

# HUDDLE PLACE PRELIMINARY PLAT/PLAN

ALT KEY NO. 2612533 & 2612517  
SEC 08 TWP 19S RNG 27E

**GENERAL NOTES:**

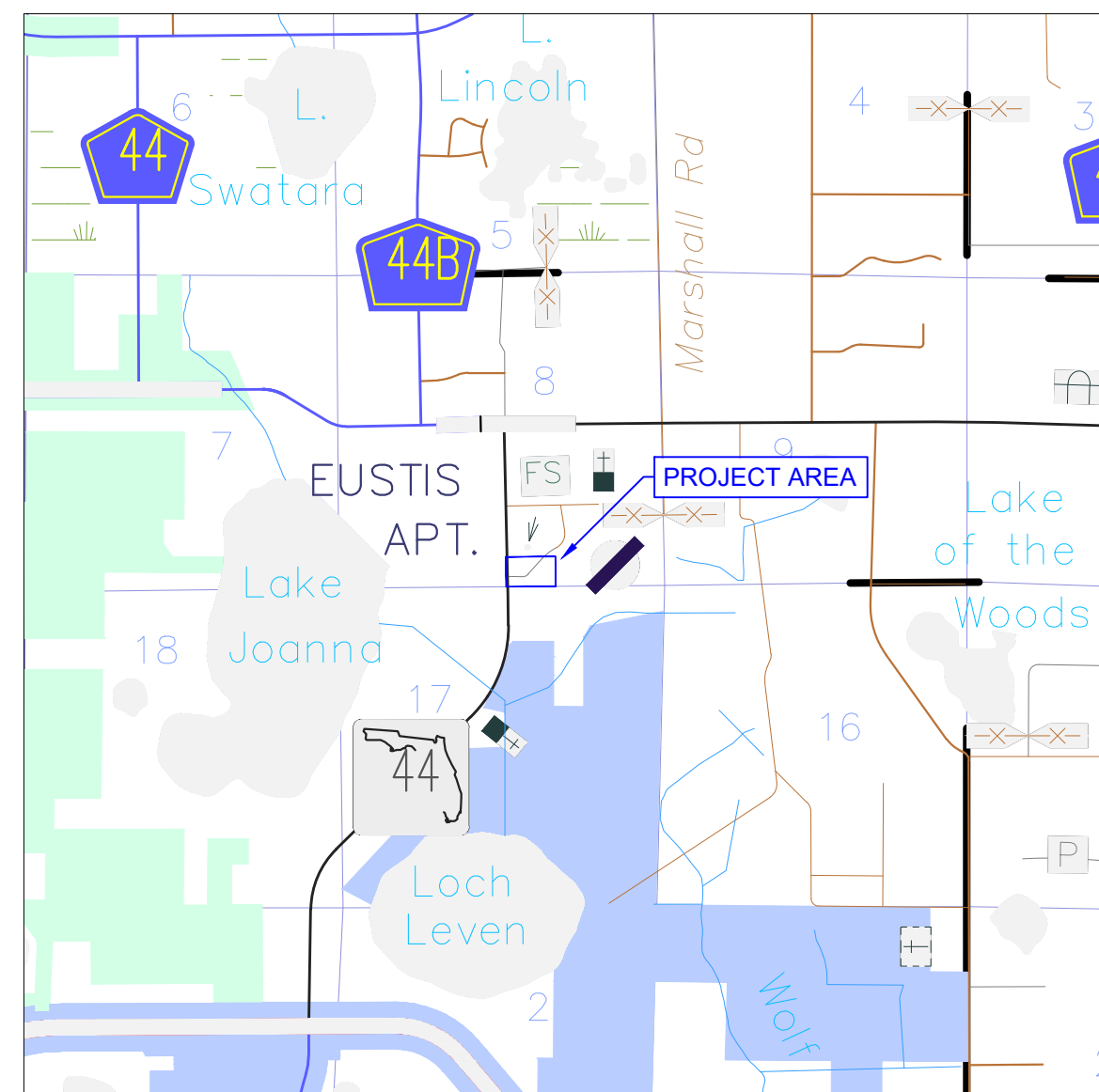
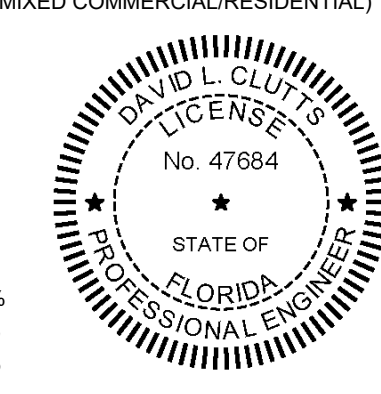
- PARCEL INFORMATION
  - ALTERNATE KEY(S) - 2612533 & 2612517
  - TOTAL AREA - 49.37 AC (AS DEPICTED)
  - EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL & VACANT MIXED USE LAND
  - EXISTING FUTURE LAND USE & DESIGN DISTRICT (CITY OF EUSTIS)
    - DESIGN DISTRICT - SUBURBAN NEIGHBORHOOD
    - FUTURE LAND USE - MCR (MIXED COMMERCIAL/RESIDENTIAL)
- EXISTING LAND USE
  - UPLAND AREA - 8.9 AC
  - WETLAND AREA - 0.34 AC
  - WATER (DITCH) - 0.12 AC
- LAND PLANNING REQUIREMENTS
  - MAX DENSITY - 12 DU/AC
  - MAX FAR - 2.0
  - MAX ISR (COMMERCIAL AREA) - 75%
  - MAX ISR (RESIDENTIAL AREA) - 40%
    - MAX LOT COVERAGE - 80%
  - MAX BUILDING HEIGHT - 35'
  - MIN OPEN SPACE (COMMERCIAL AREA) - 20%
  - MIN OPEN SPACE (RESIDENTIAL AREA) - 25%
  - LANDSCAPE BUFFERS
    - STREET - 15'-24' MIN REQUIRED
    - SIDE - 10' MIN REQUIRED
    - REAR - 10' MIN REQUIRED
- LOT TYPOLOGY DETAILS & REQUIREMENTS
  - COMMERCIAL AREA - CIVIL BUILDING LOT
    - NO MIN. OR MAX. DEPTH OR WIDTH REQUIREMENTS
  - BUILDING SETBACKS
    - STREET - 0' MIN / NO MAX REQUIREMENT
    - COMMON LOT - 0' MIN / NO MAX REQUIREMENT
    - REAR SETBACK - 10' MIN / NO MAX REQUIREMENT
  - BUILDOUT REQUIREMENTS - N/A
  - PARKING - ALL ZONES PERMITTED
  - MULTIFAMILY RESIDENTIAL AREA - TOWNHOUSE LOT
    - WIDTH - 22' MIN / 32' MAX
    - DEPTH - 80' MIN / 120' MAX
  - BUILDING SETBACKS
    - STREET - 0' MIN / 10' MAX
    - ALLEY - 15' MIN
    - GARAGE - 18' (MIN)
  - BUILDOUT REQUIREMENTS - 70% (MIN)
  - PARKING - ZONE 3 PERMITTED ONLY
- BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY: ACCUMAP SURVEYING, LLC.
- DECORATIVE SITE LIGHTING WILL BE COORDINATED DURING CONSTRUCTION PHASE
- ALL EXISTING SITE MONUMENTATION SHALL BE PRESERVED & PERPETUATED
- GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE PAINTED DARK GREEN OR BLACK & SCREENED WITH A 24" HEDGE
- THESE PARCELS LAY WITHIN THE 100YR FLOODPLAIN PER FEMA MAP PANELS
  - PANEL NO. 12069C0357E
  - DATED: 12/18/2012
- SITE SOILS INCLUDE:
  - 28 - MYAKKA-MYAKKA WET SAND, 0-2% SLOPES (HYD. A/D)
  - 38 - PLACID SAND, FREQUENTLY PONDED, 0-2% SLOPES (HYD. A/D)
  - 40 - PLACID & MYAKKA SAND, DEPRESSIONAL (HYD. A/D)
  - 42 - POMPANO SAND (HYD. A/D)
- UTILITY PROVIDERS:
  - POTABLE WATER: CITY OF EUSTIS
  - RECLAIMED WATER: ONSITE WELL (PROVISIONS MADE FOR FUTURE CITY CONNECTION)
  - SEWER: CITY OF EUSTIS
  - GAS: NOT AVAILABLE
  - SOLID WASTE: CITY OF EUSTIS (RESIDENTIAL AREAS WILL UTILIZE CURB-SIDE PICKUP)
  - POWER: SECO ENERGY
- VERTICAL DATUM - NAVD 88

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

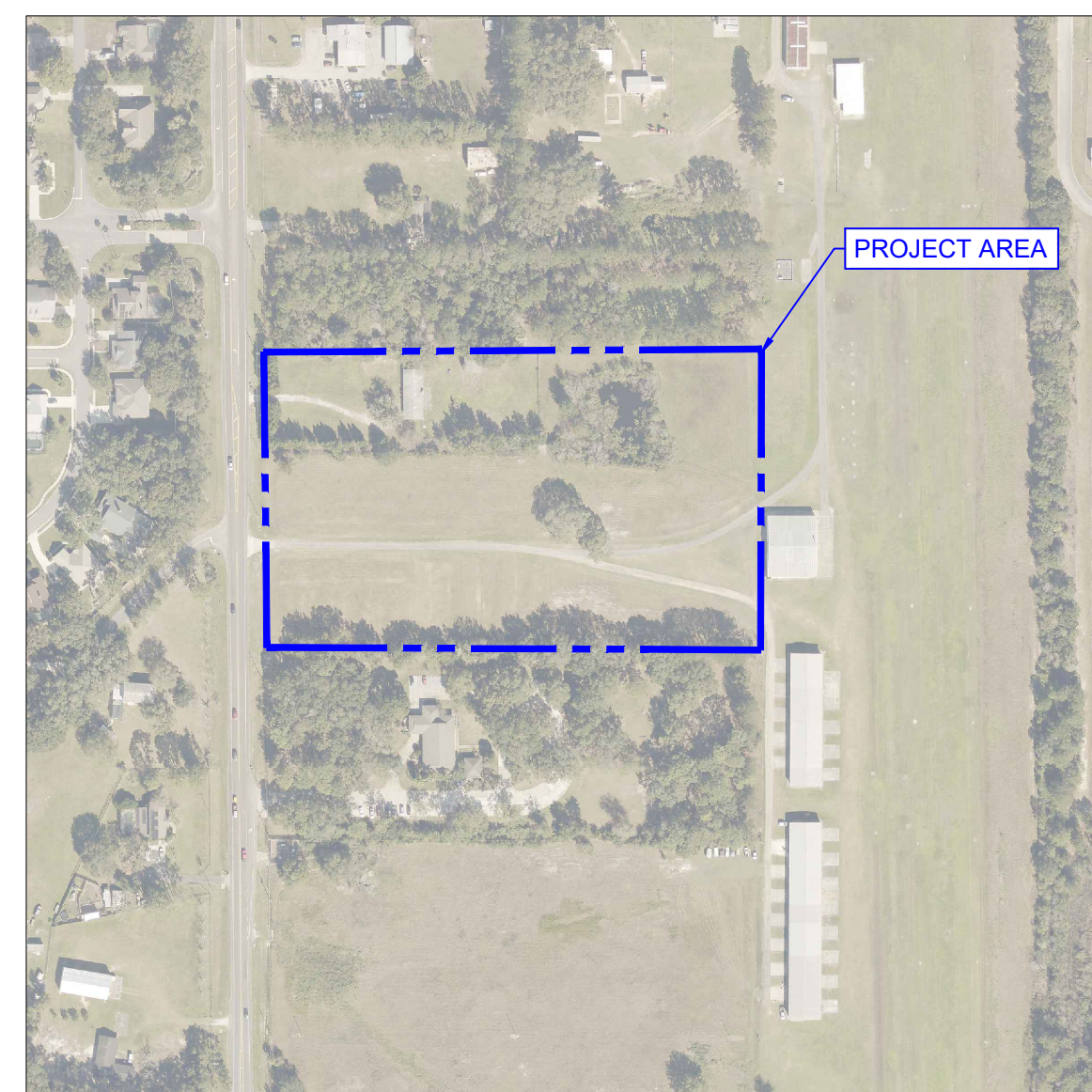
David Clutts 2023.07.17  
ON 08:11:16  
-04'00"

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS.

CIVIL ENGINEERING SOLUTIONS, INC.  
322 NORTH ROCKINGHAM AVE.  
TAVARES, FLORIDA 32778  
TEL: (352) 742-5011  
CERT. OF AUTH. #25985



LOCATION MAP  
SCALE: 1" = 3000'  
SEC 08 - TWP 19S - RNG 27E



AERIAL IMAGE SOURCE: FDOT "APLUS"  
AERIAL IMAGE DATE: 2020

AERIAL MAP  
SEC 08 - TWP 19S - RNG 27E  
SCALE: 1" = 300'

**Legal Description:**

From the Southwest corner of the Southeast 1/4 of Section 8, Township 19 South, Range 27 East, Lake County, Florida, run thence North 89°24' East 870 feet, more or less, to the West line of Parcel "A" as described in Official Records Book 314, Page 630, public records of Lake County, Florida, run thence North 0°36' West along said West line 350.4 feet; thence South 88°43'45" West 875.47 feet, more or less to the center line of State Road No. S-44-B; thence South 1°28'30" East along said center line 340 feet to the Point of Beginning. LESS right of way of State Road No. S-44-B.

AND:

From the Southwest corner of the SE 1/4 of Section 8, Township 19 South, Range 27 East, Lake County, Florida, run thence North 89°24' East 870 feet, more or less, to the West line of Parcel "A" as described in Official Records Book 314, Page 630, Public Records of Lake County, Florida, run thence North 0°36' West along said West line 350.4 feet to the POINT OF BEGINNING; thence continue North 0°36' West along said West line 150 feet; thence South 88°43'45" West 880.3 feet to the center line of State Road No. 44-B; thence South 1°28'30" East along said center line of State Road No. 44-B 150 feet; thence North 88°43'45" East 870.47 feet, more or less, to the POINT OF BEGINNING. LESS the Right of Way for State Road No. 44-B.

**OWNER**

HUDDLE 44, LLC.  
137 N HIGHLAND ST, MOUNT DORA,  
FLORIDA 32757  
407558.8166

**SURVEYOR**

ACCUMAP SURVEYING, LLC  
2919 MONTFICHET LANE  
WINTER PARK, FL 32792-4317  
407.619.1949  
DONALD A HORNE., LS# 4548

**CIVIL ENGINEER**

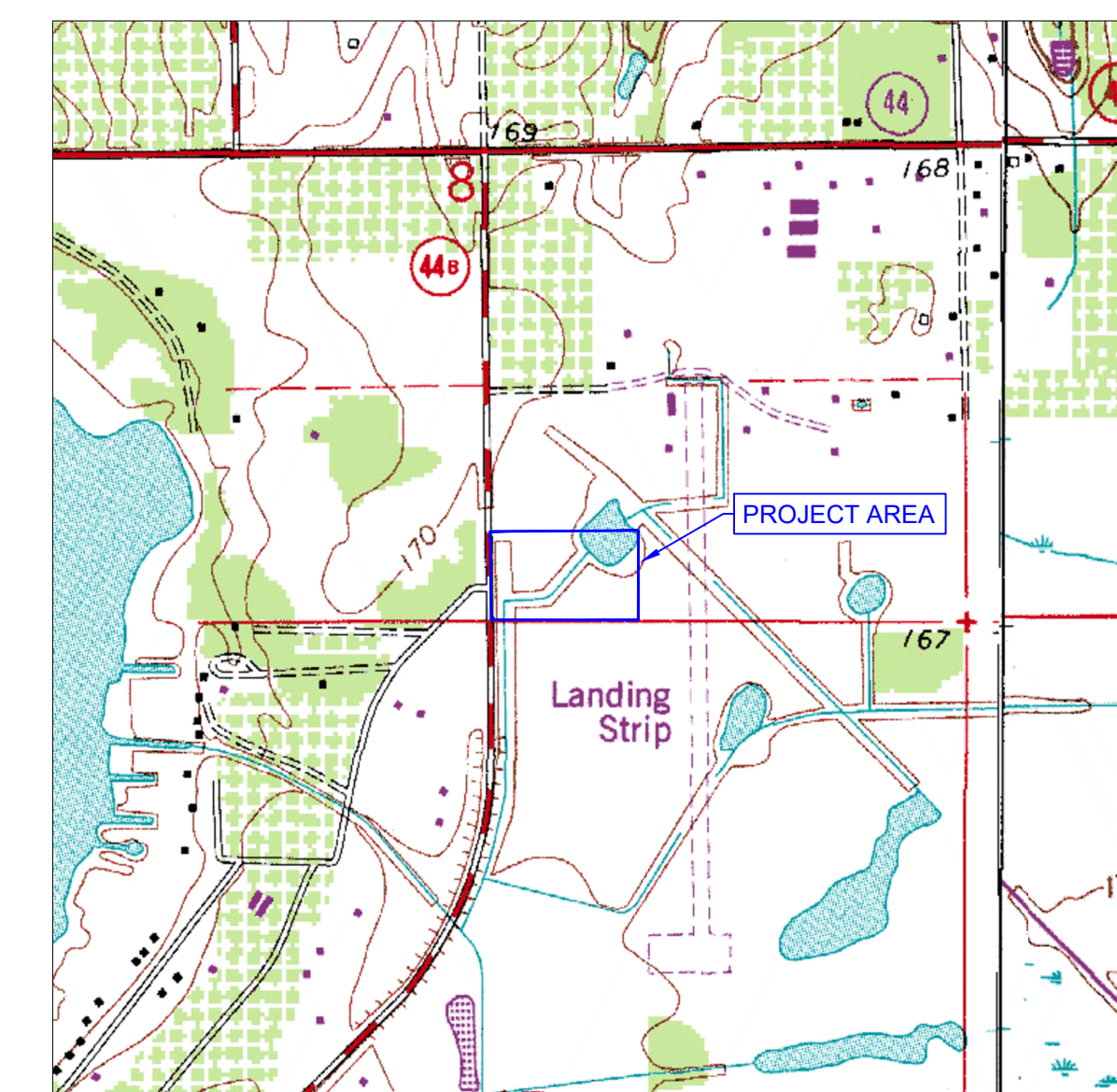
CIVIL ENGINEERING SOLUTIONS, INC.  
322 NORTH ROCKINGHAM AVE.  
TAVARES, FL 32778  
352.742.5011 FAX: 352.742.5044  
DAVID CLUTTS, P.E., PRESIDENT

**ARCHITECT**

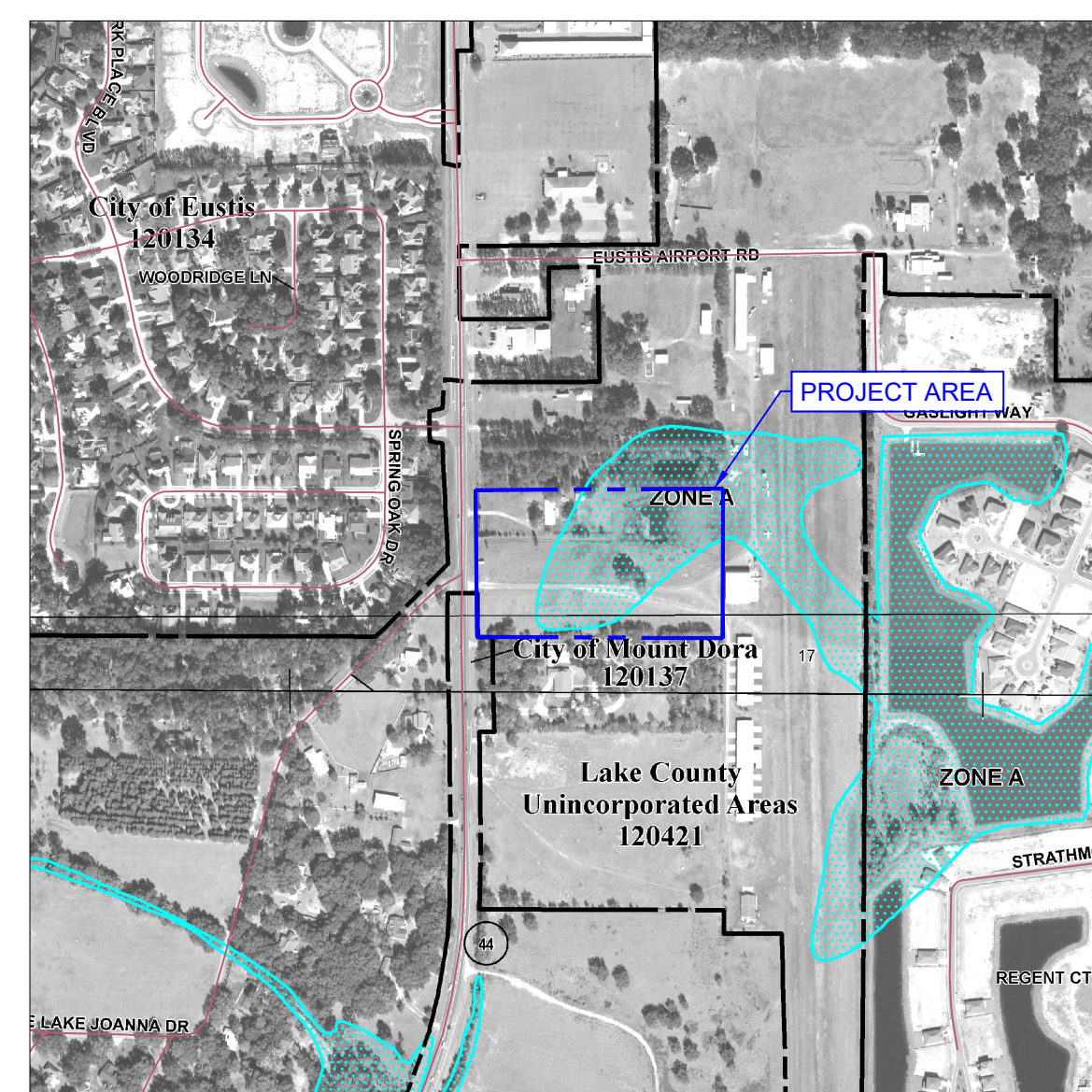
JASS & ASSOCIATES ARCHITECTURAL, LLC  
2300 AMHERST LANE  
MOUNT DORA, FL 32757  
352.383.9407

**CIVIL ENGINEER'S TABLE OF SHEETS**

- PP0.00 - COVER SHEET
- PP1.00 - EXISTING CONDITIONS
- PP2.00 - PRELIMINARY PLAT
- PP2.10 - PRELIMINARY DEVELOPMENT PLAN
- PP3.00 - PRELIMINARY DRAINAGE PLAN
- PP4.00 - PRELIMINARY UTILITY PLAN

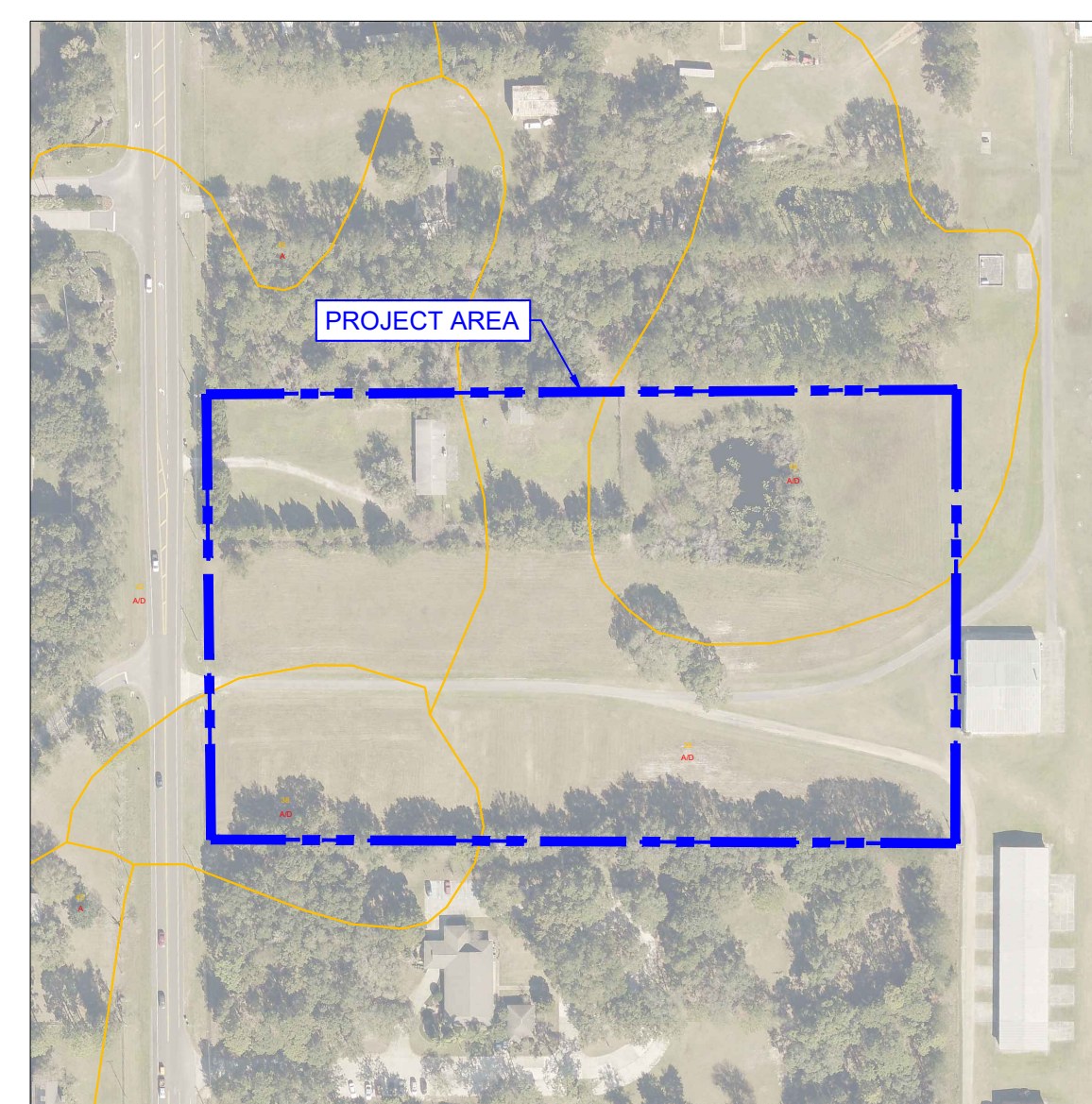


QUAD MAP: MRG 3914  
USGS QUAD MAP  
SEC 08 - TWP 19S - RNG 27E  
SCALE: 1" = 1000'



MAPS #12069C0357E (ONSITE) & #12069C0359E  
MAP DATES: 12/18/2012

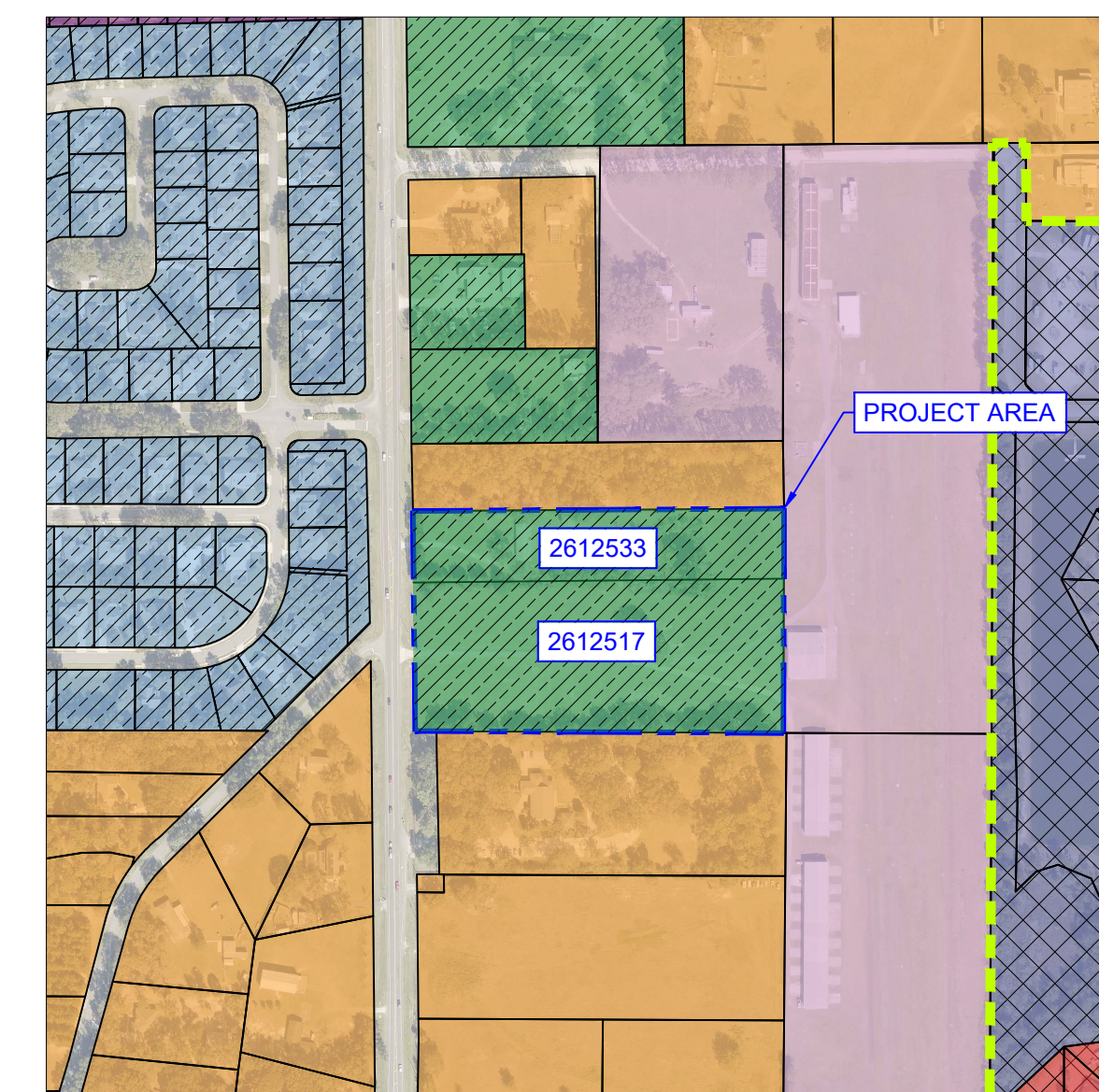
FEMA FLOOD MAP  
SEC 08 - TWP 19S - RNG 27E  
SCALE: 1" = 600'



LAKE COUNTY SOILS LEGEND:

- 28 - MYAKKA-MYAKKA WET SANDS 0-2% SLOPES (HYD. A/D)
- 38 - PLACID SAND FREQUENTLY PONDED 0-2% SLOPES (HYD. A/D)
- 40 - PLACID & MYAKKA SANDS DEPRESSIONAL (HYD. A/D)
- 42 - POMPANO SAND (HYD. A/D)
- 45 - TAVARES SAND 0-5% SLOPES (HYD. A)

NRCS SOILS MAP  
SEC 08 - TWP 19S - RNG 27E  
SCALE: 1" = 200'



CITY OF EUSTIS FUTURE LAND USE LEGEND:

- (SR) SUBURBAN RESIDENTIAL
- (UR) URBAN RESIDENTIAL
- (MCR) MIXED USE COMMERCIAL/RESIDENTIAL

CITY OF MT. DORA FUTURE LAND USE LEGEND:

- (LD) LOW DENSITY
- (MD) MEDIUM DENSITY

FLU MAP  
SEC 08 - TWP 19S - RNG 27E  
SCALE: 1" = 300'

UNINCORPORATED LAKE COUNTY FUTURE LAND USE LEGEND:

- URBAN LOW DENSITY
- PUBLIC SERVICE FACILITY & INFRASTRUCTURE

HUDDLE PLACE  
PRELIMINARY PLAT/PLAN  
EUSTIS, FLORIDA

Civil Engineering Solutions, Inc.  
Civil & Environmental Engineering  
322 North Rockingham Ave., Tavares, FL 32778  
Phone: 352.742.5011 Fax: 352.742.5044  
State of Florida Certificate of Authorization #25985  
David Clutts, P.E., P.E., P.L.C. # 71882  
Date:

DRAWN BY: JH & WG  
CHECKED BY: DC

FILE NUMBER:  
23108-01

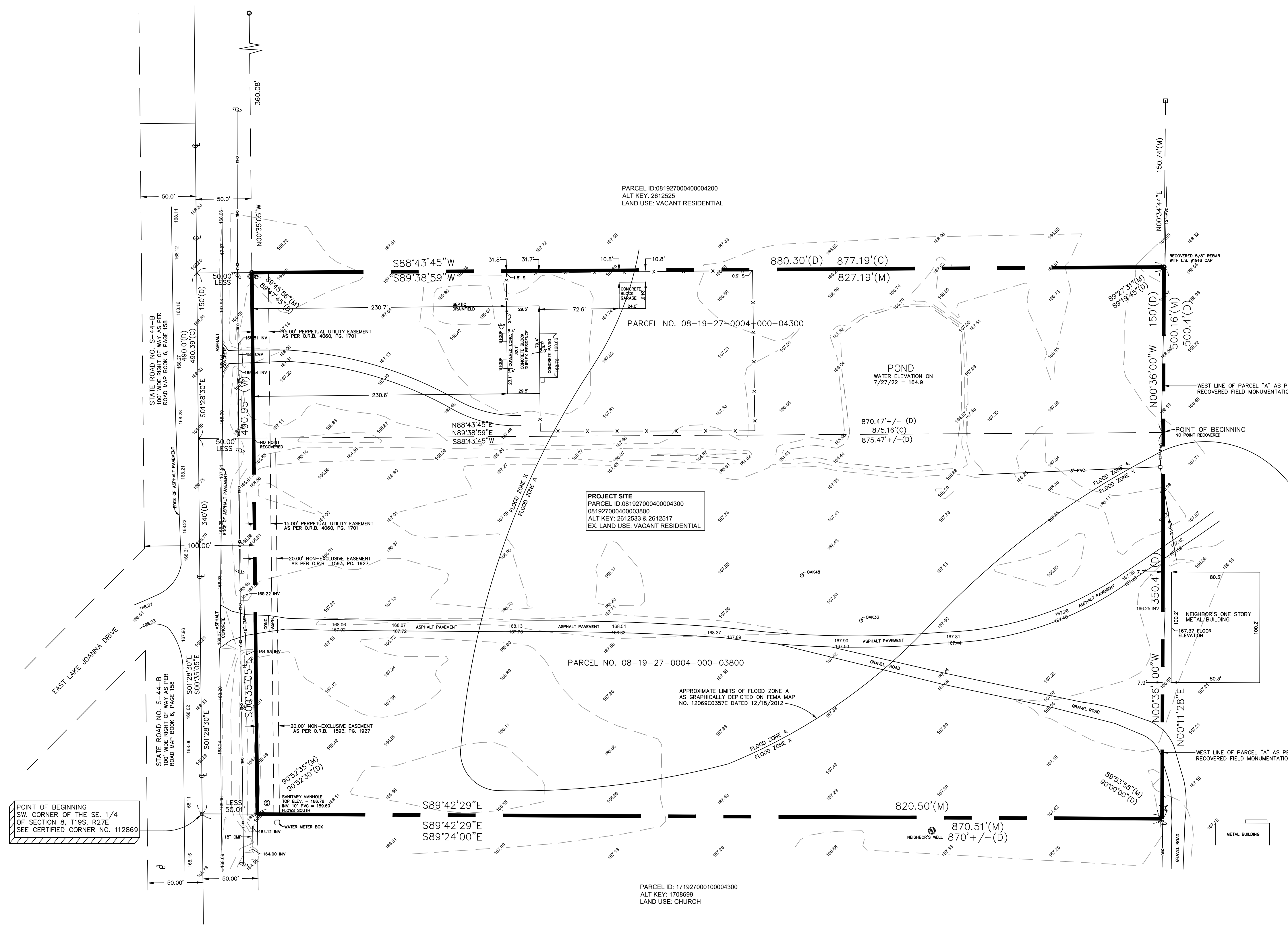
ISSUE DATE:  
04/18/2023

SHEET SIZE  
24 X 36

COVER SHEET

SHEET NUMBER  
PP0.00

REVISIONS:  
1- REVISIONS PER CITY COMMENTS  
05-16-2023



**Legal Description:**

From the Southwest corner of the Southeast 1/4 of Section 8, Township 19 South, Range 27 East, Lake County, Florida, run thence North 89°24' East 870 feet, more or less, to the West line of Parcel "A" as described in Official Records Book 314, Page 630, public records of Lake County, Florida, run thence North 0°36' West along said West line 350.4 feet; thence South 88°43'45" West 875.47 feet, more or less to the center line of State Road No. S-44-B; thence South 1°28'30" East along said center line 340 feet to the Point of Beginning. LESS right of way of State Road No. S-44-B.

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**SURVEYOR'S NOTES:**

BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 27 EAST HAVING AN ASSUMED BEARING OF S00°35'05"E.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TWO TITLE COMMITMENTS ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY ON 7/7/22 WITH COMMITMENT NUMBERS 2167507 AND 2167513. THIS SURVEYOR HAS NOT CONDUCTED ANY TITLE RESEARCH. THIS SURVEY WAS PREPARED FOR THE SOLE PURPOSE OF PROVIDING THE CLIENT WITH BOUNDARY AND TOPOGRAPHIC INFORMATION TO BE USED FOR PLANNING AND ANALYSIS OF POTENTIAL SITE IMPROVEMENTS.

REFERRING TO BOTH OF THE TITLE COMMITMENTS LISTED ABOVE, EXCEPTION 9 IN EACH OF THE LISTED COMMITMENTS REFERS TO A ROAD RIGHT OF WAY EASEMENT RESERVATION SET FORTH IN DEED BOOK 191, PAGE 203 OF THE LAKE COUNTY PUBLIC RECORDS. IT IS THE OPINION OF THIS SURVEYOR THAT NEITHER OF THE SUBJECT PROPERTIES SHOWN AND DESCRIBED HEREON IS A PART OF THE LANDS DESCRIBED IN DEED BOOK 191, PAGE 203. THE SUBJECT PROPERTIES ARE NOT SUBJECT TO THE EASEMENT RESERVATION.

NON-VISIBLE AND/OR UNDERGROUND IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS OTHERWISE SHOWN.

THERE MAY BE EASEMENTS AND/OR RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN HEREON THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE AND/OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

UTILITY LOCATIONS AS SHOWN HEREON ARE BASED ON FIELD LOCATION OF OBSERVABLE EVIDENCE OF UTILITY FACILITIES. THIS SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY UNDERGROUND LOCATIONS AND YOUR ATTENTION IS DRAWN TO THE FACT THAT THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT DID NOT HAVE OBSERVABLE SURFACE EVIDENCE THAT COULD BE LOCATED AND/OR SHOWN HEREON.

HAVING EXAMINED THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS THE OPINION OF THIS SURVEYOR THAT THE LANDS SHOWN AND DESCRIBED HEREON LIE IN FLOOD ZONE "A" (NO BASE FLOOD ELEVATION) AND FLOOD ZONE "X" AS GRAPHICALLY DEPICTED HEREON. SEE MAP NUMBER 12069C0357 E, DATED 12-18-2012.

ELEVATIONS AS SHOWN HEREON ARE BASED ON LAKE COUNTY BENCHMARK E-468 WHICH ALSO HAS BEEN ASSIGNED NATIONAL GEODETIC SURVEY CONTROL PID NUMBER A91444. SAID BENCHMARK IS LOCATED AT THE SOUTHWEST CORNER OF STATE ROADS 44 AND 44B AND HAS A PUBLISHED ELEVATION OF 167.14, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

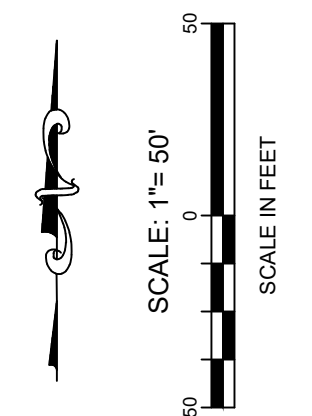
SITE BENCHMARK: THE TOP OF THE NORTHWEST CORNER OF THE DRAINAGE INLET LOCATED ALONG THE EAST PROPERTY LINE SOUTH OF THE POINT OF BEGINNING HAS AN ELEVATION OF 167.49, NAVD 88.

THE SUBJECT PROPERTIES CONTAIN 408,248 SQUARE FEET OR 9.37 ACRES, MORE OR LESS.

SURVEY DATE (LAST DATE OF FIELD WORK): JULY 27, 2022.

**MAP LEGEND:**

- (C) INDICATES A CALCULATED DISTANCE AND/OR DIRECTION.
- (D) INDICATES A DESCRIPTION DISTANCE AND/OR DIRECTION.
- (M) INDICATES A MEASURED DISTANCE AND/OR DIRECTION.
- LB INDICATES LAND SURVEYING BUSINESS.
- LS INDICATES INDIVIDUAL LICENSED LAND SURVEYOR.
- PSM INDICATES PROFESSIONAL SURVEYOR AND MAPPER.
- INDICATES A RECOVERED 5/8" REBAR, NO CAP OR IDENTIFICATION
- INDICATES A RECOVERED 4" X 4" CONCRETE PYRAMID TOP MONUMENT.
- ⊙ INDICATES A SET 5/8" REBAR WITH LB #7541 "ACCUMAP" CAP.
- ⊕ INDICATES THE CENTERLINE OF STATE ROAD S-44-B RIGHT OF WAY.
- ⊙ INDICATES A SPOT ELEVATION SHOT AT THE DECIMAL POINT LOCATION.
- ⊙ INDICATES A SPOT ELEVATION SHOT AT THE END OF THE LEADER LOCATION.
- ⊙ INDICATES A SPOT ELEVATION SHOT AT THE INVERT OF A PIPE.
- ⊕ INDICATES A FIRE HYDRANT AND VALVE ASSEMBLY.
- ⊙ INDICATES A WOOD UTILITY POLE.
- ⊙ INDICATES A GUY WIRE ANCHOR.
- ⊙ INDICATES A SANITARY SEWER MANHOLE.
- ⊙ INDICATES A COMMUNICATIONS JUNCTION BOX.
- ⊙ INDICATES AN ELECTRIC JUNCTION BOX.
- x — x — INDICATES A BARBED AND/OR WIRE MESH FENCE.
- OHU — OHU — INDICATES OVERHEAD UTILITY LINE(S).
- 167 — INDICATES THE APPROXIMATE LOCATION OF THE 167 FOOT CONTOUR.
- ⊙ OAK33 INDICATES AN OAK TREE HAVING A 33" DIAMETER AT BREAST HEIGHT.



**HUDDLE PLACE  
PRELIMINARY PLAT/PLAN**  
EUSTIS, FLORIDA

**Civil Engineering  
Solutions, Inc.**  
Civil & Environmental Engineering

DRAWN BY: JH & WG  
CHECKED BY: DC

FILE NUMBER:  
23108-01

ISSUE DATE:  
04/18/2023

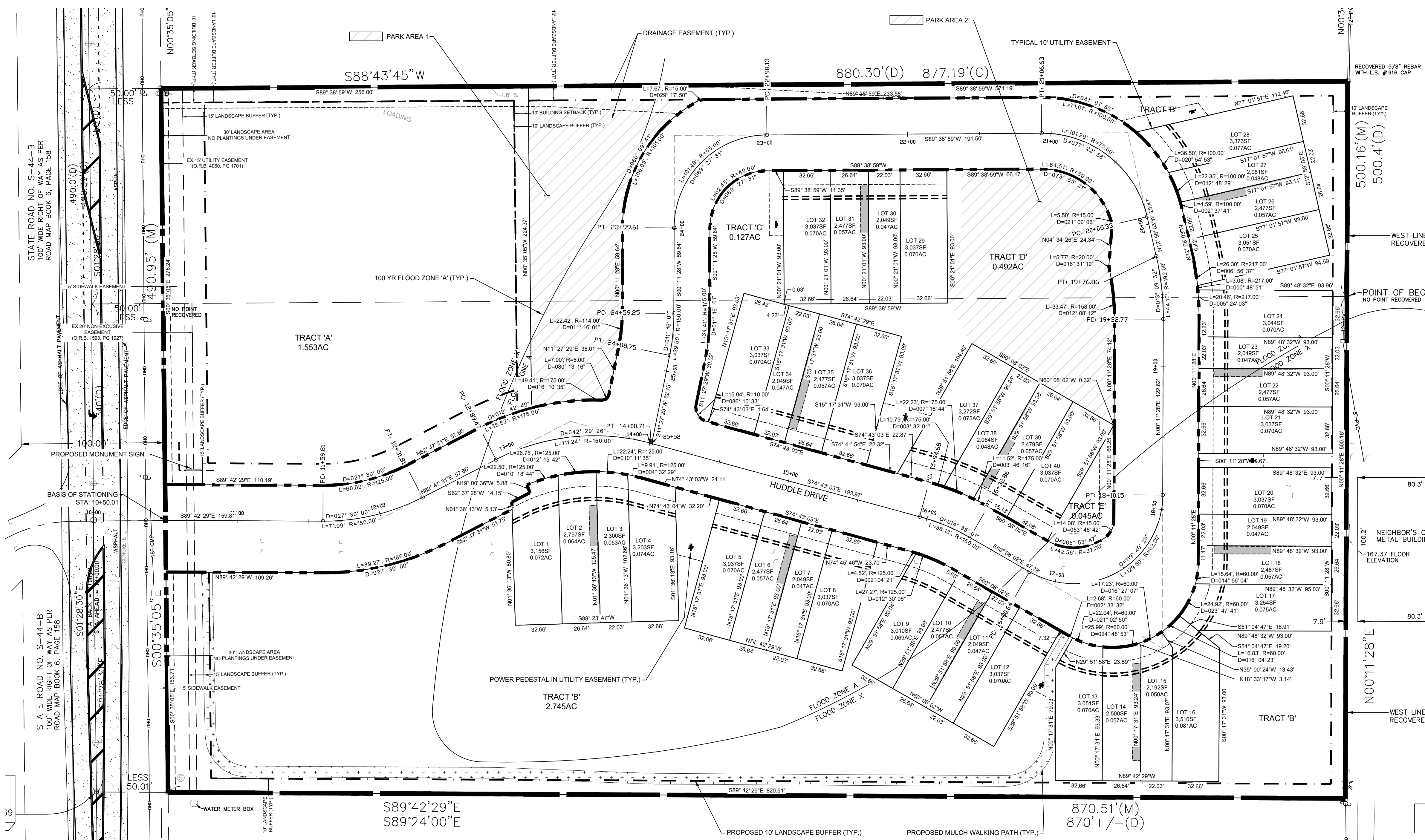
SHEET SIZE  
24 X 36

EXISTING  
CONDITIONS

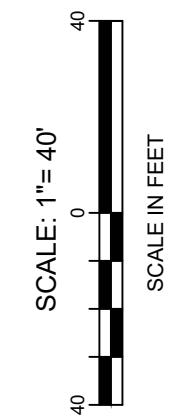
SHEET NUMBER  
PP1.00

REVISONS:  
1- REVISIONS PER CITY COMMENTS  
05-16-2023

322 North Rockingham Ave., Eustis, FL 32718  
Phone: 352.742.2011 Fax: 352.742.2044  
State of Florida Certificate of Authorization #256985  
David Church, P.E., P.L.C. #47882  
Date:



Park Area Tabulation		
Park Area Required		
Subdivision Size	Min. Park Size	
25-49 Subdivision Lots	1/2 AC	
Park Area Provided		
Park Area Provided	Area (AC)	
1	0.337	
2	0.357	
<b>Total</b>	<b>0.694</b>	



Tract Data & Use Description			
Tract ID	Description	Area	
		SF	AC
A	Commercial Parcel	67,640	1.553
B*	Storm & Flood Facilities, Landscaping, Utilities, Park & Open Space	119,576	2.745
C	Landscaping, Utilities, Open Space & Park	5,519	0.127
D*	Storm & Flood Facilities, Conservation, Landscaping, Utilities, Park & Open Space	21,436	0.492
E	Landscaping, Utilities, Open Space & Park	1,962	0.045
R.O.W.	Road, Sidewalk, Parking, & Utilities (HDA Maintained, Private)	83,741	1.922
Lots	Residential Lots	108,374	2.488
	<b>Total:</b>	<b>408,248</b>	<b>9.372</b>

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  - POWER: SECO ENERGY
- VERTICAL DATUM - NAVD 88

LEGEND	
	SITE BOUNDARY
	SILT FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	INTERPOLATED ELEVATION
	EXISTING SANITARY
	EXISTING WATERMAIN
	EXISTING OVERHEAD POWER
	PROPOSED SANITARY
	PROPOSED WATER SERVICE LINE
	PROPOSED WATER MAIN
	PROPOSED RECLAIMED WATER MAIN
	GRADE BREAK
	FLOW ARROW
	BACTERIAL SAMPLING POINT
	SANITARY HAZARD
	PROPOSED ELECTRICAL CONDUIT
	UTILITY EASEMENT
	LANDSCAPE BUFFER

**HUDDLE PLACE  
PRELIMINARY PLAT/PLAN**  
EUSTIS, FLORIDA

DRAWN BY: JH & WG  
CHECKED BY: DC

FILE NUMBER:  
23108-01

ISSUE DATE:  
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SHEET SIZE  
24 X 36

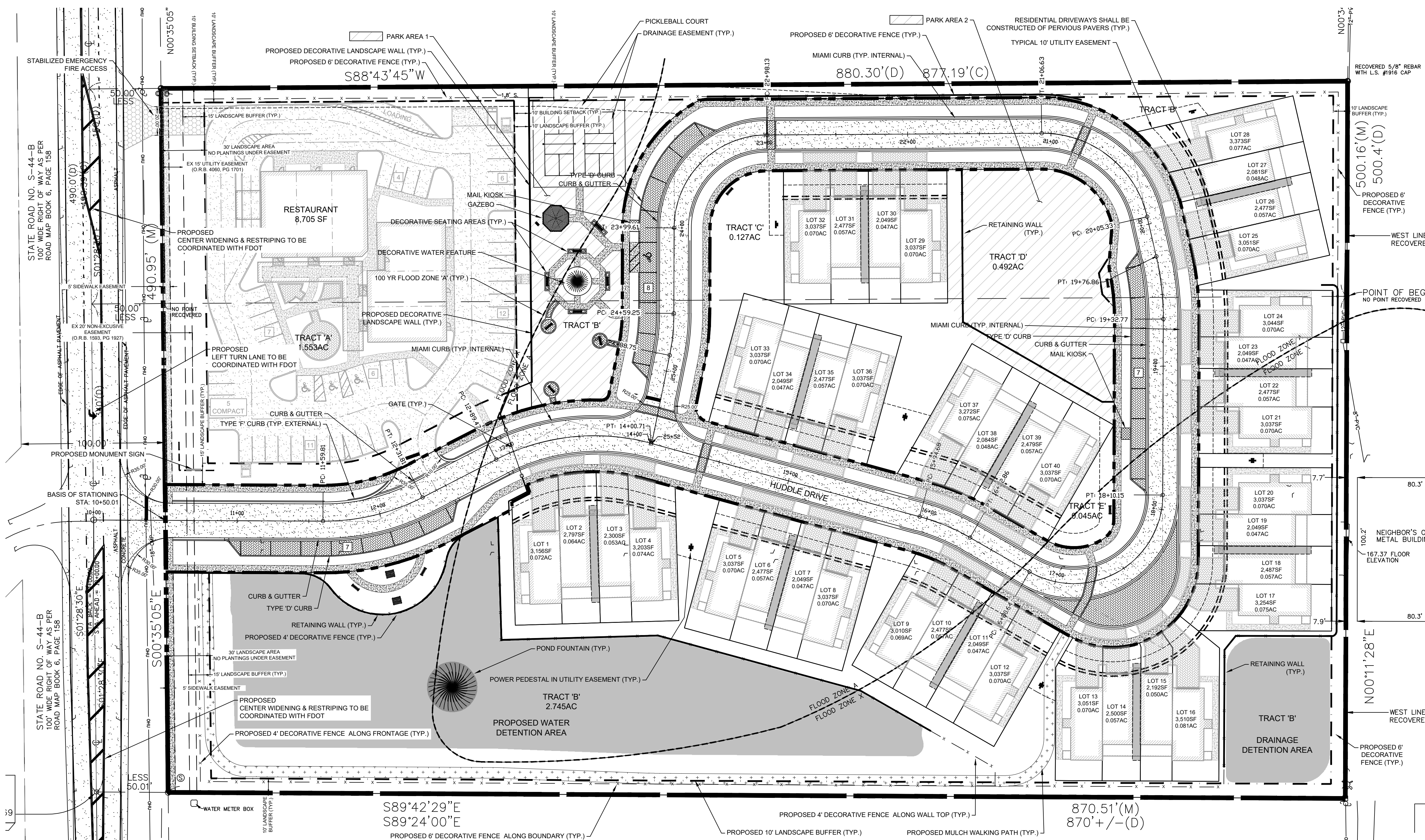
PRELIMINARY  
PLAT

SHEET NUMBER  
PP2.00

REVISIONS:  
1- REVISIONS PER CITY COMMENTS

05-16-2023

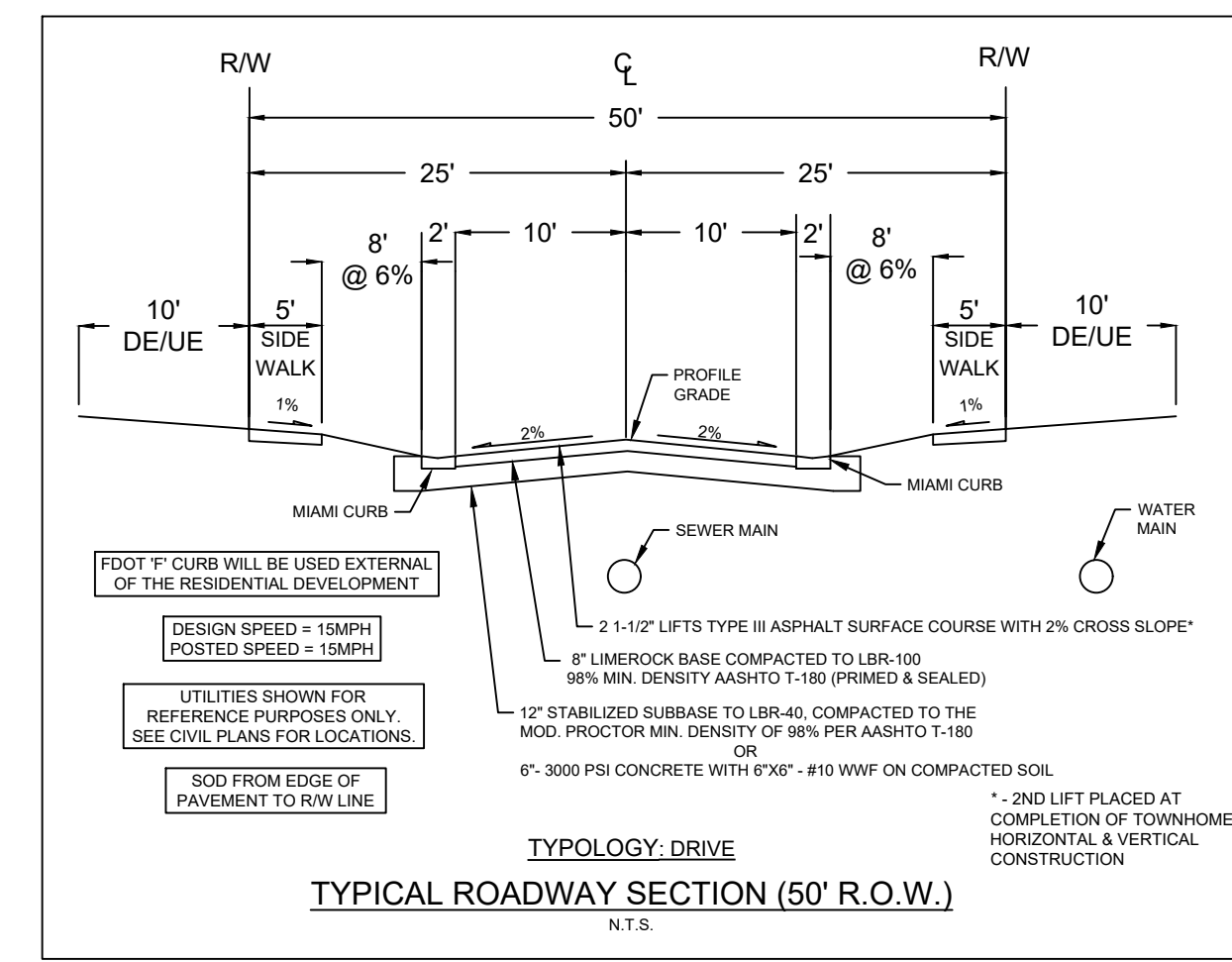
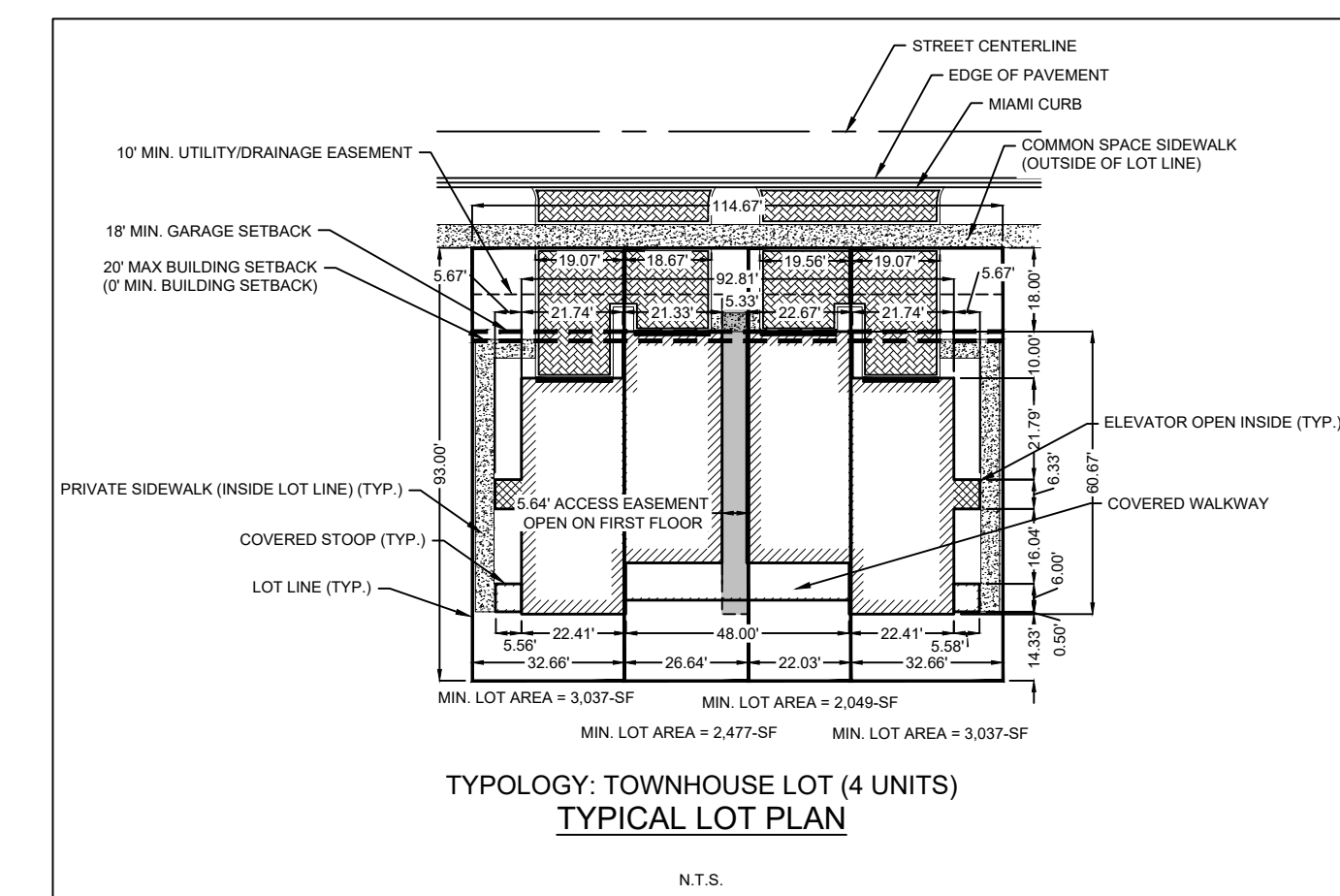
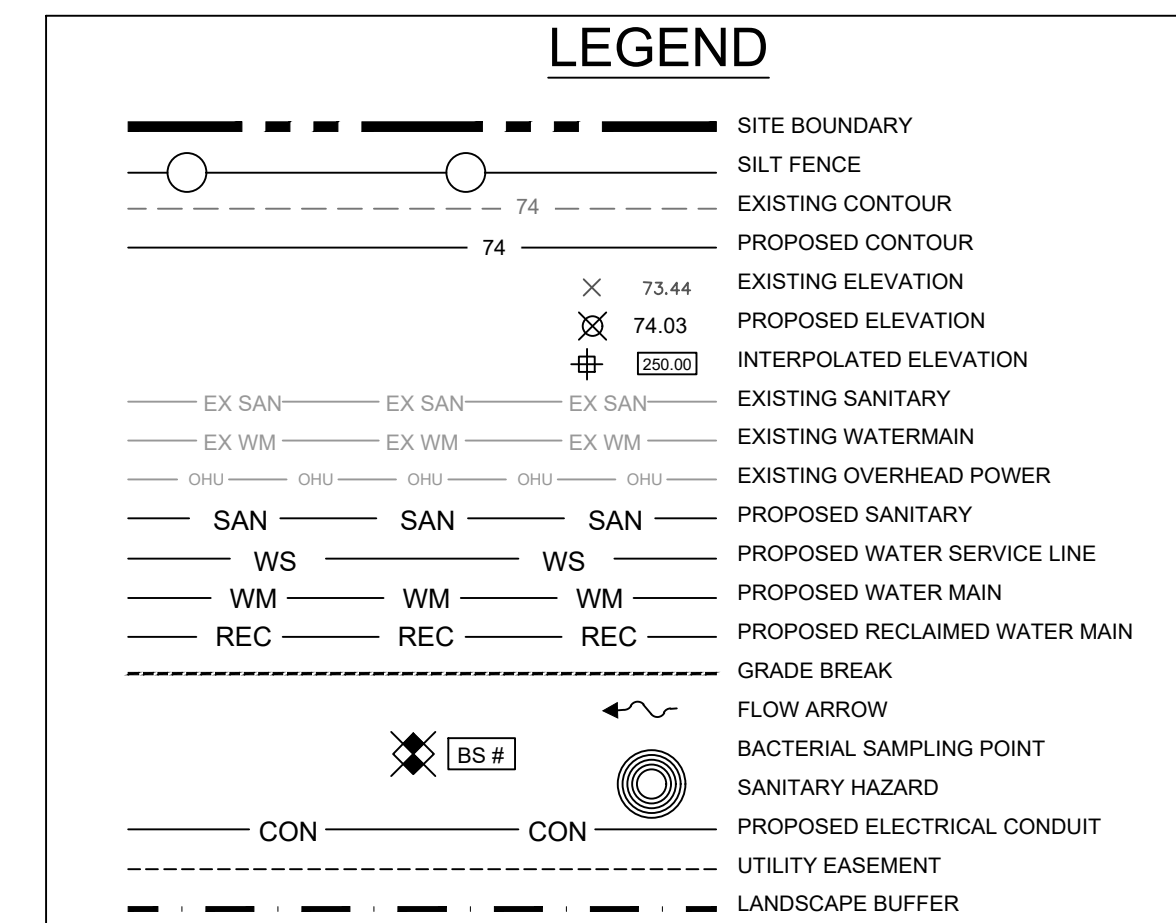
Civil Engineering Solutions, Inc.  
Civil & Environmental Engineering  
322 North Rockingham Ave., Tallahassee, FL 32310  
Phone: 907.742.2011 Fax: 907.742.0044  
State of Florida Certificate of Authorization #256985  
David Childs, P.E., P.L.C. #71082  
Date:



Parking Calculation	
Town Homes	
Total Units	40
Parking Rate	2 Per Unit
Calculation	40 x 2 = 80
Subtotal Required	80 Spaces
Total Provided Parking	80 Spaces (2-Car Garage) + 15 Street Spaces
Restaurant	
Vehicle Parking	
Total Building Area	8,705 SF
Parking Rate	5 Spaces per 1,000 SF
Calculation	8,705 x 5 / 1,000 = 43.5
Subtotal Required	44 Spaces
Compact Parking Rate	20% Required Parking
Compact Parking Calculation	44 x 0.2 = 8.8
Total Allowable Compact Spaces	8 Spaces
Proposed Parking Breakdown	3 HC Spaces, 5 Compact Spaces, 7 Street Spaces, 43 Onsite Standard Spaces
Total Provided Parking	58 Spaces
Bicycle Parking	
Parking Rate	0.05 per Vehicle Parking Space
Calculation	58 x 0.05 = 2.9
Subtotal Required	3 Spaces
Total Provided Parking	3 Space Bike Rack
Loading Zone	
Rate	1 Space For the First 10,000 SF GFA + 1 Space per 20,000 SF After
Calculation	8,840 / 10,000 = 0.88
Subtotal Required	1 Space
Total Provided Loading Zones	1 Space

- Density Calculations**
- | Residential Area      |                             |
|-----------------------|-----------------------------|
| Total Area            | 7.819 AC                    |
| Total Units           | 40 (5.1 DU/AC)              |
| Total Open Space      | 3,409 AC (43.6%)            |
| Total Impervious Area | 2,771 AC (35.4%)            |
| Total Pervious Pavers | 0.661 AC (8.5%)             |
| Commercial Area       |                             |
| Total Lot Area        | 1.553 AC                    |
| Total Building Area   | 8,705 SF (0.200 AC) (0.129) |
| Total Impervious Area | 1,016 AC (64.4%)            |
| Total Pervious Pavers | 0.022 AC (1.4%)             |
- GENERAL NOTES:**
- PARCEL INFORMATION
    - ALTERNATE KEY(S) - 2612533 & 2612517
    - TOTAL AREA - 49.37 AC (AS DEPICTED)
    - EXISTING LAND USE - SINGLE FAMILY RESIDENTIAL & VACANT MIXED USE LAND
    - EXISTING FUTURE LAND USE & DESIGN DISTRICT (CITY OF EUSTIS)
      - DESIGN DISTRICT - SUBURBAN NEIGHBORHOOD
      - FUTURE LAND USE - MCR (MIXED COMMERCIAL/RESIDENTIAL)
  - EXISTING LAND USE
    - UPLAND AREA - 8.9 AC
    - WETLAND AREA - 0.34 AC
    - WATER (DITCH) - 0.12 AC
  - LAND PLANNING REQUIREMENTS
    - MAX DENSITY - 12 DU/AC
    - MAX FAR - 2.0
    - MAX ISR (COMMERCIAL AREA) - 75%
    - MAX ISR (RESIDENTIAL AREA) - 40%
      - MAX LOT COVERAGE - 80%
    - MAX BUILDING HEIGHT - 35'
    - MIN OPEN SPACE (COMMERCIAL AREA) - 20%
    - MIN OPEN SPACE (RESIDENTIAL AREA) - 25%
    - LANDSCAPE BUFFERS
      - STREET - 15'-24' MIN REQUIRED
      - SIDE - 10' MIN REQUIRED
      - REAR - 10' MIN REQUIRED
  - LOT TYPOLOGY DETAILS & REQUIREMENTS
    - COMMERCIAL AREA - CIVIL BUILDING LOT
      - NO MIN. OR MAX. DEPTH OR WIDTH REQUIREMENTS
      - BUILDING SETBACKS
        - STREET - 0' MIN / NO MAX REQUIREMENT
        - COMMON LOT - 0' MIN / NO MAX REQUIREMENT
        - REAR SETBACK - 10' MIN / NO MAX REQUIREMENT
      - BUILDOUT REQUIREMENTS - N/A
      - PARKING - ALL ZONES PERMITTED
    - MULTIFAMILY RESIDENTIAL AREA - TOWNHOUSE LOT
      - WIDTH - 22' MIN / 32' MAX
      - DEPTH - 80' MIN / 120' MAX
      - BUILDING SETBACKS
        - STREET - 0' MIN / 10' MAX
        - ALLEY - 15' MIN
        - GARAGE - 18' (MIN)
      - BUILDOUT REQUIREMENTS - 70% (MIN)
      - PARKING - ZONE 3 PERMITTED ONLY
  - BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY: ACCUMAP SURVEYING, LLC.
  - DECORATIVE SITE LIGHTING WILL BE COORDINATED DURING CONSTRUCTION PHASE
  - ALL EXISTING SITE MONUMENTATION SHALL BE PRESERVED & PERPETUATED
  - GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE PAINTED DARK GREEN OR BLACK & SCREENED WITH A 24" HEDGE
  - THESE PARCELS LAY WITHIN THE 100YR FLOODPLAIN PER FEMA MAP PANELS
 

PANEL NO. 120680C0357E  
DATED: 12/19/2012
  - SITE SOILS INCLUDE:
    - MYAKKA-MYAKKA WET SAND, 0-2% SLOPES (HYD. A/D)
    - PLACID SAND, FREQUENTLY PONDED, 0-2% SLOPES (HYD. A/D)
    - PLACID & MYAKKA SAND, DEPRESSIONAL (HYD. A/D)
    - POMPANO SAND (HYD. A/D)
  - UTILITY PROVIDERS:
    - POTABLE WATER: CITY OF EUSTIS
    - RECLAIMED WATER: ONSITE WELL, (PROVISIONS MADE FOR FUTURE CITY CONNECTION)
    - SEWER: CITY OF EUSTIS
    - GAS: NOT AVAILABLE
    - SOLID WASTE: CITY OF EUSTIS (RESIDENTIAL AREAS WILL UTILIZE CURB-SIDE PICKUP)
    - POWER: SECO ENERGY
  - VERTICAL DATUM - NAVD 88



05-16-2023

REVISIONS:  
1- REVISIONS PER CITY COMMENTS

**Civil Engineering Solutions, Inc.**  
Civil & Environmental Engineering

322 North Rockingham Ave., Tallahassee, FL 32378  
Phone: 907.742.2011 Fax: 907.742.0044  
State of Florida Certificate of Authorization #256985

DAVID CHASE, P.E., F.L.C.E., #17086  
DORIS

**HUDDLE PLACE**  
PRELIMINARY PLAT/PLAN  
EUSTIS, FLORIDA

DRAWN BY: JH & WG  
CHECKED BY: DC

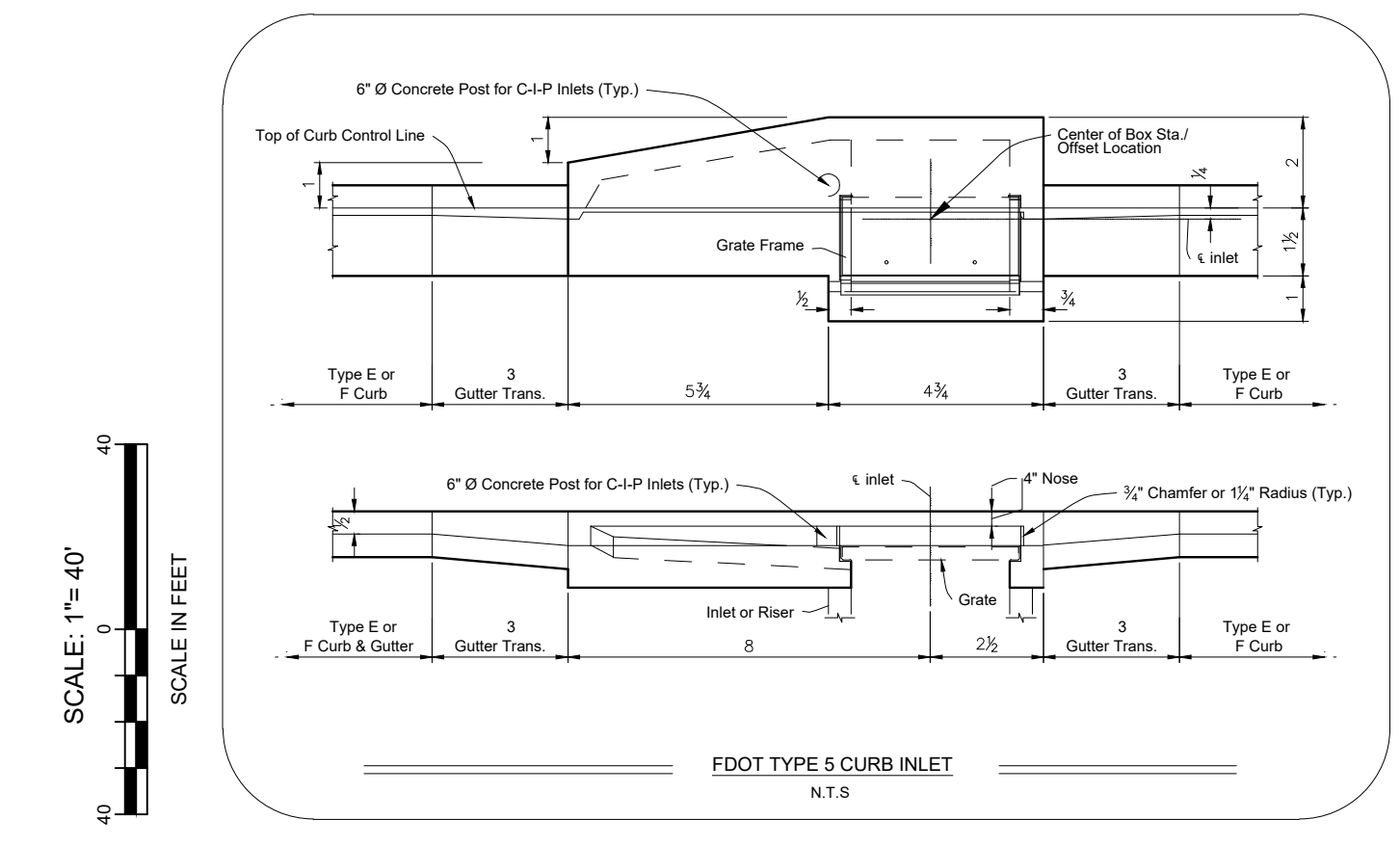
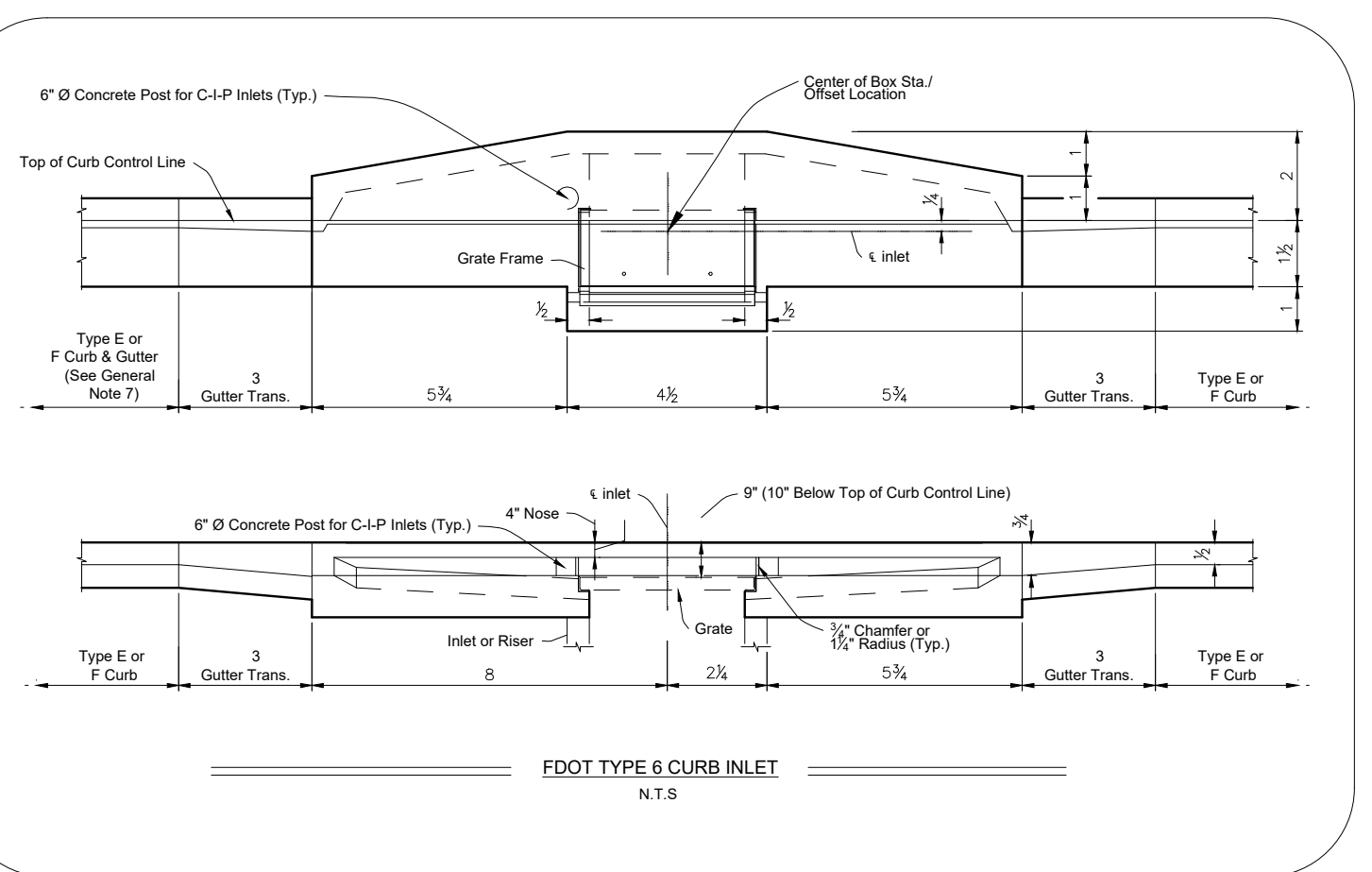
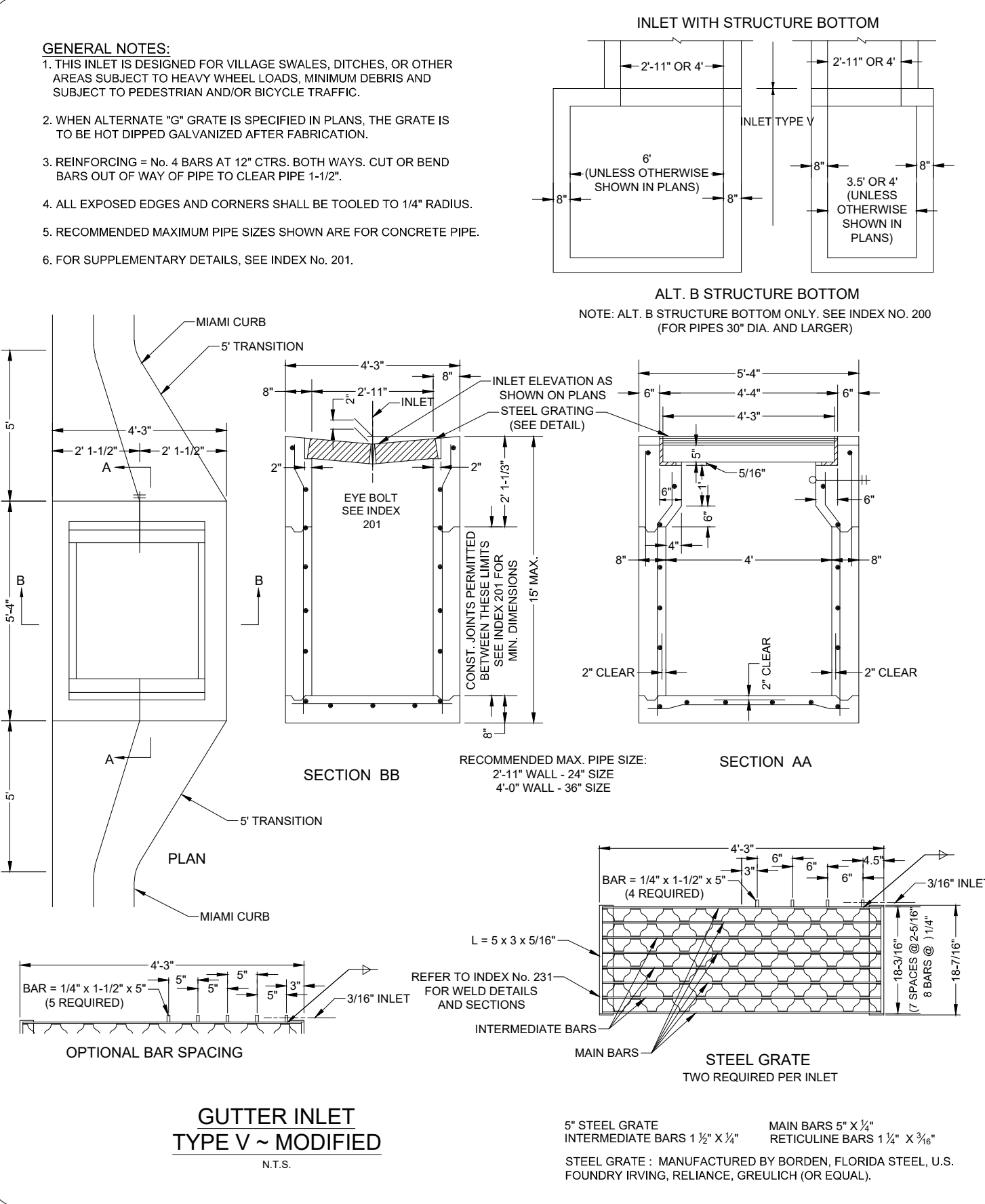
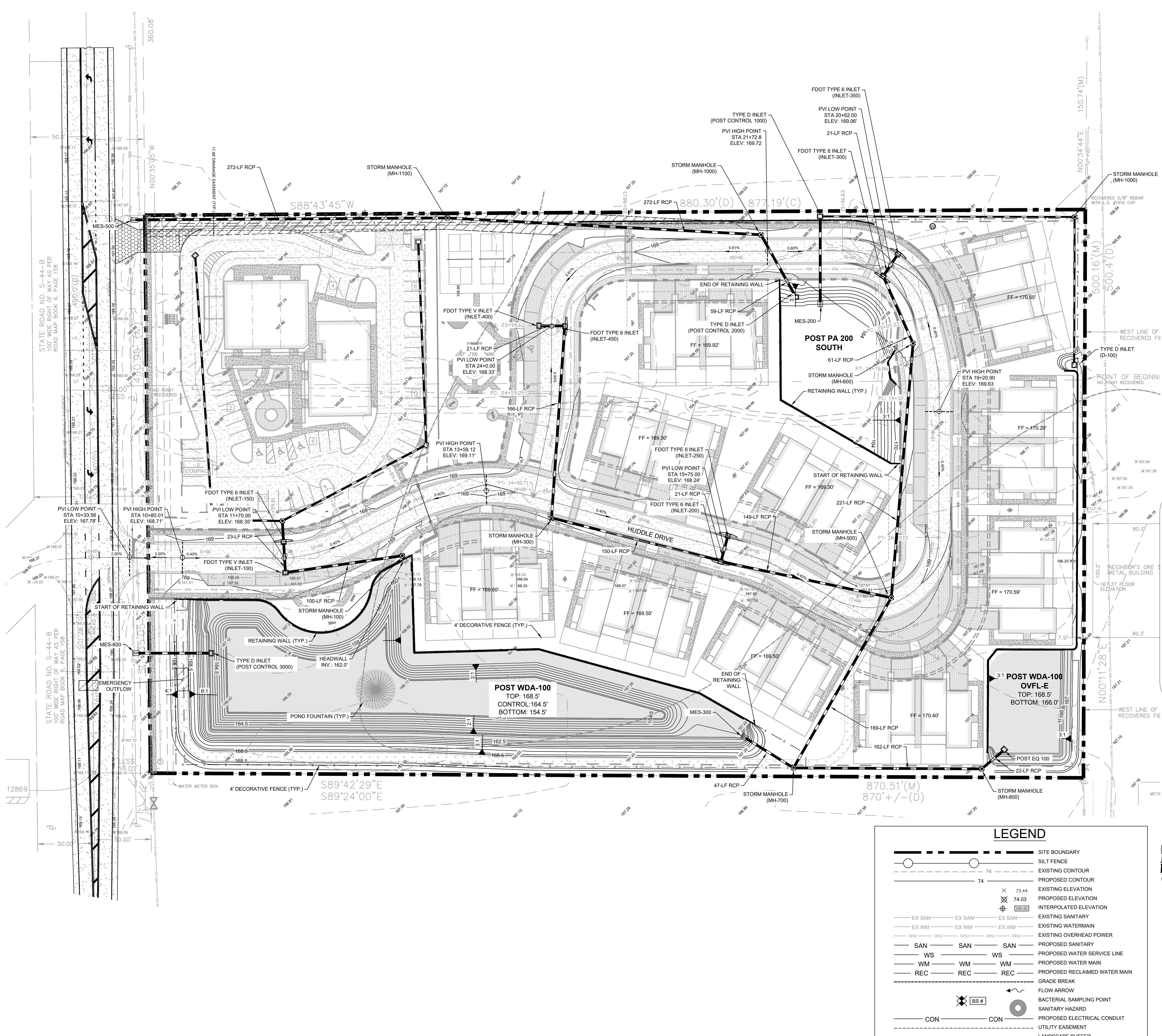
FILE NUMBER:  
23108-01

ISSUE DATE:  
04/18/2023

SHEET SIZE  
24 X 36

PRELIMINARY DEVELOPMENT PLAN

SHEET NUMBER  
PP2.10



LEGEND	
	SITE BOUNDARY
	SILTY FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	INTERPOLATED ELEVATION
	EXISTING SANITARY
	EXISTING WATERMAIN
	EXISTING OVERHEAD POWER
	PROPOSED SANITARY
	PROPOSED WATER SERVICE LINE
	PROPOSED WATER MAIN
	PROPOSED RECLAIMED WATER MAIN
	GRADE BREAK
	FLOW ARROW
	BACTERIAL SAMPLING POINT
	SANITARY HAZARD
	PROPOSED ELECTRICAL CONDUIT
	UTILITY EASEMENT
	LANDSCAPE BUFFER

05-18-2023

REVISIONS:  
1- REVISIONS PER CITY COMMENTS

**Civil Engineering Solutions, Inc.**  
Civil & Environmental Engineering

322 North Rockingham Ave., Tallahassee, FL 32303  
Phone: 907.742.2011 Fax: 907.742.0044  
State of Florida Certificate of Authorization #256985

**HUDDLE PLACE**  
PRELIMINARY PLAT/PLAN  
EUSTIS, FLORIDA

DRAWN BY: JH & WG  
CHECKED BY: DC

FILE NUMBER:  
23108-01

ISSUE DATE:  
04/18/2023

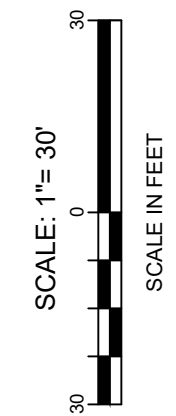
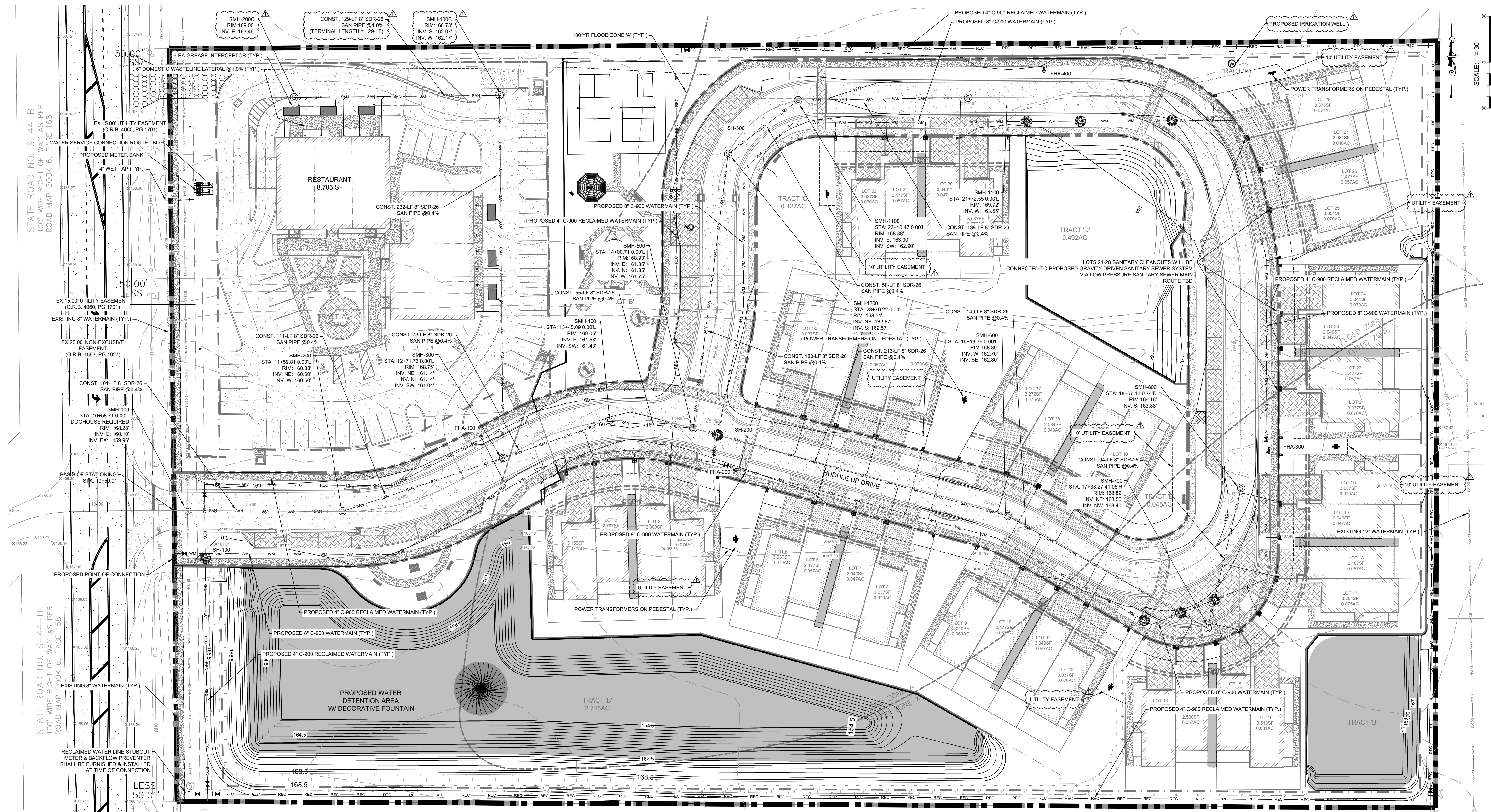
SHEET SIZE  
24 X 36

PRELIMINARY DRAINAGE PLAN

SHEET NUMBER  
PP3.00

STATE ROAD NO. S-44-B  
100' WIDE RIGHT OF WAY AS PER  
ROAD MAP BOOK 6, PAGE 158

STATE ROAD NO. S-44-B  
100' WIDE RIGHT OF WAY AS PER  
ROAD MAP BOOK 6, PAGE 158



REVISIONS:  
1- REVISIONS PER CITY COMMENTS  
05-18-2023

**Civil Engineering Solutions, Inc.**  
Civil & Environmental Engineering  
322 North Rockingham Ave., Tallahassee, FL 32309  
Phone: 907.742.2011 Fax: 907.742.2044  
State of Florida Certificate of Authorization #256985  
David Chiles, P.E., P.L.C. #71826  
Date:

**HUDDLE PLACE**  
**PRELIMINARY PLAT/PLAN**  
EUSTIS, FLORIDA

DRAWN BY: JH & WG  
CHECKED BY: DC

FILE NUMBER:  
23108-01

ISSUE DATE:  
04/18/2023

SHEET SIZE  
24 X 36

PRELIMINARY  
UTILITY PLAN

SHEET NUMBER  
PP4.00

Utility Flow Demands					
Water Demand ( ERU = 300 gpd)					
Use	Unit of Measure	ERU Factor	Number of Units	ERUs	Daily Use (gpd) (ERUs x 300 gpd)
Multi-Family Residential	Per Unit	0.83	40	33.2	9,960
Restaurant	Per Seat	0.1	295	29.5	8,850
			<b>Total:</b>	<b>62.7</b>	<b>18,810</b>
Sewer Demand ( ERU = 250 gpd)					
Use	Unit of Measure	ERU Factor	Number of Units	ERUs	Daily Use (gpd) (ERUs x 250 gpd)
Multi-Family Residential	Per Unit	0.83	40	33.2	8,300
Restaurant	Per Seat	0.1	295	29.5	7,375
			<b>Total:</b>	<b>62.7</b>	<b>15,675</b>
Solid Waste Demand ( ERU = 4.57lb./day/ERU)					
Use	Unit of Measure	ERU Factor	Number of Units	ERUs	Daily Use (lb./day) (ERUs x 4.57 lb./day/ERU)
Multi-Family Residential	Per Unit	0.83	40	33.2	152
Restaurant	Per Seat	0.1	295	29.5	135
			<b>Total:</b>	<b>62.7</b>	<b>287</b>

