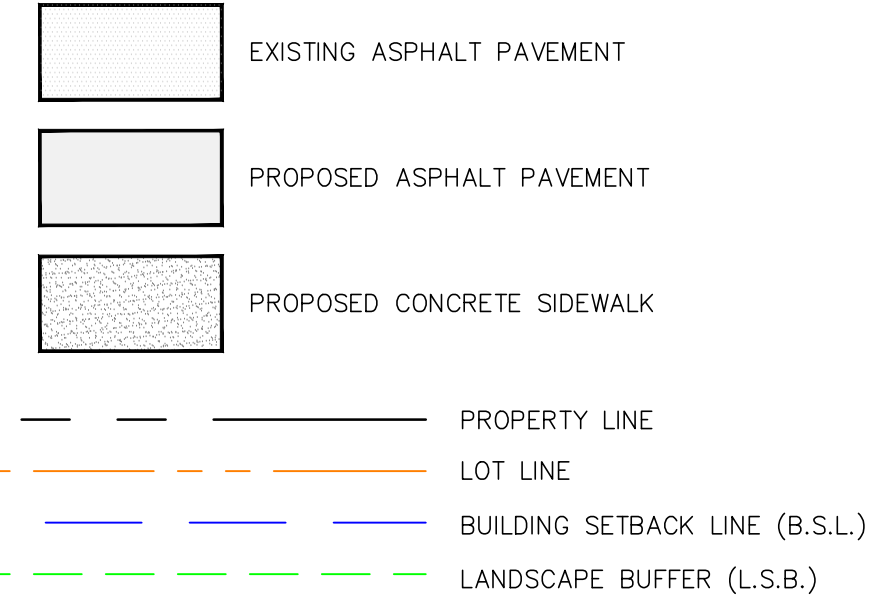
DATE: 01/10/24
DRAWN: LH
CHECKED: CT

C-02
OVERALL SITE PLAN
PROJECT NO.: 2023.152

SITE DIMENSION PLAN



LEGEND



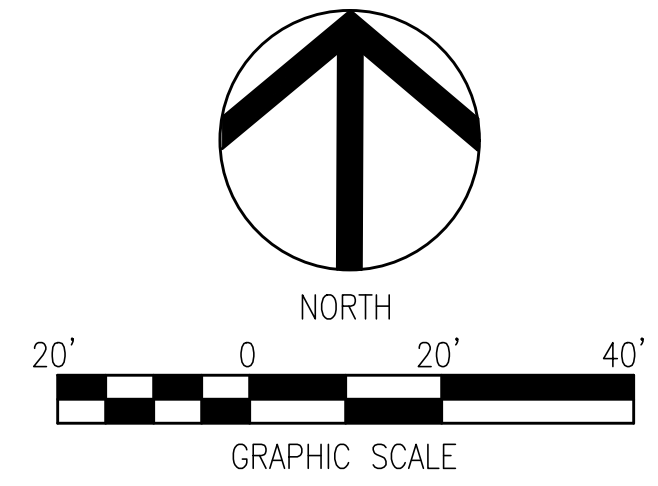
DATE	REVISION

REVISION

CLARK & RAEHN STREET
TOWNHOMES DEVELOPMENT
NE CORNER CLARK & RAEHN ST
ORLANDO, FLORIDA

DATE: 01/10/24
DRAWN: LH
CHECKED: CT

C-03
SITE DIMENSION
PLAN
PROJECT NO: 2023.152



CHRISTOPHER THOMPSON
FL REG. # 83165