Doris Park Landing Preliminary Subdivision Plan

City of Eustis Florida Parcel I.D. # 08-19-27-0004-000-01901; 17-19-27-0001-000-00102; 00800; 04400; 05600

for

MC GROUP ENTERPRISES INC

by

G L SUMMITT ENGINEERING INC

LEGAL DESCRIPTION:

Description (per ORB 872 PG 765–766, ORB 6116, PG 2430, ORB 1734, PG 2037):

PARCEL A:

FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°24'00" WEST ALONG THE SOUTH LINE OF THE SAID SECTION 8 TO A DISTANCE OF 1306.12 FOR A POINT OF BEGINNING, RUN THENCE NORTH 00°36'00" WEST 1306.90 FEET , MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, THENCE RUN WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 A DISTANCE OF 466.67 FEET; THENCE RUN SOUTH 00°36'00" EAST TO THE SOUTH LINE OF THE SAID SECTION 8, THENCE RUN NORTH 89°24' EAST A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING.

PARCEL B:

FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°24'00" WEST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 1306.12 FEET FOR A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 00°36'00" EAST 1959.79 FEET, THENCE RUN SOUTH 89°24'00" WEST 466.67 FEET, THENCE RUN NORTH 00°36'00" WEST 1959.79 FEET TO THE NORTH LINE OF SAID SECTION 17, THENCE RUN NORTH 89°24'00" EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING.

LESS:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1734, PAGES 2037–2040, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

TOGETHER WITH:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6116, PAGES 2430–2431, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL C

THAT PART OF THE SOUTH 269.51 FEET OF THE NORTH 911.51 FEET OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD S–44B, LESS THAT PART LYING EAST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF SAID SECTION 17, RUN WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 2176.86 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 0°36'00"EAST 1959.79 FEET TO THE POINT OF TERMINUS. A/K/A: ALT KEY 2535628

PARCEL D

THAT PART OF THE SOUTH 269.51 FEET OF THE NORTH 911.51 FEET OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING EAST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF THE SAID SECTION 17, RUN WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 2176.86 FEET FROM A POINT OF BEGINNING; RUN THENCE SOUTH 0°36'00"EAST 1959.79 FEET TO THE POINT OF TERMINUS AND LYING WEST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF SAID CORNER OF SAID SECTION 17, RUN WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 1772.79 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 0°36'00"EAST 1959.79 FEET TO THE POINT OF TERMINUS. A/K/A: ALT KEY 2585153

PARCEL E

THAT PART OF THE SOUTH 322 FEET OF THE NORTH 642 FEET OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF STATE ROAD S44–B, LESS THAT PART THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF SAID SECTION 17, RUN WEST ALONG THE NORTH LINE THEREOF 1772.79 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 0°36'00"EAST 1959.79 FEET TO THE END OF SAID LINE. A/K/A: ALT KEY 1444756
LESS LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1781, PAGE 1124, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

1. GARAGES: ALL SINGLE-FAMILY DWELLINGS, INCLUDING MOBILE HOMES, DUPLEXES, TRIPLEXES, ROW HOUSE AND THE LIKE, CONSTRUCTED AFTER THE EFFECTIVE DATE OF THIS SECTION SHALL POSSESS A GARAGE AS FOLLOWS:
   - 1.1. MINIMUM SIZE 300 SQUARE FEET (12 FEET x 18 FEET FOR AUTOMOBILE PARKING AND 12 FEET x 7 FEET FOR STORAGE.
   - 1.2. EQUIPPED WITH AN OPERATIONAL OVERHEAD DOOR WITH MINIMUM DIMENSIONS OF 9 FEET x 7 FEET, WHICH DOOR, WHEN CLOSED, CONCEALS THE INTERIOR OF THE GARAGE.
2. ALL LANDSCAPING SHALL CONFORM WITH SECTION 115.9 "GENERAL LANDSCAPE STANDARDS".

Project Team

Owner
MC Group Enterprises Inc
2200 NW 102 Ave Unit 5b
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Fx:

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Fx:

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Lake Mary, FL 32746
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Landscape Architect
Ravensdale Planning & Design, Inc.
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Utilities

Drinking Water
City of Eustis
400 Morin St.
Eustis, FL 32726
Ph: (352) 357-2414
Fx: (352) 483-6138

Sanitary Sewer
City of Eustis
400 Morin St.
Eustis, FL 32726
Ph: (352) 357-2414
Fx: (352) 483-6138

Garbage Disposal
City of Eustis
400 Morin St.
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N/A

Electric Service
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Sumterville, FL 33585
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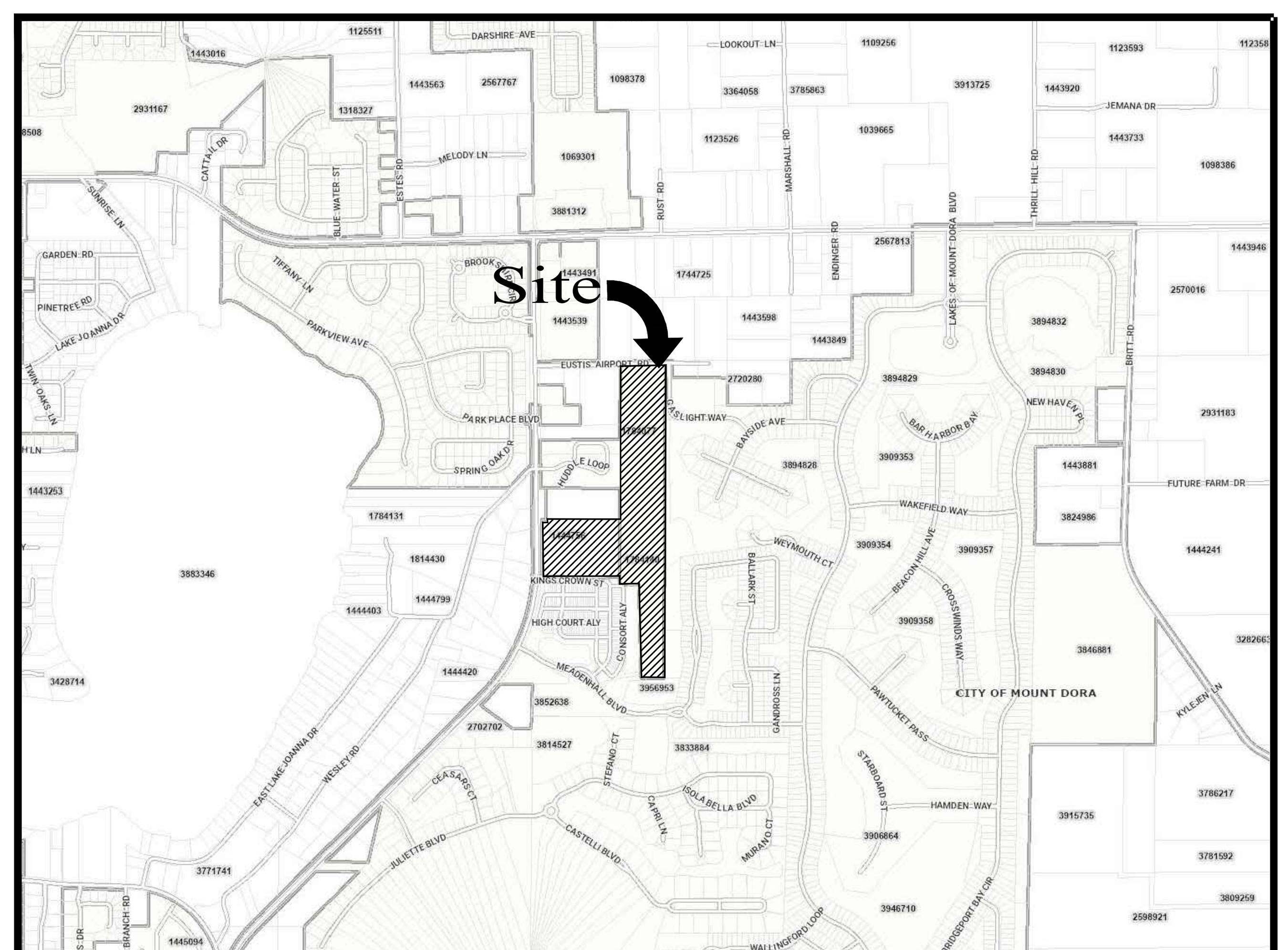
Orlando, FL 34805
Ph: (407) 351-7100

Cable Provider
Spectrum Networks
100 Gordon St.
Sanford, FL 32771
Ph: (321) 805-3081

Vicinity Map



STR: 8,17, 19S, 27E   1" = 1,500'

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Doris Park Landing Subdivision
City of Eustis, Florida

Preliminary Subdivision Plan

CoverSheet

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 10, 2026
FL Registration #58775
Certificate of Authorization #29665

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SHEET NUMBER

1 OF 32

ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I

I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y

YD	YARD
YR	YEAR

MISC

&	AND
@	AT
△	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- R/W RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- 81 80 CONTOURS
- RAILROAD TRACKS
- GAS GAS MAIN
- UE UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- CTV UNDERGROUND CABLE TELEVISION
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FM FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- 6"WM WATER MAIN 6" PVC PIPE
- RM REUSE WATER MAIN
- BFP BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- 520 COUNTY ROADS
- 95 INTERSTATE ROADS
- 50 STATE ROADS
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- 16 15 21 22 SECTION CORNER
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATALITE DISH
- GUY WIRE
- HANDICAP PARKING
- 99.50 SPOT ELEVATION
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- 81 80 CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- P/L PROPERTY LINE
- RETAINING WALL
- R/W RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FM FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- WM WATER MAIN
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- M METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SP 2 SAMPLE POINT
- UNDERDRAIN CEANOUT
- RM RECLAIMED WATER MAIN
- REUSE WATER SYSTEM CONNECTION
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 RCP @ 0.20% — 100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
- UNDERDRAIN 6" PVC PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 000.00 SPOT ELEVATION
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 520 COUNTY ROADS
- 901 24 DETAIL REFERENCE
- DUMPSTER PAD
- FF=98.76 TYPE A FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- 95 INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- 16 15 21 22 SECTION CORNER
- 50 STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 901 24 CROSS SECTION DETAIL

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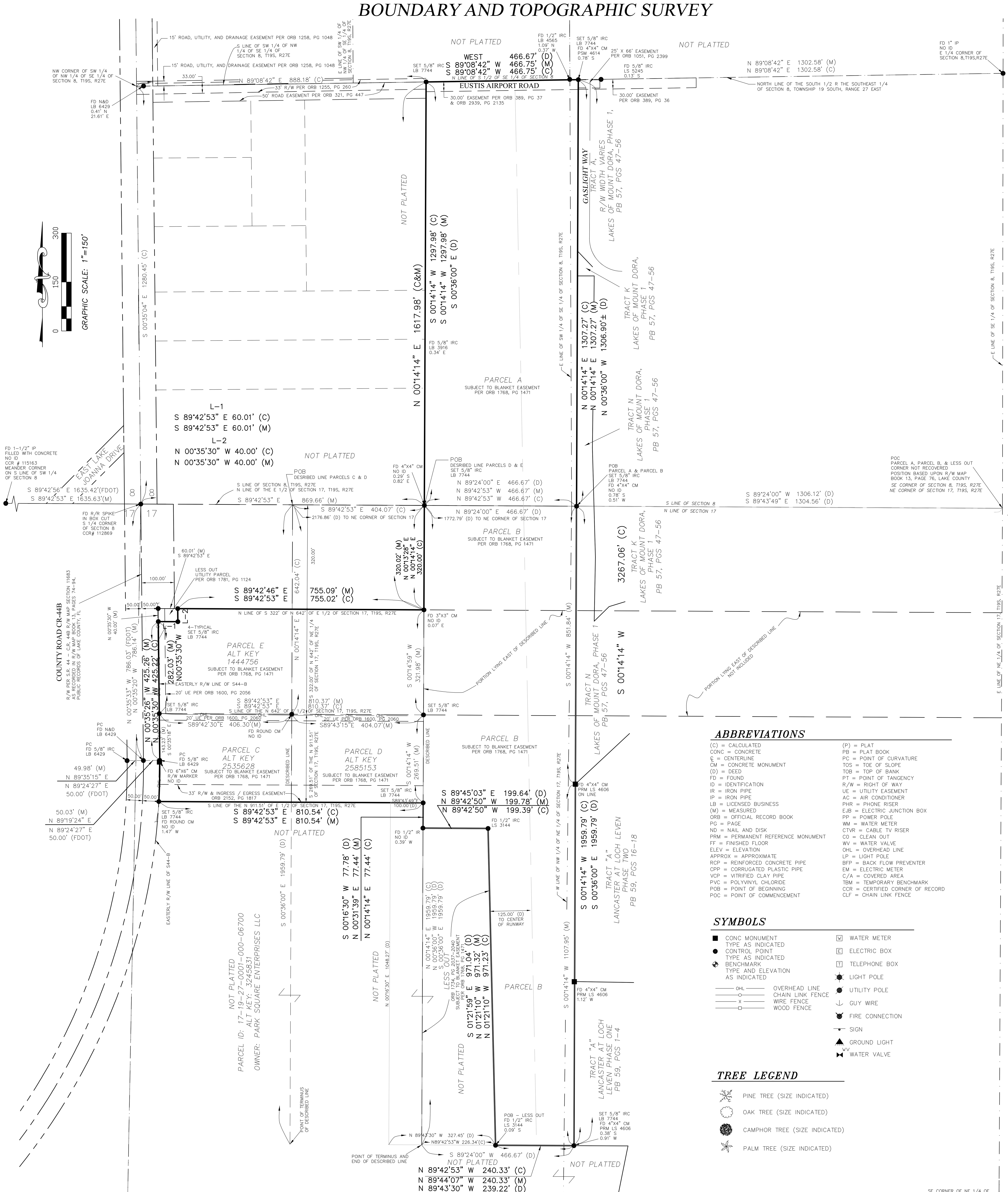
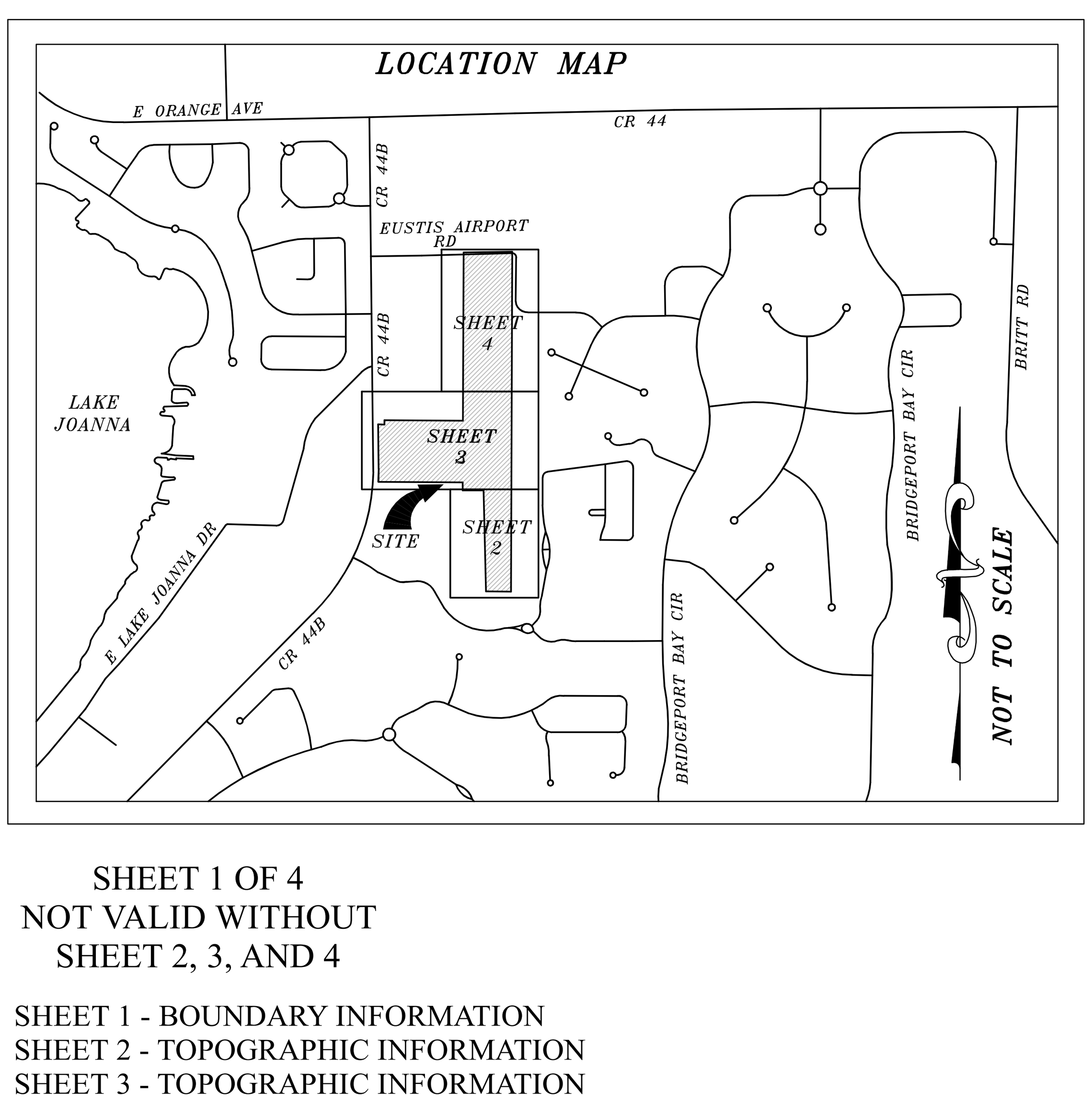
BOUNDARY AND TOPOGRAPHIC SURVEY





ABBREVIATIONS

(C) = CALCULATED
CONC = CONCRETE
℄ = CENTERLINE
CM = CONCRETE MONUMENT
(D) = DEED
FD = FOUND
ID = IDENTIFICATION
IR = IRON PIPE
IP = IRON PIPE
LB = LICENSED BUSINESS
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
PG = PAGE
ND = NAIL AND DISK
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CONTROL POINT TYPE AS INDICATED
BENCHMARK TYPE AND ELEVATION AS INDICATED
OVERHEAD LINE
CHAIN LINK FENCE
WIRE FENCE
WOOD FENCE
WATER METER
ELECTRIC BOX
TELEPHONE BOX
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GUY WIRE
FIRE CONNECTION
SIGN
GROUND LIGHT
WATER VALVE

TREE LEGEND

PINE TREE (SIZE INDICATED)
OAK TREE (SIZE INDICATED)
CAMPHOR TREE (SIZE INDICATED)
PALM TREE (SIZE INDICATED)

LEGAL DESCRIPTION

Description (per ORB 872 PG 765-766, ORB 6116, PG 2430, ORB 1734, PG 2037):

PARCEL A:
FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°24'00" WEST ALONG THE SOUTH LINE OF THE SAID SECTION 8 TO A DISTANCE OF 1306.12 FOR A POINT OF BEGINNING, RUN THENCE NORTH 00°36'00" WEST 1306.90 FEET , MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, THENCE RUN WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 A DISTANCE OF 466.67 FEET; THENCE RUN SOUTH 00°36'00" EAST TO THE SOUTH LINE OF THE SAID SECTION 8, THENCE RUN NORTH 89°24' EAST A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING.

PARCEL B:
FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°24'00" WEST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 1306.12 FEET FOR A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 00°36'00" EAST 1959.79 FEET, THENCE RUN SOUTH 89°24'00" WEST 466.67 FEET, THENCE RUN NORTH 00°36'00" WEST 1959.79 FEET TO THE NORTH LINE OF SAID SECTION 17, THENCE RUN NORTH 89°24'00" EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING.

LESS:
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1734, PAGES 2037-2040, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

TOGETHER WITH:
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6116, PAGES 2430-2431, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL C
THAT PART OF THE SOUTH 269.51 FEET OF THE NORTH 911.51 FEET OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-44B, LESS THAT PART LYING EAST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF SAID SECTION 17, RUN WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 2176.86 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 0°36'00" EAST 1959.79 FEET TO THE POINT OF TERMINUS. A/K/A: ALT KEY 2535628

PARCEL D
THAT PART OF THE SOUTH 269.51 FEET OF THE NORTH 911.51 FEET OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING EAST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF THE SAID SECTION 17, RUN WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 2176.86 FEET FROM A POINT OF BEGINNING; RUN THENCE SOUTH 0°36'00" EAST 1959.79 FEET TO THE POINT OF TERMINUS AND LYING WEST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF SAID CORNER OF SAID SECTION 17, RUN WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 1772.79 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 0°36'00" EAST 1959.79 FEET TO THE POINT OF TERMINUS. A/K/A: ALT KEY 2585153

PARCEL E
THAT PART OF THE SOUTH 322 FEET OF THE NORTH 642 FEET OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF STATE ROAD S44-B, LESS THAT PART THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF SAID SECTION 17, RUN WEST ALONG THE NORTH LINE THEREOF 1772.79 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 0°36'00" EAST 1959.79 FEET TO THE END OF SAID LINE. A/K/A: ALT KEY 1444756
LESS LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1781, PAGE 1124, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TITLE REVIEW

THIS SURVEY NOTES OR SHOWS THE FOLLOWING MATTERS AS LISTED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1490759 HAVING AN EFFECTIVE DATE OF JANUARY 30, 2024 AT 11:00 PM. REVIEW COMMENTS APPEAR IN BOLD TEXT FOLLOWING THE NOTED EXCEPTION.

5. RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 603, PAGE 720, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(AFFECTS PARCELS C, D, E AND OFF-SITE PARCELS – BLANKET IN NATURE)**
6. NON-EXCLUSIVE EASEMENT DEED IN FAVOR OF THE CITY OF EUSTIS RECORDED IN O.R. BOOK 1600, PAGE 2056, O.R. BOOK 1600, PAGE 2060, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(AFFECTS PARCELS C, D AND E – SHOWN HEREON)**
7. DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 1768, PAGE 1471 **(AFFECTS SITE – SHOWN HEREON)**, AS AFFECTED BY RESOLUTION NUMBER 22-08 RECORDED IN O.R. BOOK 5881, PAGE 1037, **(OFF-SITE – NOT SHOWN)**, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
8. GRANT OF EASEMENT RECORDED IN O.R. BOOK 2152, PAGE 1817, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(AFFECTS PARCELS C AND D – SHOWN HEREON)**
9. ORDINANCE NUMBERS 23-12, 23-13, 2314 RECORDED IN O.R. BOOK 6196, PAGE 433, O.R. BOOK 6196, PAGE 438, O.R. BOOK 6196, PAGE 443, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(AFFECTS PARCELS C, D AND E – BLANKET IN NATURE, NOT SHOWN)**

SURVEYORS NOTES

- BEARINGS BASED ON THE NORTH LINE OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING S 89°42'53" E (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES. FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO NGS BENCHMARK DESIGNATION #E 468, HAVING A PUBLISHED ELEVATION OF 167.14, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12069C0357E HAVING A REVISION DATE OF DECEMBER 18, 2012 AND MAP PANEL NO. 12069C0359E HAVING A REVISION DATE OF DECEMBER 18, 2012, THE PROPERTY SHOWN HEREON LIES IN BOTH AREA "A", A SHADED AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A UNDETERMINED BASE FLOOD ELEVATION AND UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYORS OPINION OF THE PROBABILITY OF FLOODING.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=150' FOR SHEET 1 AND 1"=50' FOR SHEETS 2, 3, and 4 AND IS INTENDED TO BE DISPLAYED ON A 24"X36" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
- EASEMENT DESCRIPTION IN ORB 1600, PG 2056, HAS A DISTANCE OF 904.07' THAT SHOULD BE 404.07'
- ORB 872, PGS 765-766, HAS CORRECT FIRST COURSE DISTANCE OF 1306.12' FOR PARCEL A.
- THE SUBJECT PROPERTY SHOWS SIGNS OF APPARENT PHYSICAL USE BY ADJOINING OWNERS TO CROSS OVER, ACCESS AND ENTER THE PROPERTY. NO DEEDS OR EASEMENTS HAVE BEEN FOUND BY THIS FIRM OR PROVIDED BY THE OWNER TO ADDRESS THIS MATTER.
- TOTAL AREA SURVEYED: 1,793,153.94 SQUARE FEET OR 41.17 ACRES ±.

DocuSigned by:

RALPH A. NIETO CERTIFICATE No. LS6025 STATE OF FLORIDA Professional Surveyor & Mapper

Surveyors Certification:

I hereby certify that this survey shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and is not valid without either the original signature and raised seal or an authorized electronic signature and seal (5J-17.062(3) F.A.C.) of a Florida Licensed Professional Surveyor and Mapper.

DocuSigned by:
Ralph A. Nieto
BBE6A55497C741E...
Digitally Signed and Authorized by Ralph A. Nieto PSM No. 6025

7/11/2024
Date

SHEET 1 OF 4
NOT VALID WITHOUT
SHEET 2, 3, AND 4

SHEET 1 - BOUNDARY INFORMATION
SHEET 2 - TOPOGRAPHIC INFORMATION
SHEET 3 - TOPOGRAPHIC INFORMATION
SHEET 4 - TOPOGRAPHIC INFORMATION

PREPARED FOR:

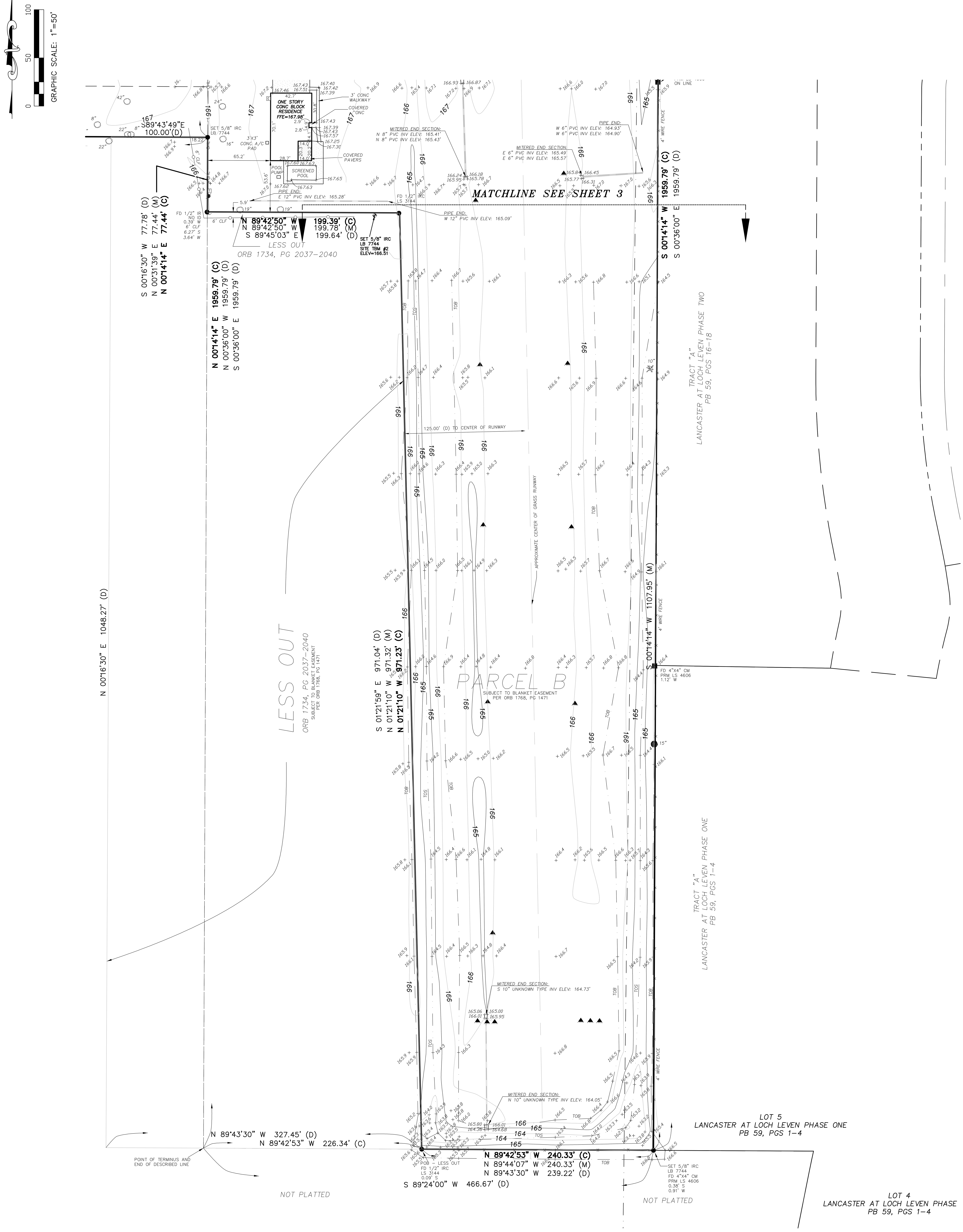
MC Group Enterprises, Inc.
Eustis, FL

NO.	DATE	REVISIONS

FIELD BY: BP/WB /CB	FIELD DATE: 07/05/24
DRAWN BY: CS	ORDER NO.: NW24-167
SCALE: 1"=50'	SHEET: 1 OF 4

Nieto Land Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460
LB No. 7744

BOUNDARY AND TOPOGRAPHIC SURVEY



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OAK TREE (SIZE INDICATED)
CAMPHOR TREE (SIZE INDICATED)
PALM TREE (SIZE INDICATED)

SHEET 2 OF 4
NOT VALID WITHOUT
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SHEET 3 - TOPOGRAPHIC INFORMATION
SHEET 4 - TOPOGRAPHIC INFORMATION

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Eustis, FL

NO.	DATE	REVISIONS

FIELD BY: BP/WB /CB | FIELD DATE: 07/05/24
DRAWN BY: CS | ORDER NO.: NW24-167
SCALE: 1"=50' | SHEET: 2 OF 4

Nieto Land Surveying LLC
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GRAPHIC SCALE: 1"=50'

0 50 100

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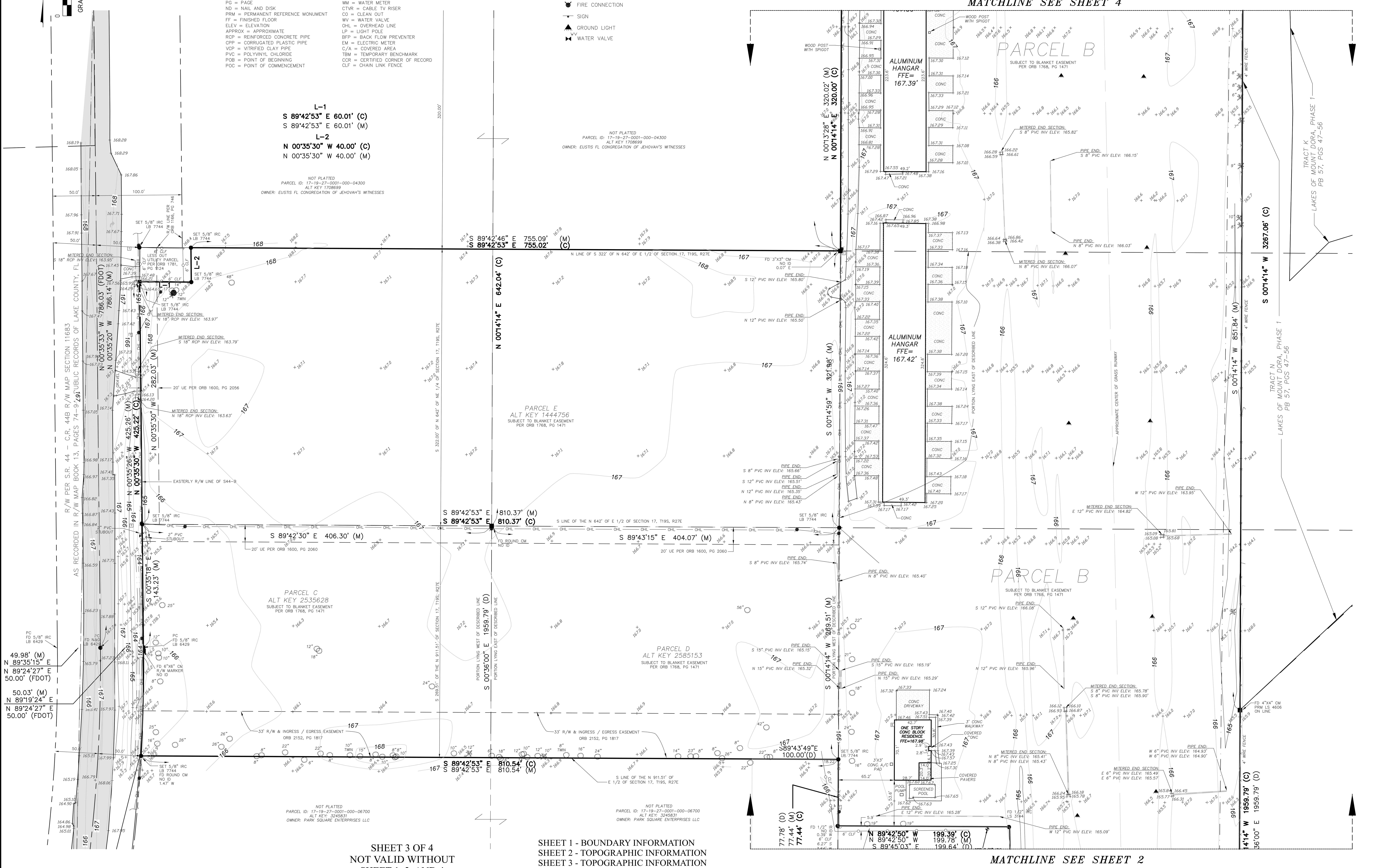

SHEET 3 OF 4
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FIELD BY: BP/WB/CB
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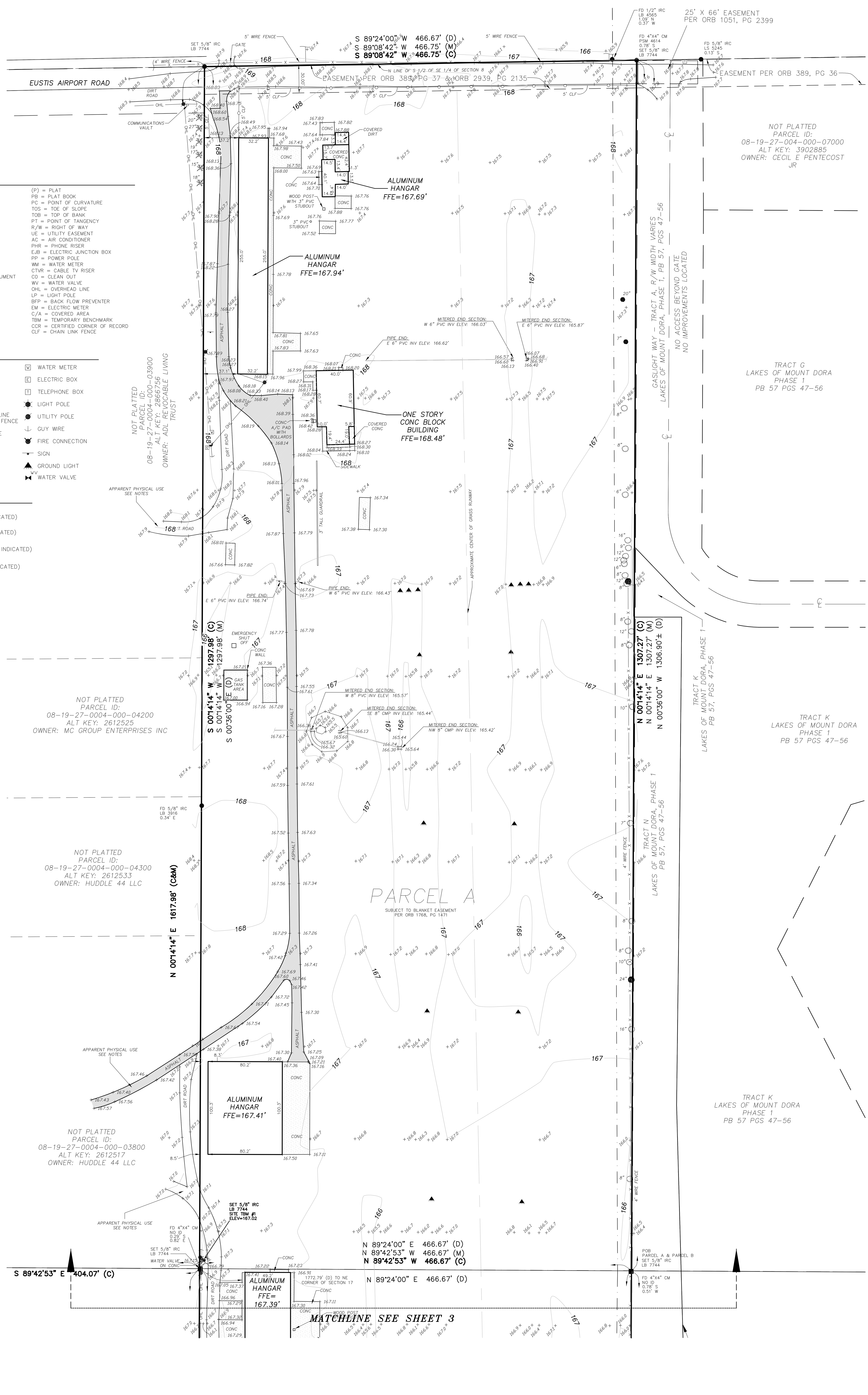
ORDER NO.: NW24-167
SCALE: 1"=50'
SHEET: 3 OF 4

REVISIONS

NO.	DATE	REVISIONS

PREPARED FOR:

MC Group Enterprises, Inc.
Eustis, FL



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SHEET 4 OF 4
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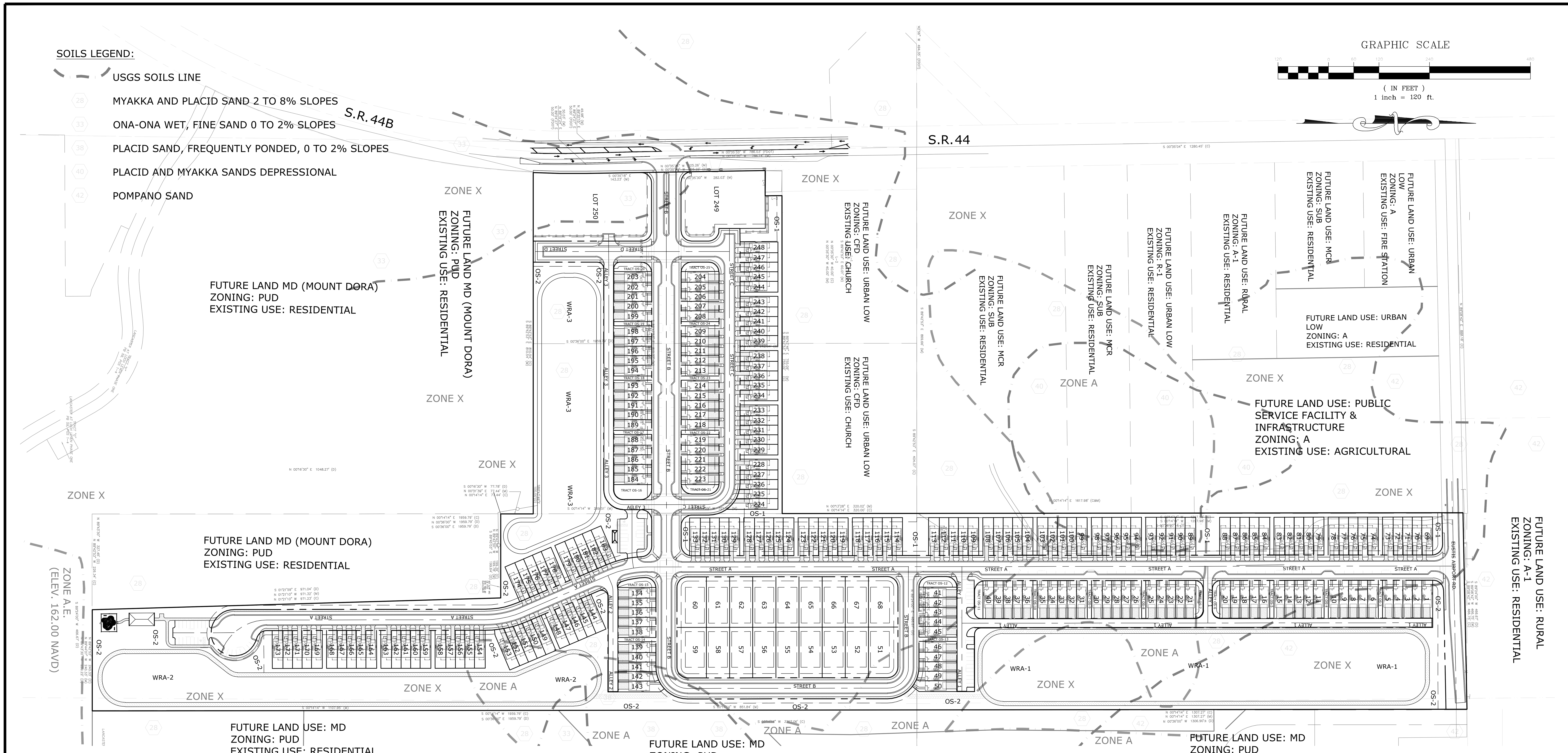

SITE DATA:

Parcel I.D. #: 08-19-27-0004-000-01901; 17-19-27-0001-000-00102; 00800; 04400; 05600

Property FLU: MCR
Property Zoning: Mixed Use Commercial/Residential

Gross Land Area: 41.17 acres
Lakes/Wetland Area: 0.00 acres
Right-of-Way Dedication: 0.54 acres
Gross Developable Area: 40.63 acres
Commercial Development Tracts: 1.72 acres
Residential Developable Area: 38.91 acres
Impervious Surface Ratio Residential: 40%

Stormwater Management Area: 7.78 acres
Right-of-Way Area: 2.39 acres
Right-of-Way Dedication: 0.00 acres
Public Open Space Tracts: 1.03 acres

Proposed Total Residential Units: 248 Single-Family Detached Lots
Single Family Detached: 18 units
Front-Load Townhome: 130 units
Rear-Load Townhome: 100 units
Net Residential Density: 6.37 dwelling units/Residential Developable Acre

Minimum Living Area: 1,000 sqft. (Heated/cooled space)
Maximum Building Height: Two Stories, 35'
Minimum Lot Width: 22' (Townhouse Lot); 55' (House Lot)
Minimum Lot Depth: N/A
Minimum Lot Size: 1,800 (Attached); 6,600 (Detached)
Maximum Lot Coverage: 70%
Minimum Open Space %: 25%

Setbacks:
HOUSE LOT:
Front: 25'
Side: 5'
Side Street: 15'
Rear: 10'

TOWNHOUSE LOT (FRONT-LOADED):
Front: 20' - 15' (porch setback)
Side: 0'
Side Street: 10'
Rear: 15'

TOWNHOUSE LOT (REAR-LOADED):
Front: 15' - 10' (porch setback)
Side: 0'
Side Street: 10'
Alleyway: 20'

Garages:
Min Area: 300 sqft. (12' x 18')
Door Size Requirement: Min. 9' wide x 7' tall (mechanically operable)
Single Car Driveway Width: Min. 12'; Max 18'
Double Car Driveway Width: Min. 18'; Max 20'

Open Space Requirements:

Required Open Space (Residential 25%)
38.91ac. * .25 = 9.73 acres (required)
Open Space Provided:
Tract OS-1:OS-25: 6.74 acres
Tract WRA-1: 4.39 acres
Tract WRA-2: 2.66 acres
Tract WRA-3: 2.23 acres
Total: 16.02 acres (9.73 required)

Major Street Setbacks:

S.R.44 75' (setback from center line of S.R. 44)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There is Zone 'A' flood encroachment proposed.
3. There are no wetland or conservation areas located on the subject property.
4. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
5. Fire Protection will be provided by City of Eustis in accordance with the 2023 Florida Fire Prevention Code.
6. All construction access to the site will be from S.R. 44.

Off-Street Parking:

Required Parking:

2.0 spaces per Unit (for Single-Family Residences): (248 units x 2.0 spaces/unit) = 496
Total Required Parking: 496
Provided Parking:
Front-Loaded Townhomes: 260 spaces (1 garage space, 1 driveway)
Rear-Loaded Townhomes: 300 spaces (2 garage spaces, 1 driveway)
Single-Family Detached: 54 spaces (2 garage spaces, 1 driveway)

On-Street & Designated Parking: 138 spaces
On-Street Parking Provided: 86 spaces
Designated Parking Lot Spaces Provided: 52 spaces

Phasing:

This project is to be developed in a multiple phase.

Traffic:

Single-Family Residential: 248 d.u. * 9.44 trip/d.u. = 2,341 A.D.T. (11th Edition)
Single-Family Residential: 248 d.u. * 0.94 P.M. Peak trip/d.u. = 233 P.M. Peak Trips (11th Edition)

Stormwater Management:

The project will meet the requirements of the City of Eustis Land Development Code and the St. Johns River Water Management District.

School Age Population:

248 d.u. * .35 children/unit = 87 children

Needed Fire Flow (NFF): (Based on FFPC 2023 Edition Chapter 18 & Annex I)

Single-Family (less than 5,000 sqft.): 1,000 gpm

Water, Sewer and Solid Waste Demand:

Water Demand:
248 Units * 350 gallons/day = 86,800 gallons/day

Sewer Demand:
248 Units * 300 gallons/day = 74,400 gallons/day

Solid Waste Demand:
248 Units * 2.6 persons/unit * 4.3 Lb./person/day = 2,773 Lb/day

Recreational/Open Space Demand:
248 Units * 2.6 persons /unit /1,000 * 3.0 ac/1,000 persons = 1.93 ac.

TRACT TABLE

TRACT LABEL	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	Tract Maintenance Entity
OS-1	Open Space	1.35	HOA	HOA
OS-2	Open Space	4.73	HOA	HOA
OS-3	Open Space	0.02	HOA	HOA
OS-4	Open Space	0.02	HOA	HOA
OS-5	Open Space	0.02	HOA	HOA
OS-6	Open Space	0.03	HOA	HOA
OS-7	Open Space	0.03	HOA	HOA
OS-8	Open Space	0.02	HOA	HOA
OS-9	Open Space	0.02	HOA	HOA
OS-10	Open Space	0.02	HOA	HOA
OS-11	Open Space	0.04	HOA	HOA
OS-12	Open Space	0.05	HOA	HOA
OS-13	Open Space	0.02	HOA	HOA
OS-14	Open Space	0.02	HOA	HOA
OS-15	Open Space	0.04	HOA	HOA
OS-16	Open Space	0.07	HOA	HOA
OS-17	Open Space	0.02	HOA	HOA
OS-18	Open Space	0.02	HOA	HOA
OS-19	Open Space	0.02	HOA	HOA
OS-20	Open Space	0.04	HOA	HOA
OS-21	Open Space	0.04	HOA	HOA
OS-22	Open Space	0.02	HOA	HOA
OS-23	Open Space	0.02	HOA	HOA
OS-24	Open Space	0.02	HOA	HOA
OS-25	Open Space	0.04	HOA	HOA
WRA-1	Detention Pond	4.39	HOA	HOA
WRA-2	Detention Pond	2.66	HOA	HOA
WRA-3	Detention Pond	2.23	HOA	HOA
ALLEY-1	Alleyway Tract	0.87	HOA	HOA
ALLEY-2	Alleyway Tract	0.14	HOA	HOA
ALLEY-3	Alleyway Tract	0.37	HOA	HOA
Lot 249	Commercial Tract	0.68	MC Group Enterprises	MC Group Enterprises
Lot 250	Commercial Tract	1.04	MC Group Enterprises	MC Group Enterprises
RD1	Right-of-Way Dedication	0.54	City of Eustis	City of Eustis
RW-1	Public Right-of-Way	7.78	City of Eustis	City of Eustis

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MC Group Enterprises, Inc.
2200 NW 102 AVE
UNIT 5B
Doral, FL 33172

Doris Park Landing Subdivision
City of Eustis, Florida

Preliminary Subdivision Plan

Overall Site Plan

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
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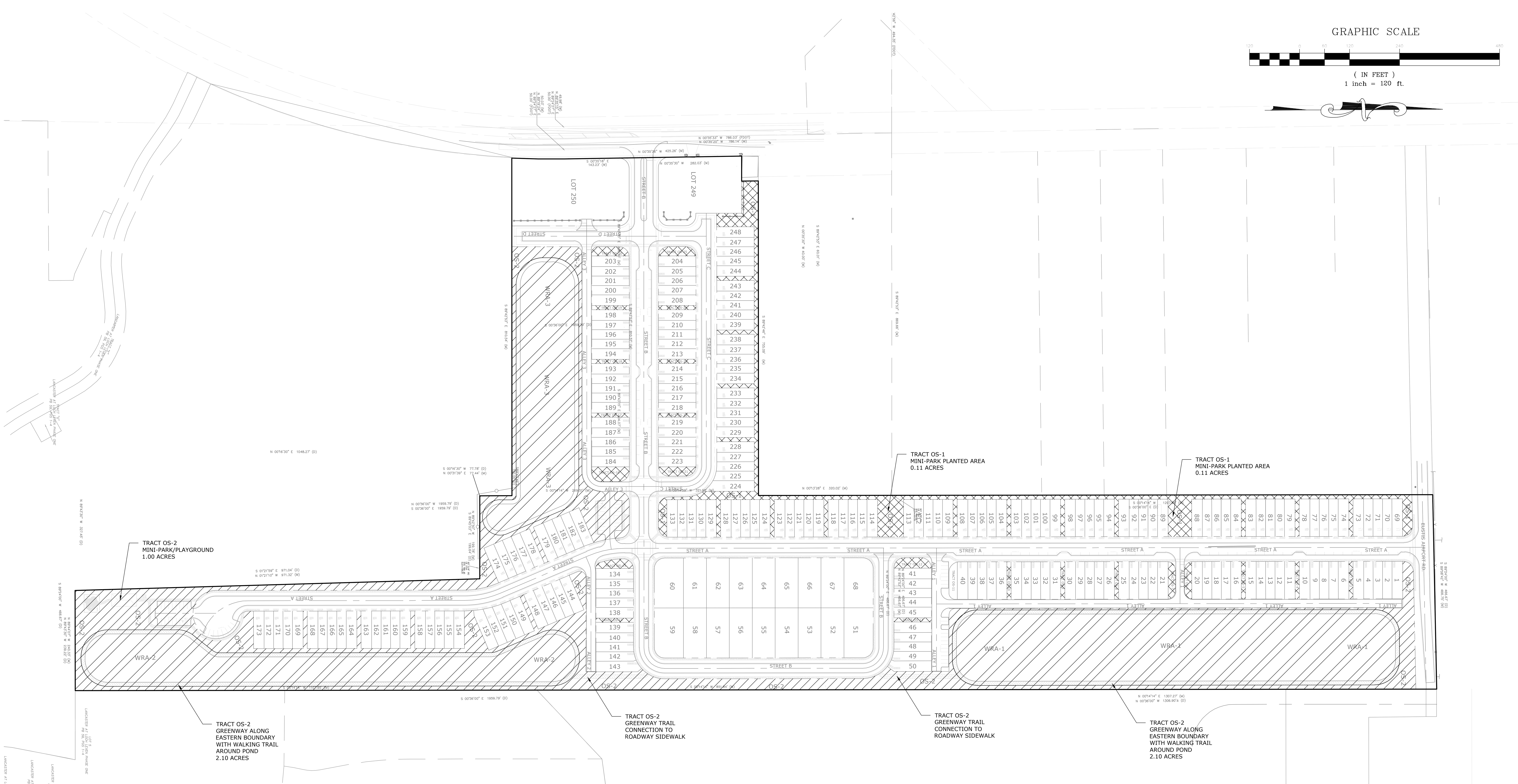

Open Space Requirements:

Required Open Space (Residential 25%)
38.91ac. * .25 = 9.73 acres (required)
Open Space Provided:

Tract OS-1:OS-25:	6.74 acres
Tract WRA-1:	4.39 acres
Tract WRA-2:	2.66 acres
Tract WRA-3:	2.23 acres
Total:	16.02 acres (9.73 required)

PARK SPACE TYPE REQUIREMENT

Required Park Space (1.5 ac. plus .5 ac for each 50 lots above 100)
Proposed 250 lots = 1.5 ac. (first 100 lots) + (150/50) * .5 ac.
Required Park Space = 3.0 ac.
Park Space Provided:

Tract	Type	Size
Tract OS-2	Mini-Park	1.00
Tract OS-2	Greenway	2.10
Tract OS-1	Mini-Park	0.11
Tract OS-1	Mini-Park	0.11
Total Provided Park Space:		3.32

OPEN SPACE SET-ASIDE HATCH LEGEND

ACTIVE RECREATIONAL OPEN SPACE

PASSIVE OPEN SPACE AREAS

POND OPEN SPACE AREAS

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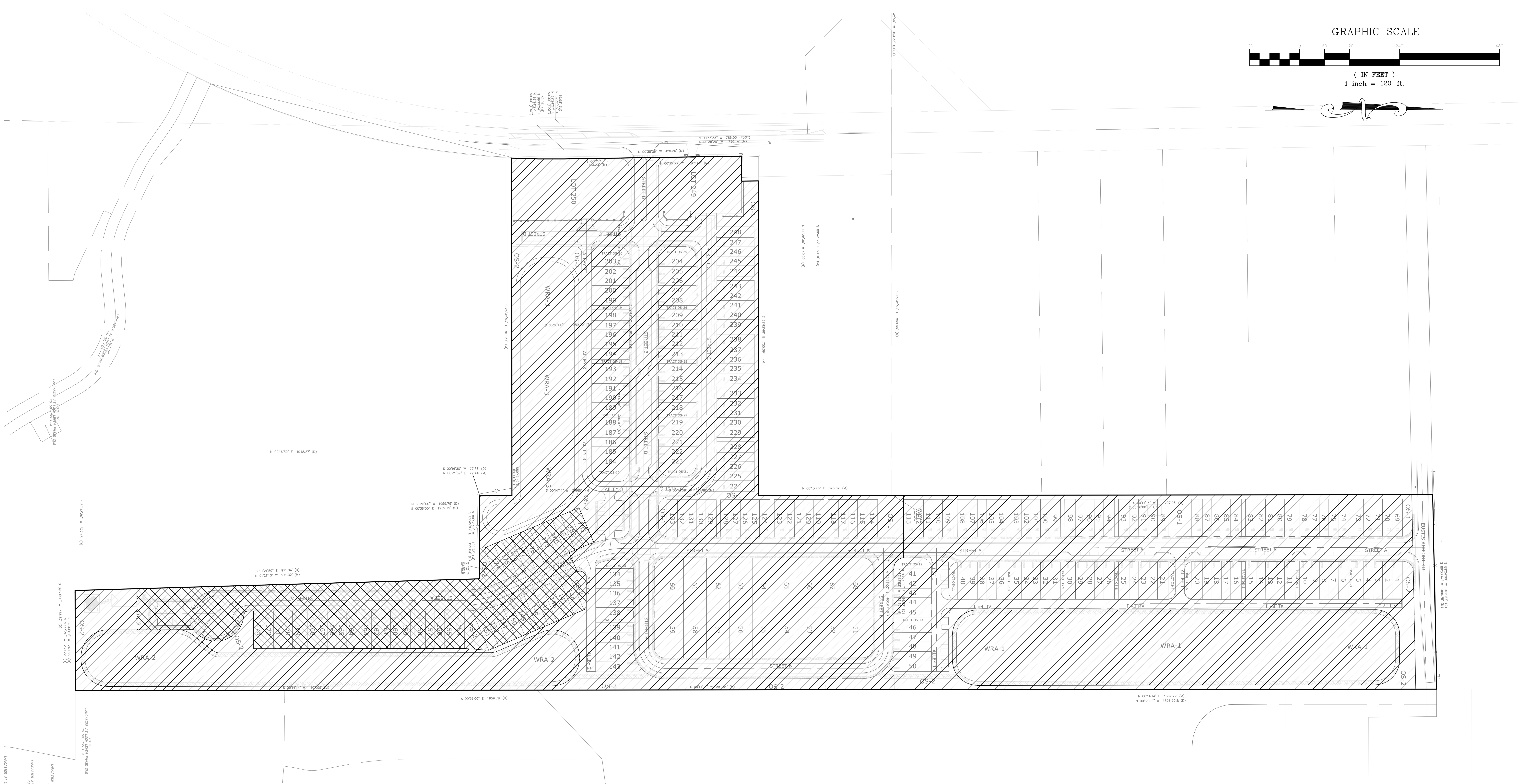

PROJECT PHASING HATCH LEGEND

	PHASE 1	(est. construction 2027)
	PHASE 2	(est. construction 2029)
	PHASE 3	(est. construction 2031)

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Phasing Plan

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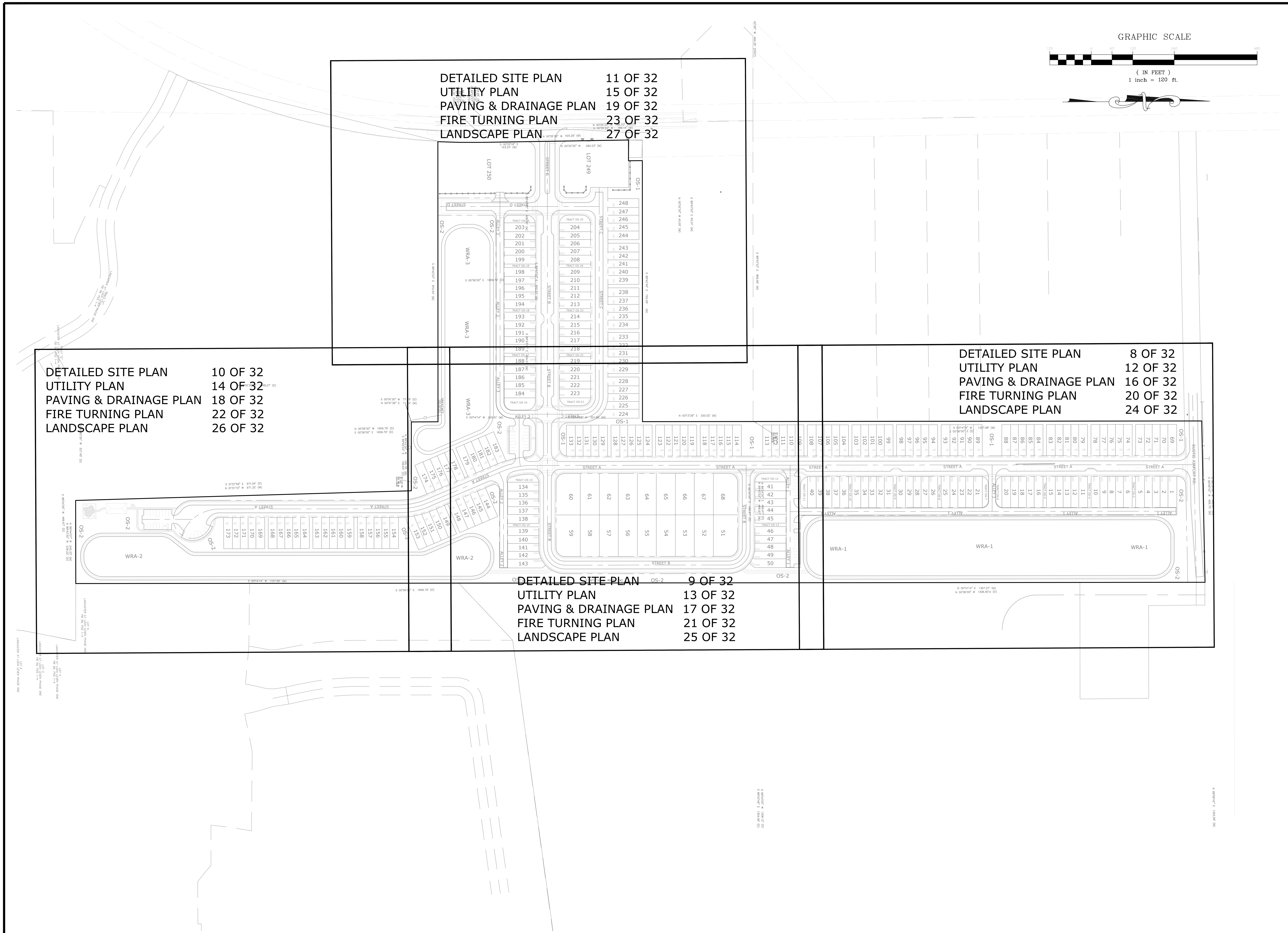

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Planview Key Map

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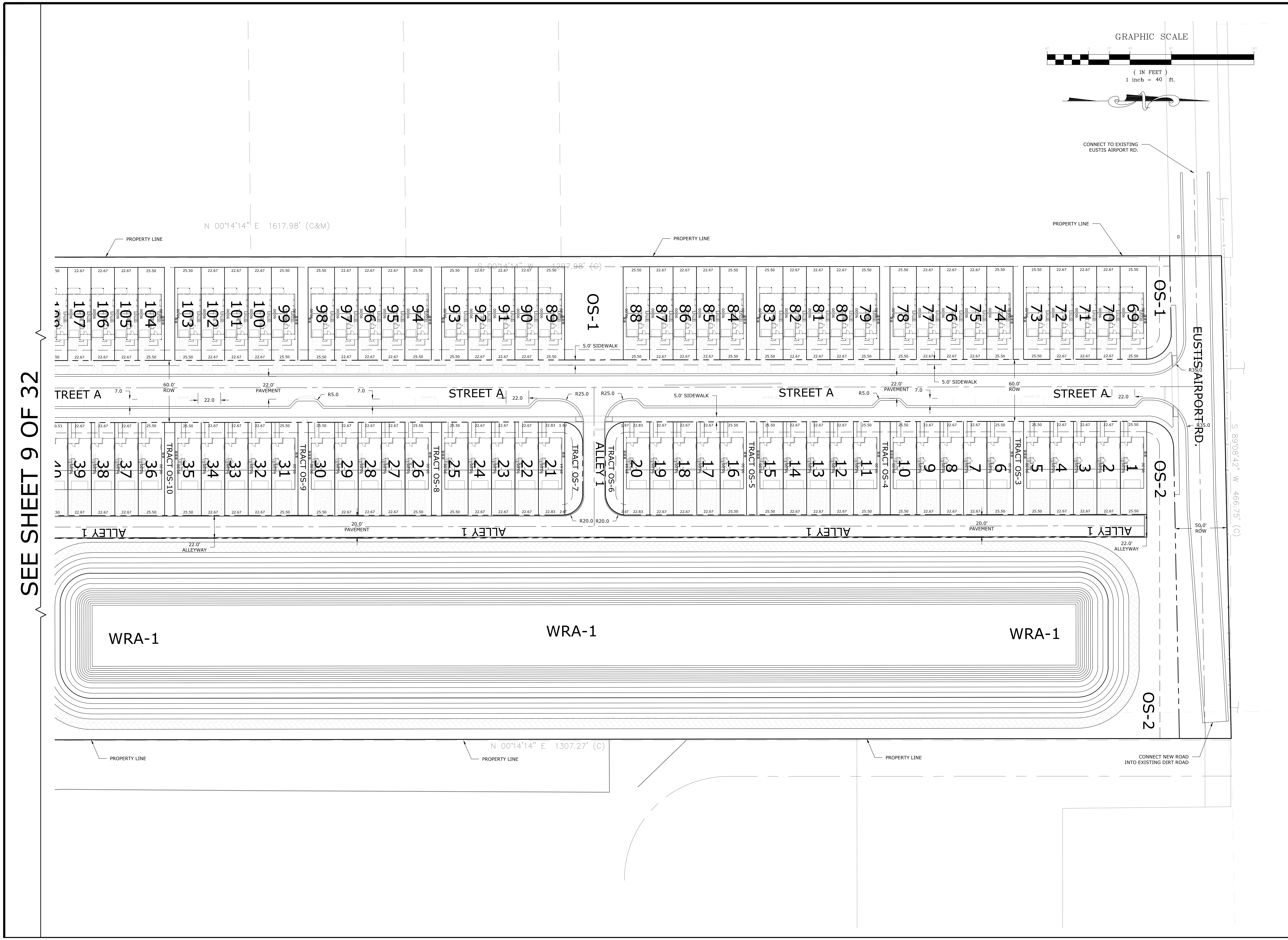

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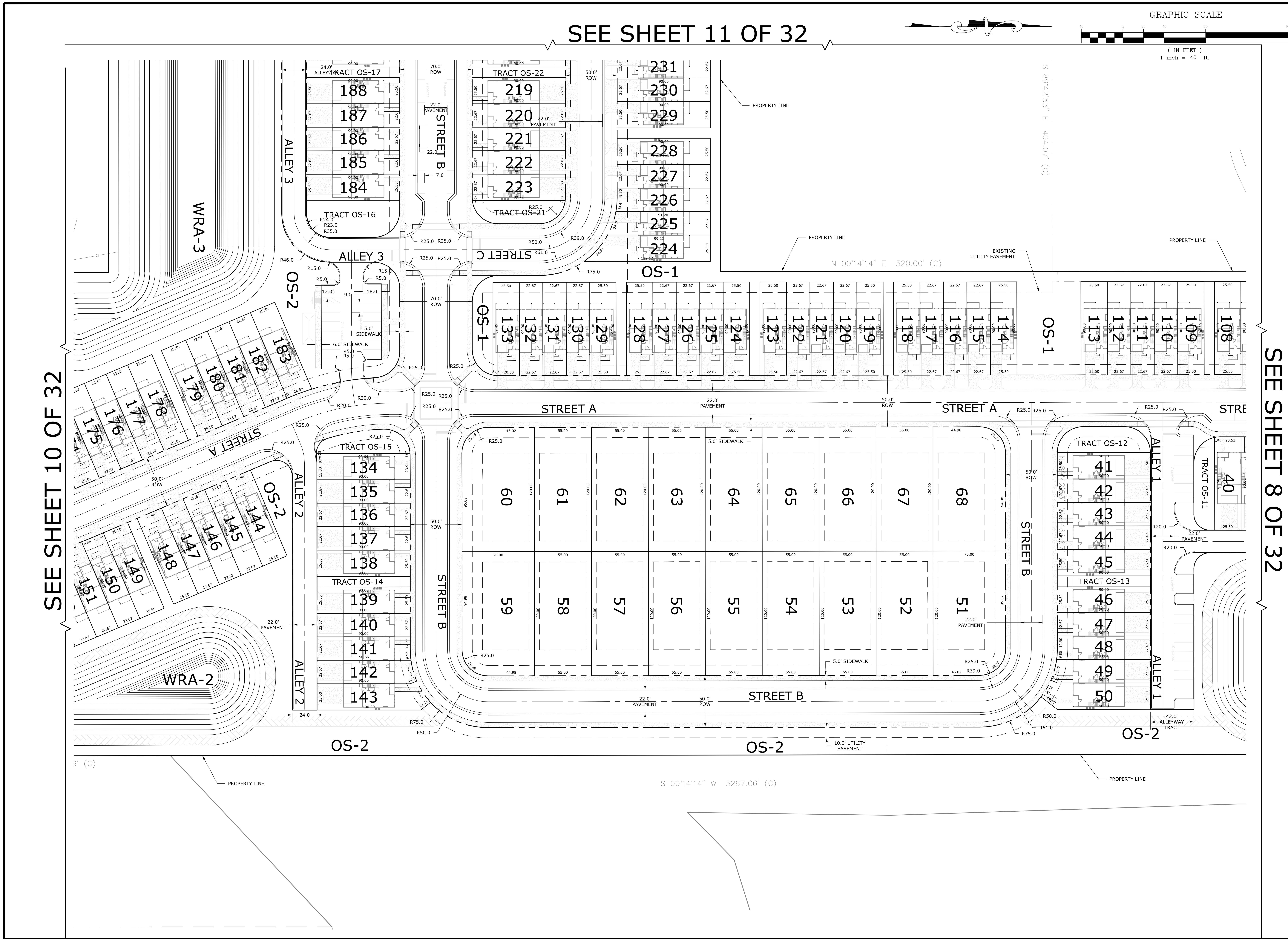

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Site Plan 2

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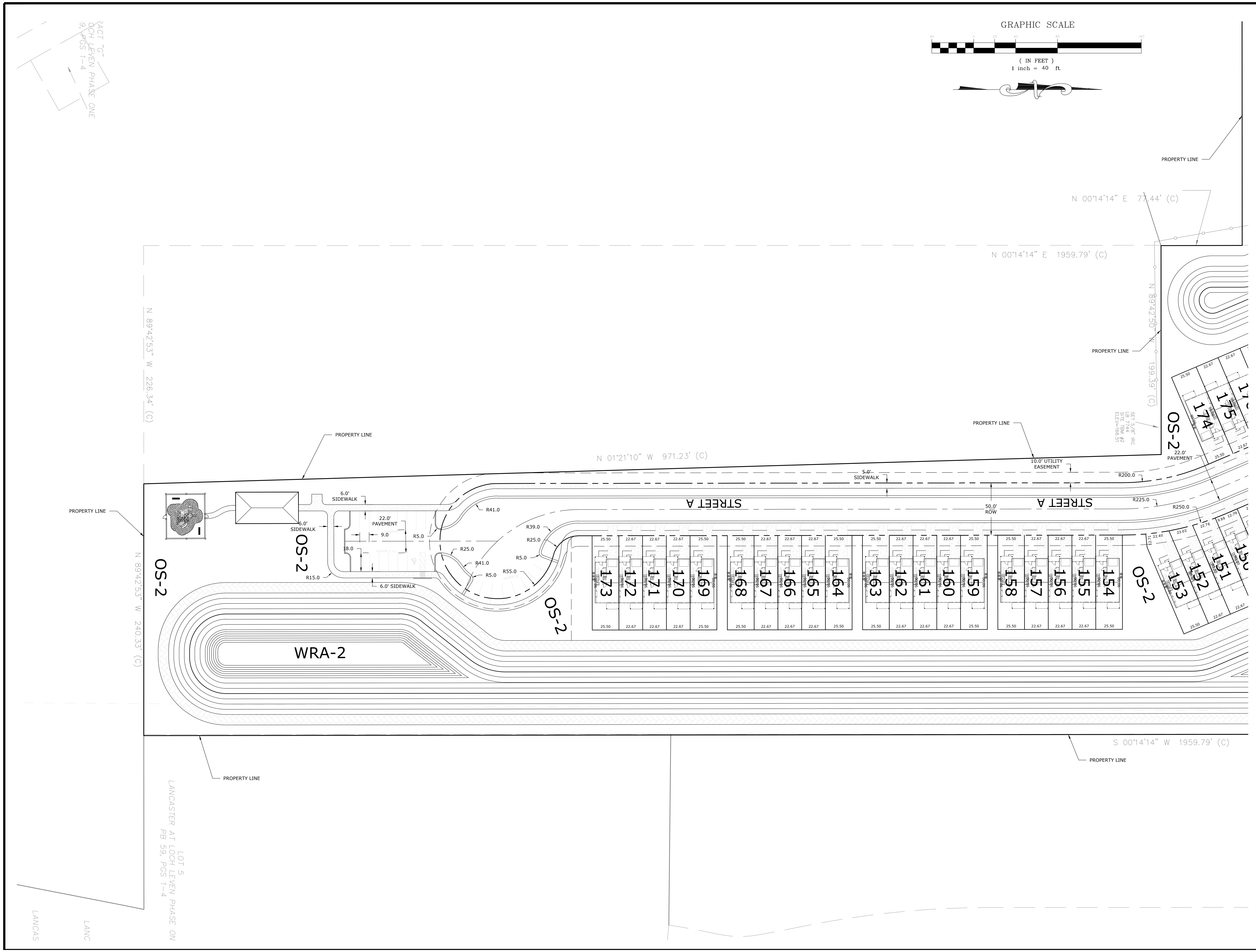

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Site Plan 3

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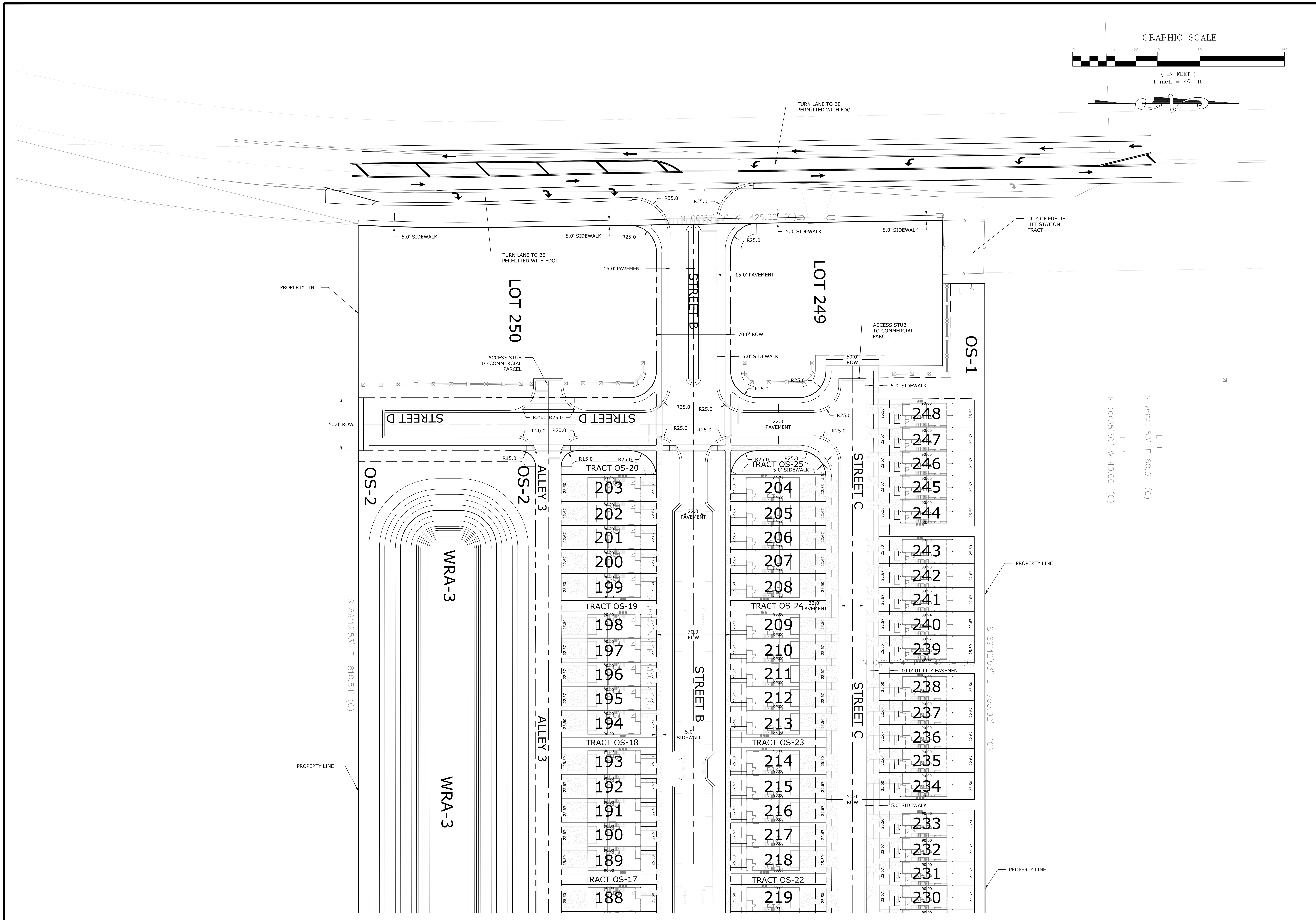

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Site Plan 4

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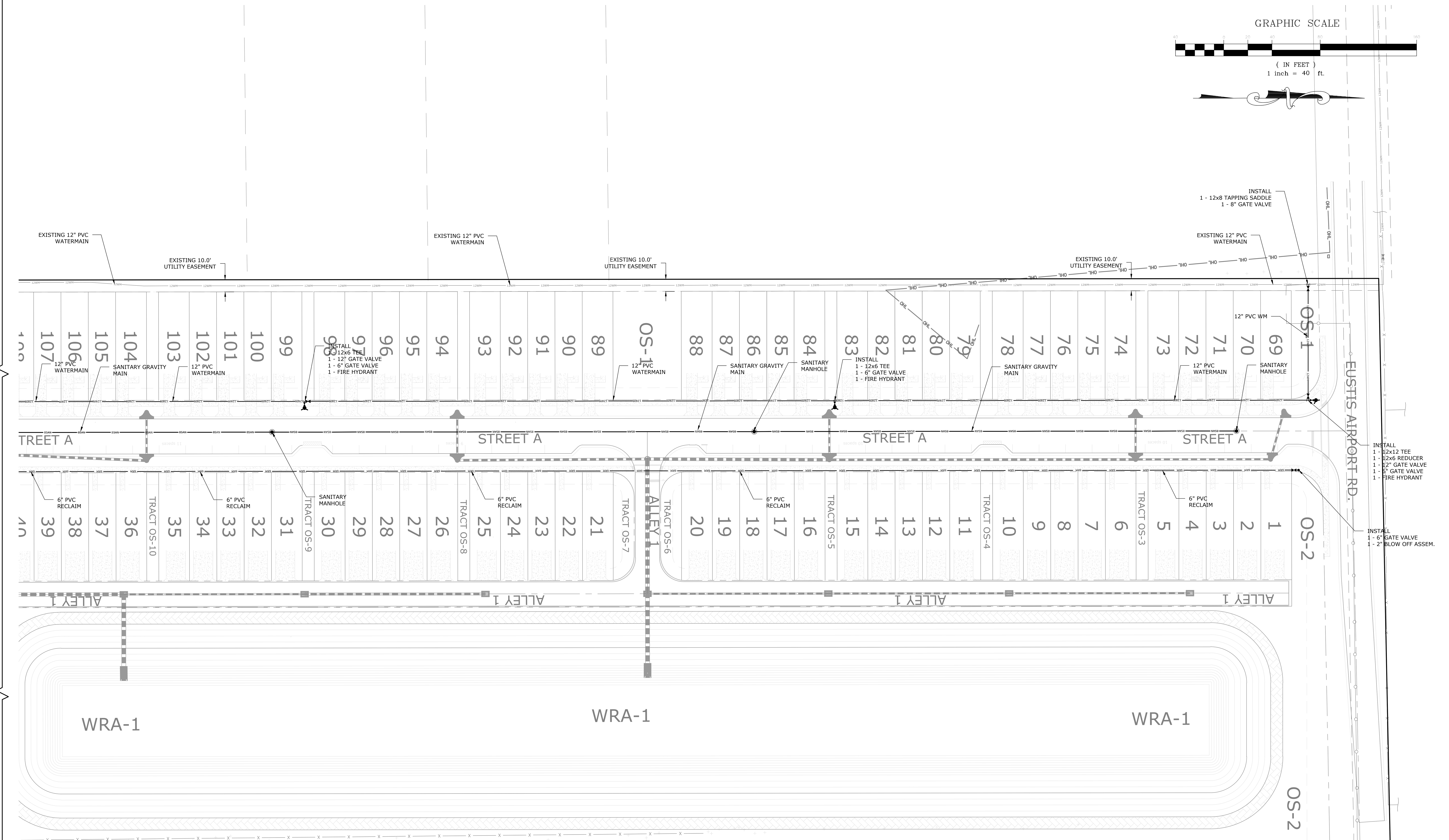

NOTES:

1. All utility construction shall meet the City of Eustis Engineering and Design Standards.
2. Valves shall be provided for all branch connections, loop ends, fire hydrant stubs, or other locations, as required to provide an operable, easily maintained, and repaired water distribution system. Valves are to be placed so that the maximum allowable length of water main required to be shut down for repair work shall be 500 feet in commercial, industrial or high-density residential districts, or 1,000 feet in other areas.
3. Ductile iron pipe is required at all street crossings, ditch, stream or swamp crossings, culvert crossings or with bore and jack crossings.

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Utility Plan 1

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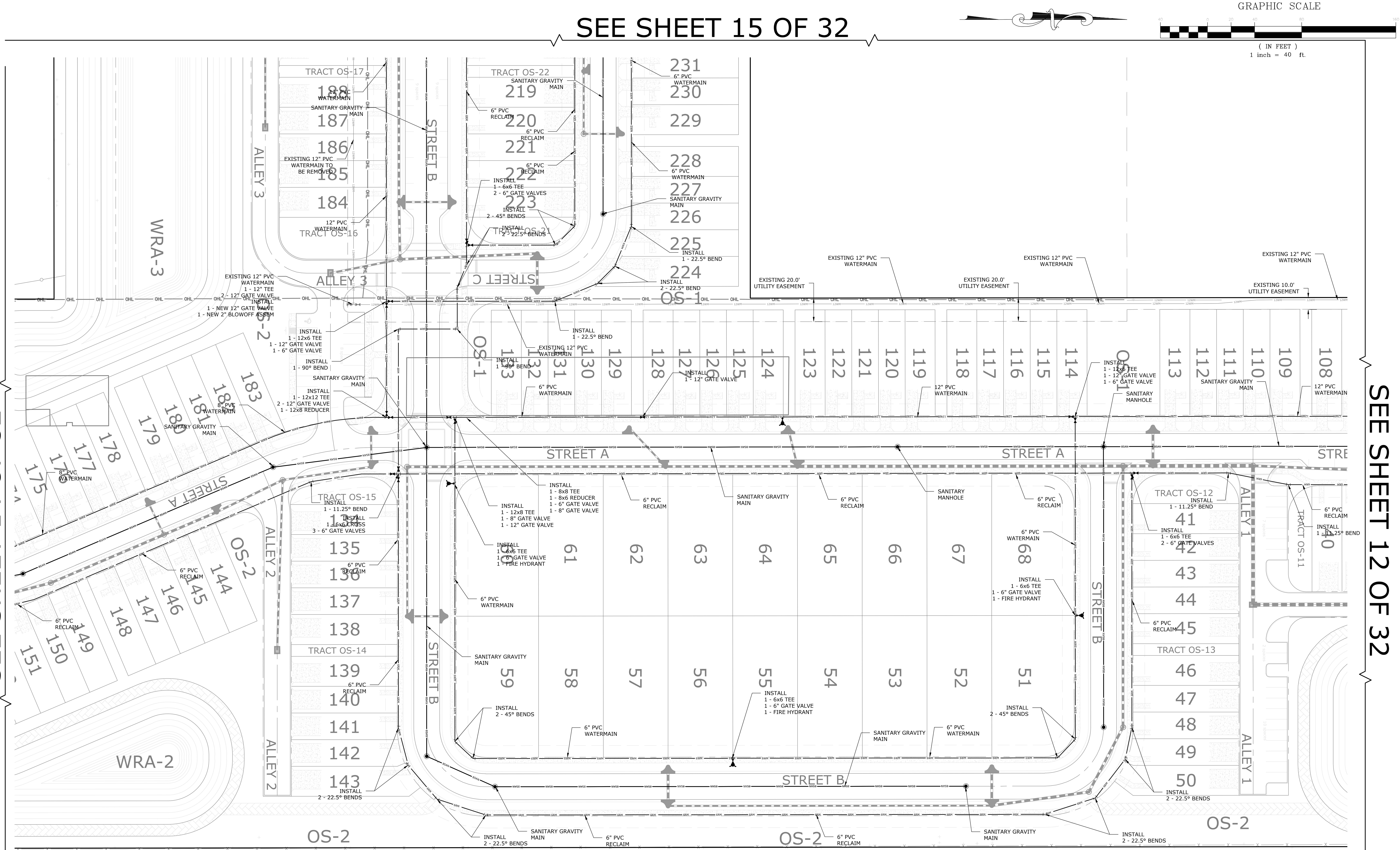

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City of Eustis, Florida

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Utility Plan 2

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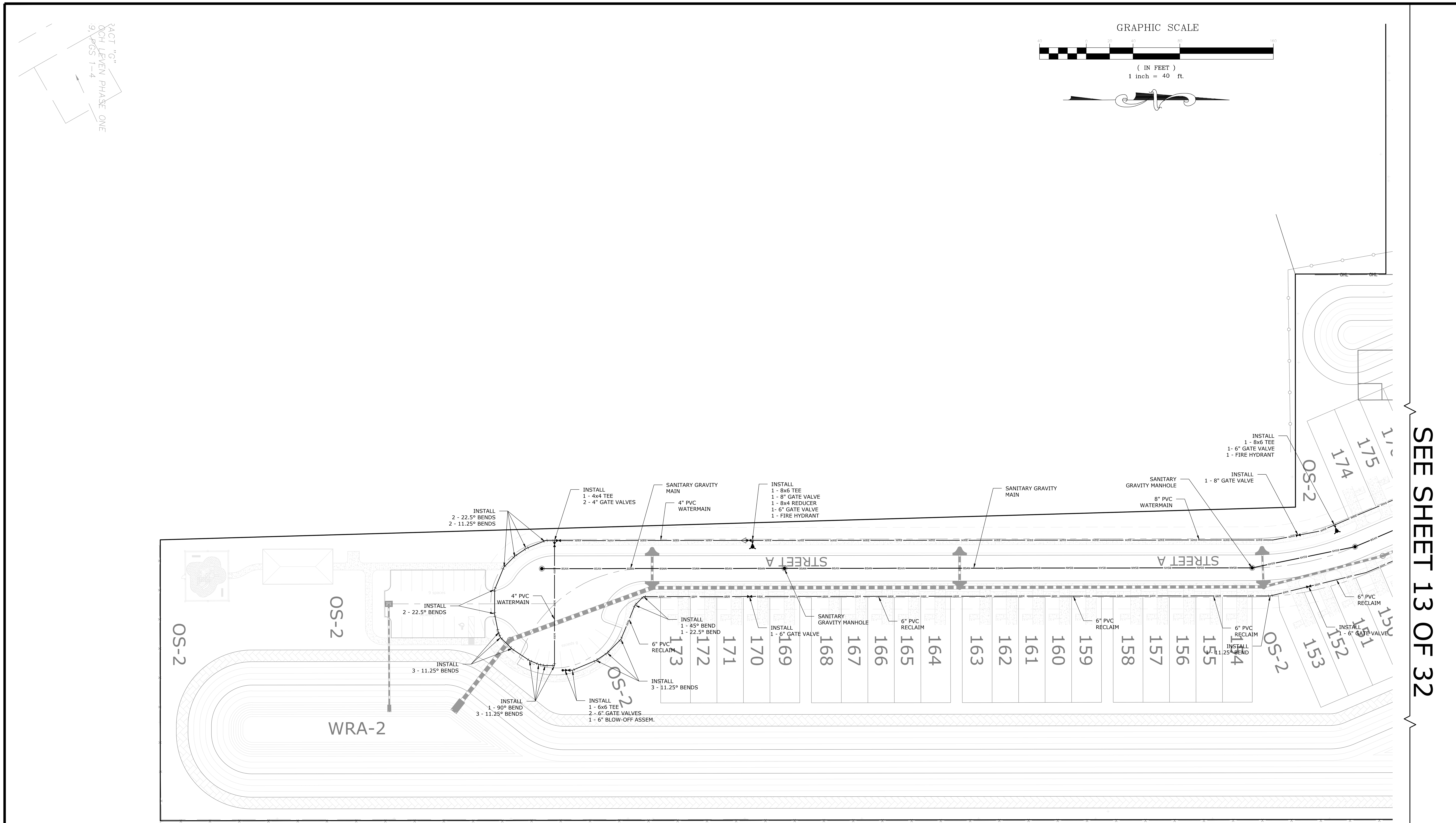

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LOT 5
LANCASTER AT LOCH LEVEN PHASE ON
PB 59, PGS 1-4

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Utility Plan 3

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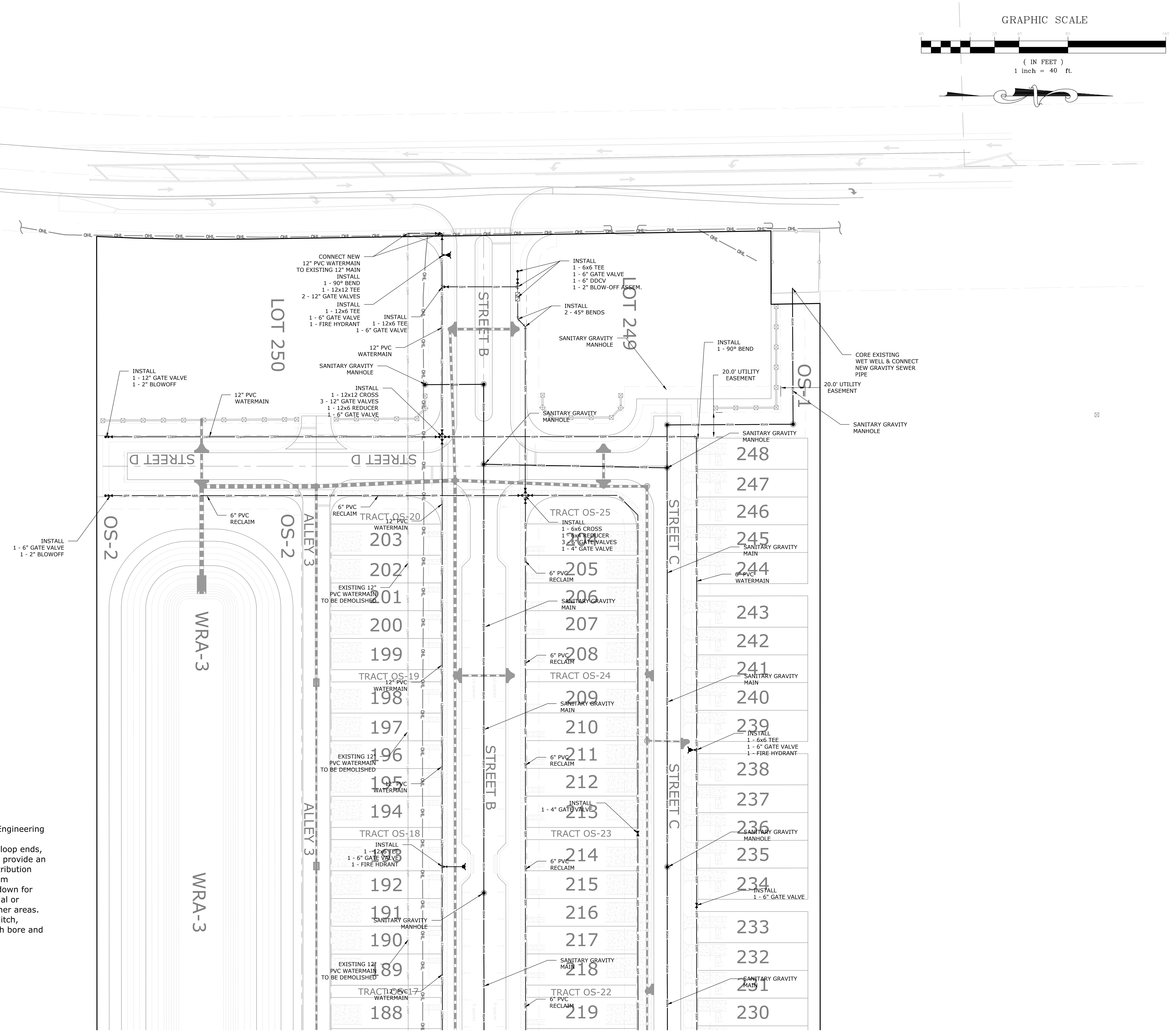

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Utility Plan 4

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NOTES:
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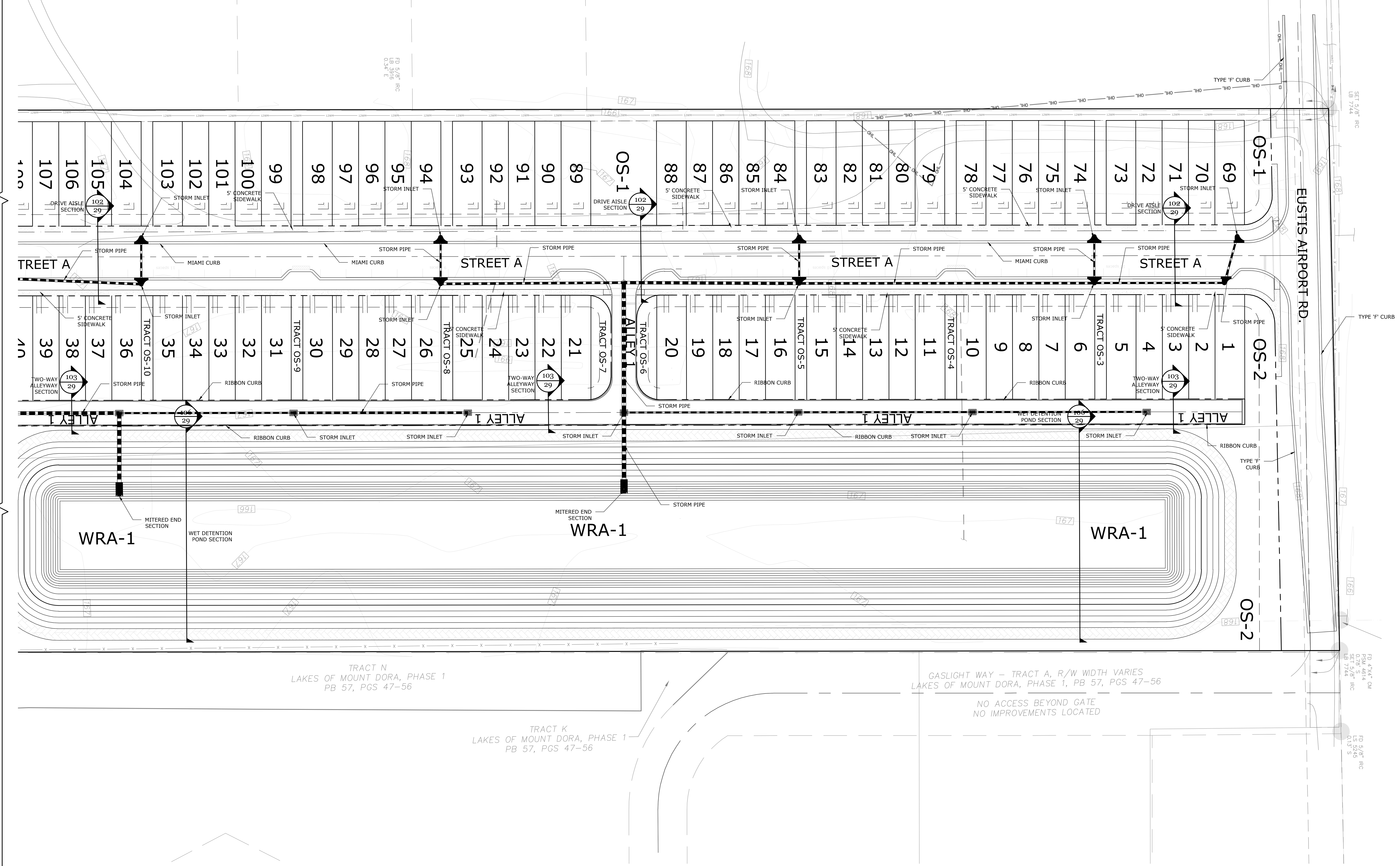
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SEE SHEET 17 OF 32



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Doris Park Landing Subdivision
City of Eustis, Florida

Preliminary Subdivision Plan

Paving & Drainage 1

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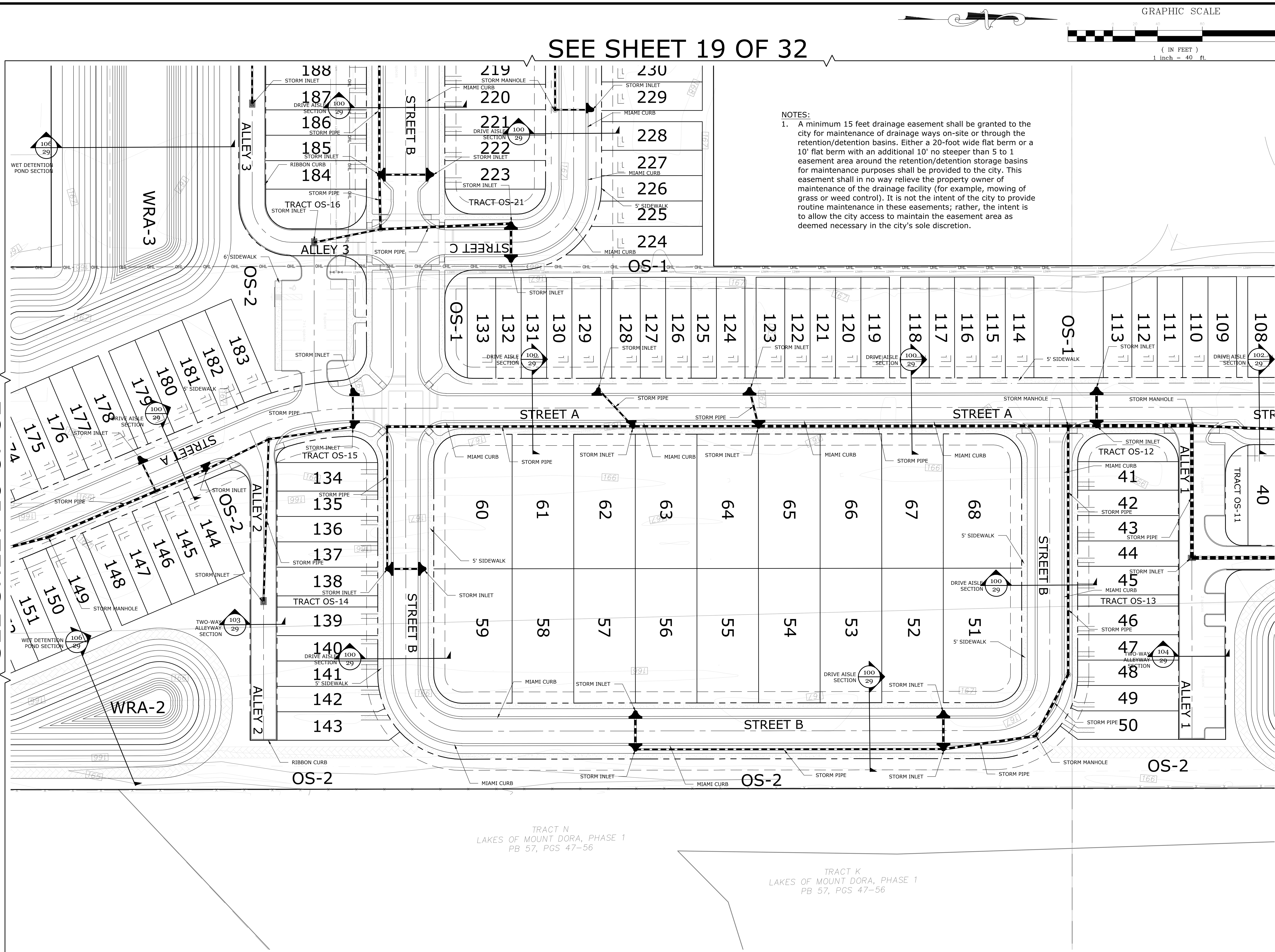

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City of Eustis, Florida

Preliminary Subdivision Plan

Paving & Drainage 2

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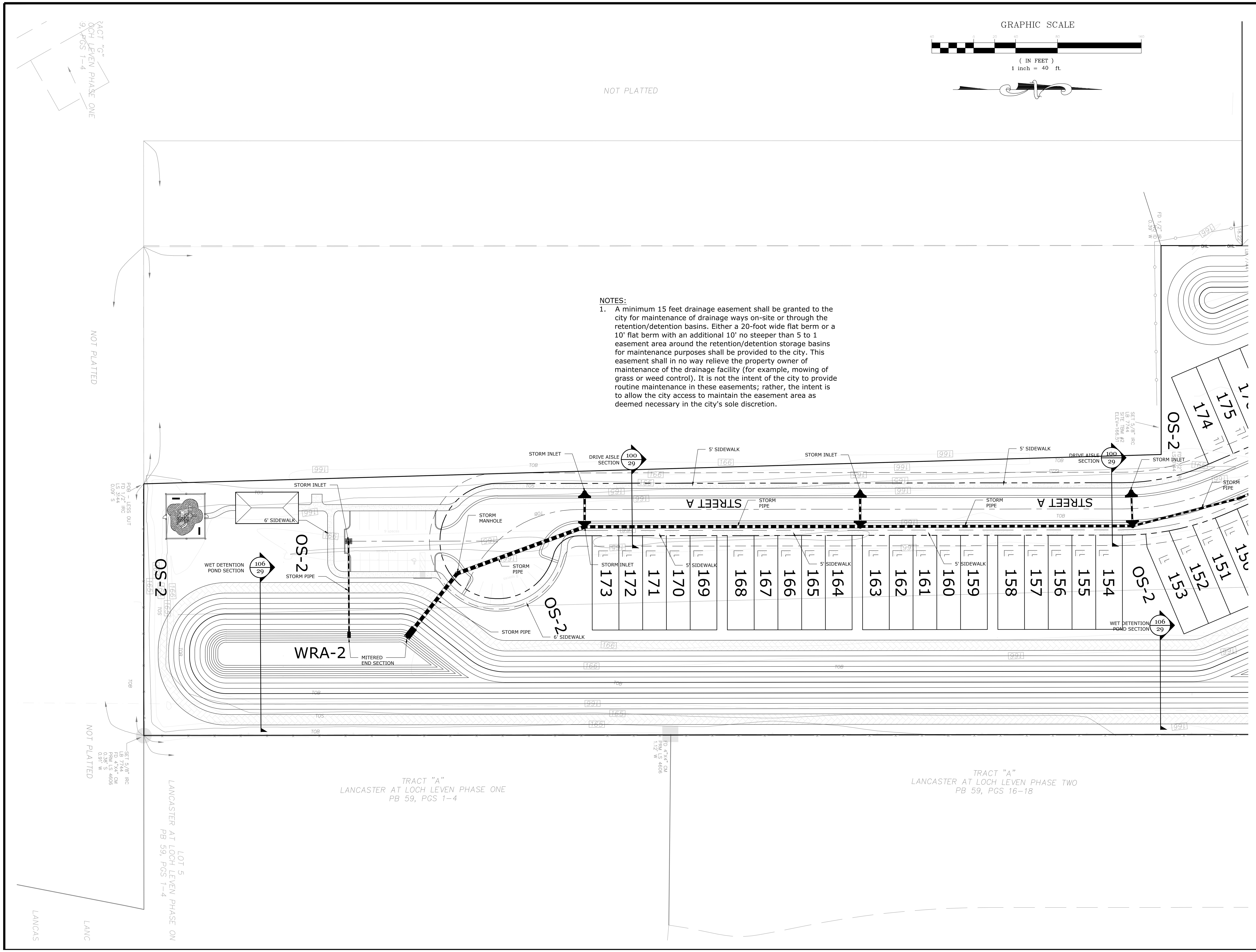

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Preliminary Subdivision Plan

Paving & Drainage 3

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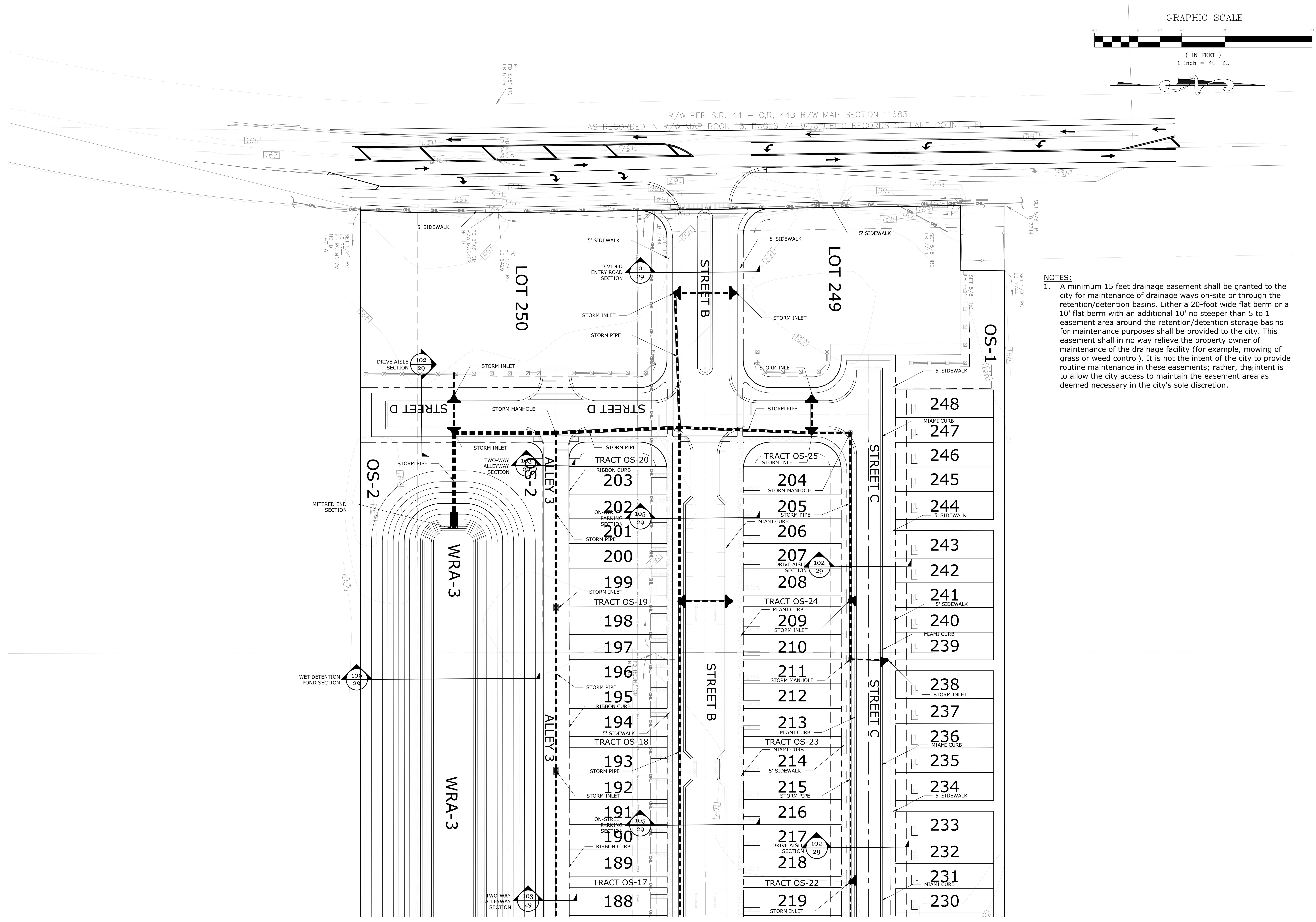

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Preliminary Subdivision Plan

Paving & Drainage 4

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 10, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	10/07/25	Revised Per City Comments
2	03-10-26	Revised Per City Comments
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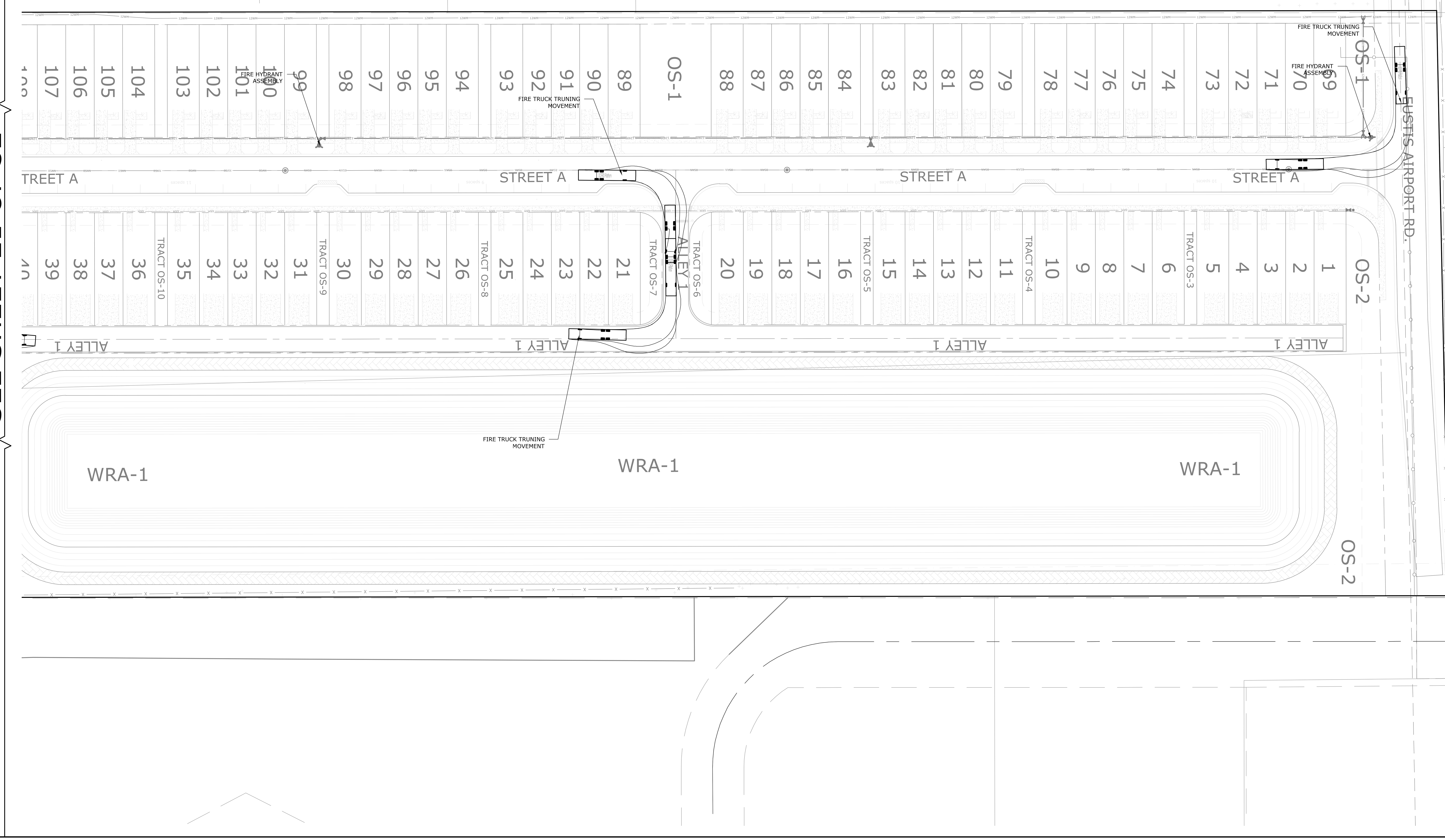
NOTES:

1. Needed Fire Flow for homes 5,000 square feet or less 1,000 gpm; homes exceeding 5,000 square feet shall provide fire flow in accordance with Table 18.4.5.2.1 of NFPA 1 (FFPC 8th Edition). Reduction of fire flow may be permitted if dwelling is equipped with an automatic sprinkler system or building separations in accordance with Table 14.4.5.1.4 (FFPC 8th edition).
2. Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (183 m). (2) The maximum distance between fire hydrants shall not exceed 800 ft (244 m).

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SEE SHEET 21 OF 32



G L SUMMITT
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MC Group Enterprises, Inc.
2200 NW 102 AVE
UNIT 5B
Doral, FL 33172

Doris Park Landing Subdivision

City of Eustis, Florida

Preliminary Subdivision Plan

Fire Turning Plan 1

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SHEET NUMBER

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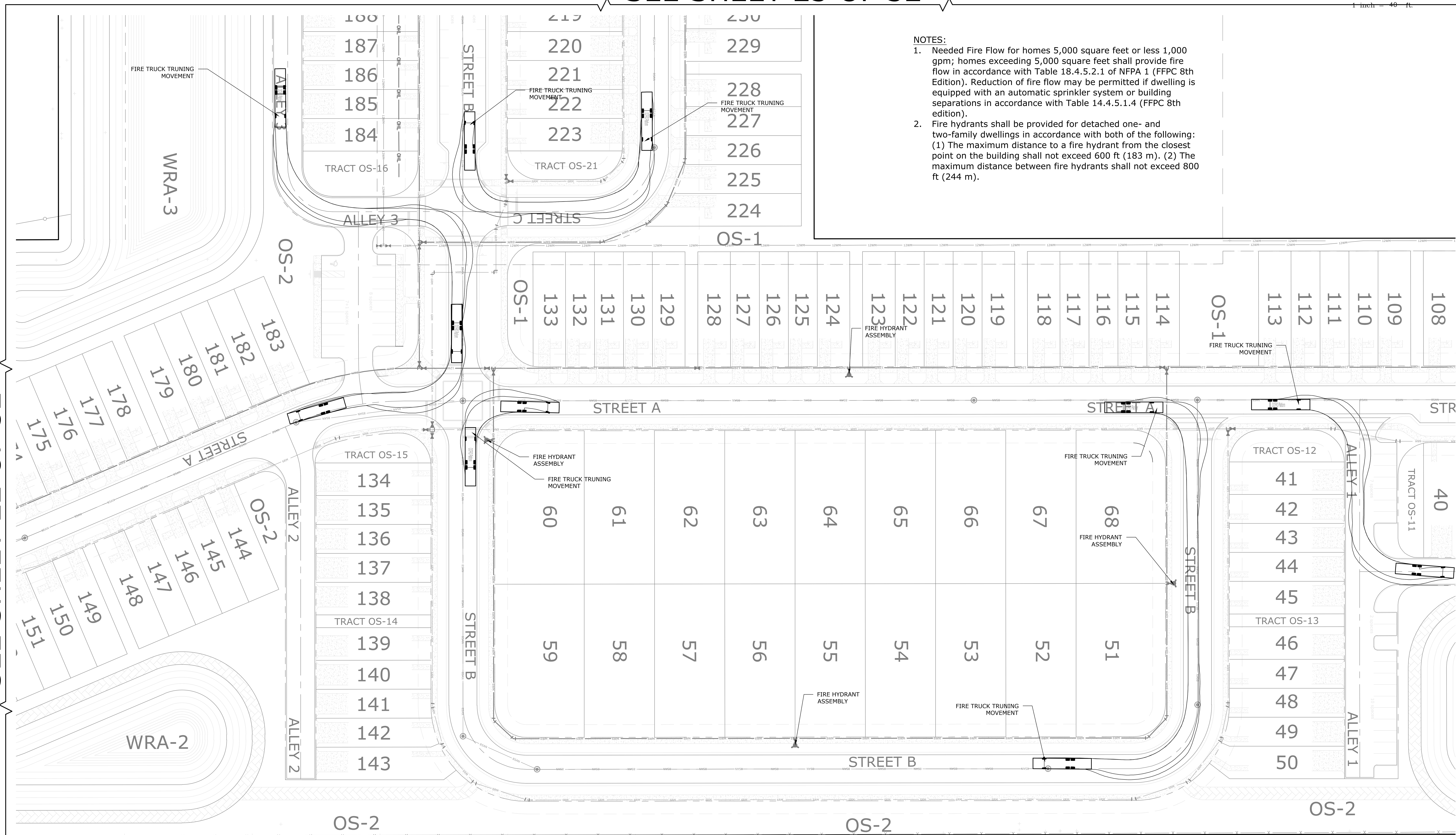
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



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Fire Turning
Plan 2

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GRAPHIC SCALE

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1 inch = 40 ft.

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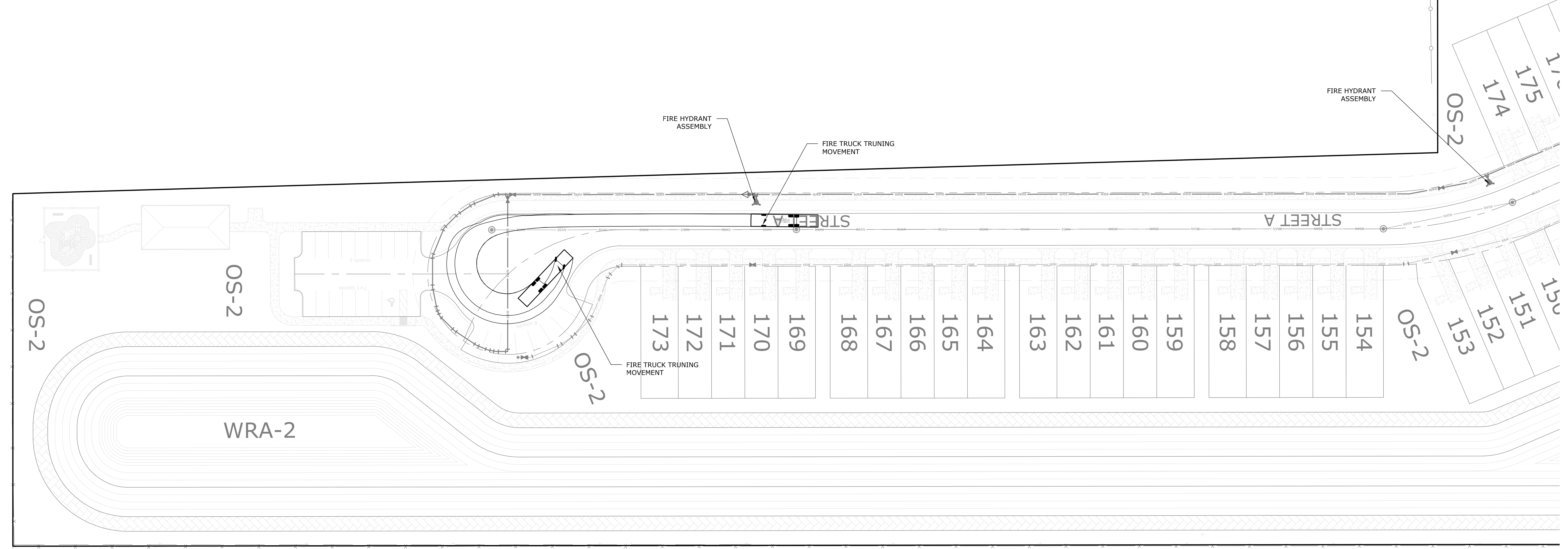

SEE SHEET 21 OF 32

LOT 5
LANCASTER AT LOCH LEVEN PHASE ON
PB 59, PGS 1-4

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Fire Turning
Plan 3

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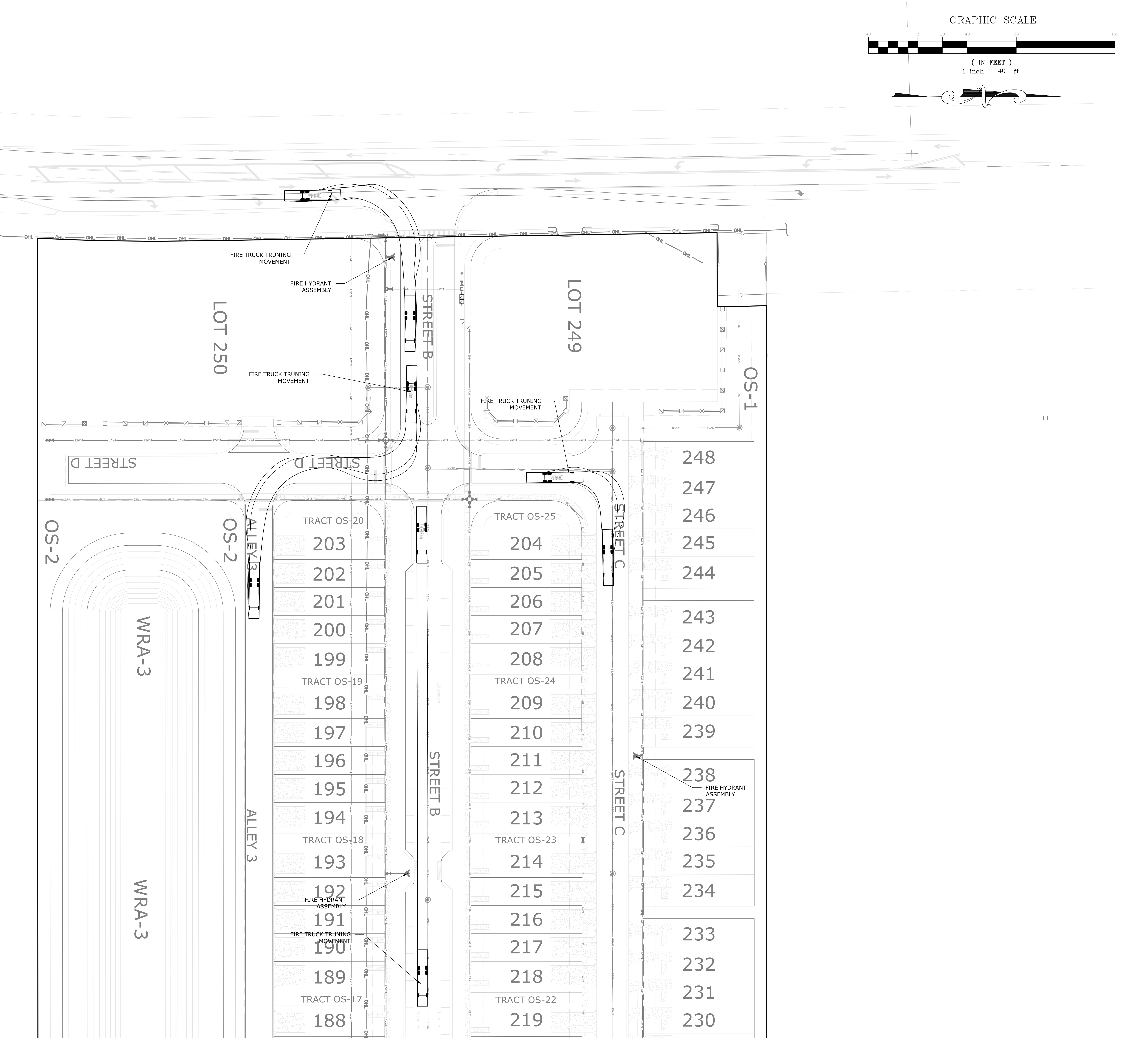

SEE SHEET 21 OF 32

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City of Eustis, Florida

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Fire Turning Plan 4

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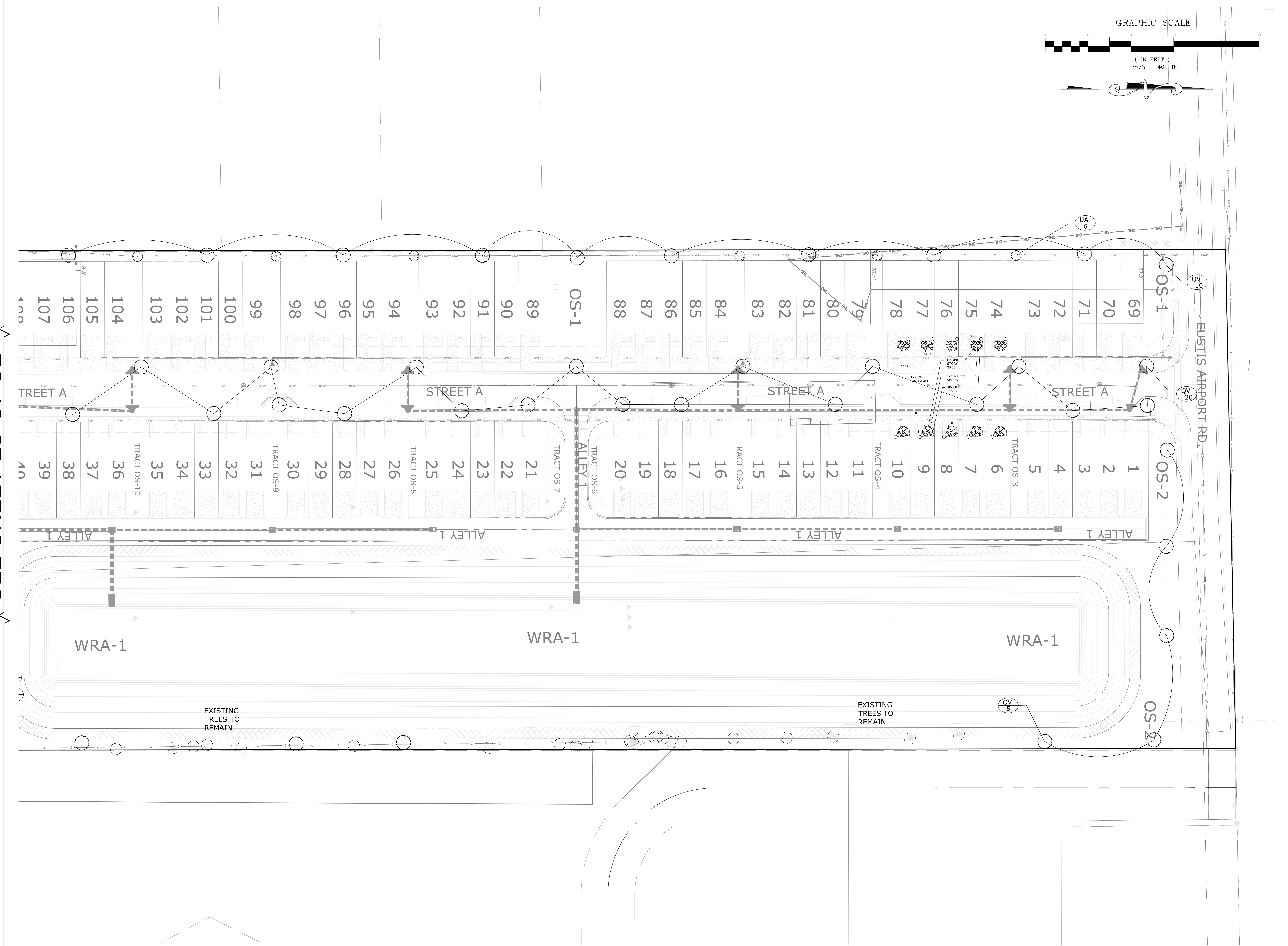
SEE SHEET 25 OF 32



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Landscape Plan 1

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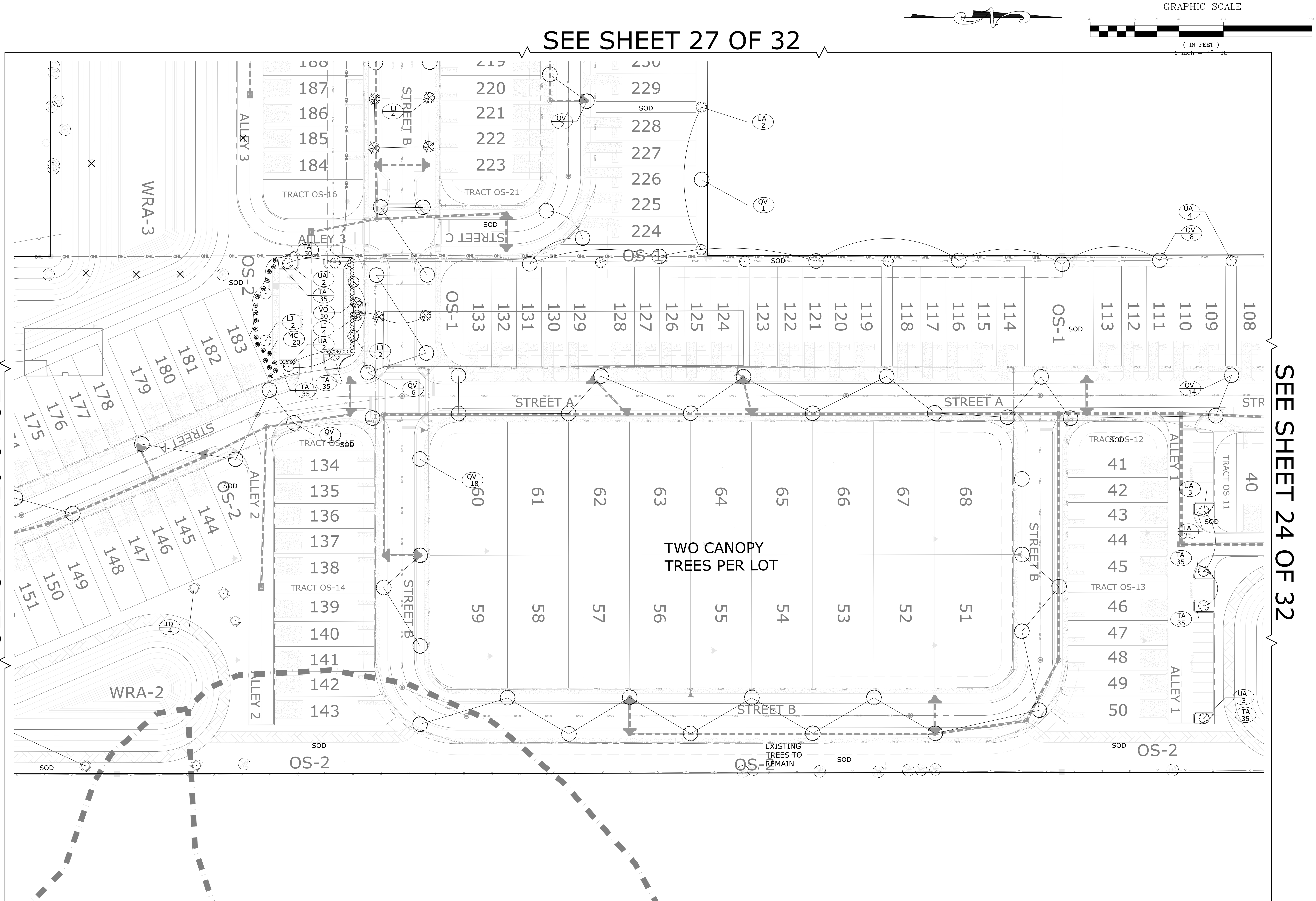
SHEET NUMBER
24 OF 32

SEE SHEET 27 OF 32

SEE SHEET 26 OF 32



SEE SHEET 24 OF 32

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Landscape Plan
2

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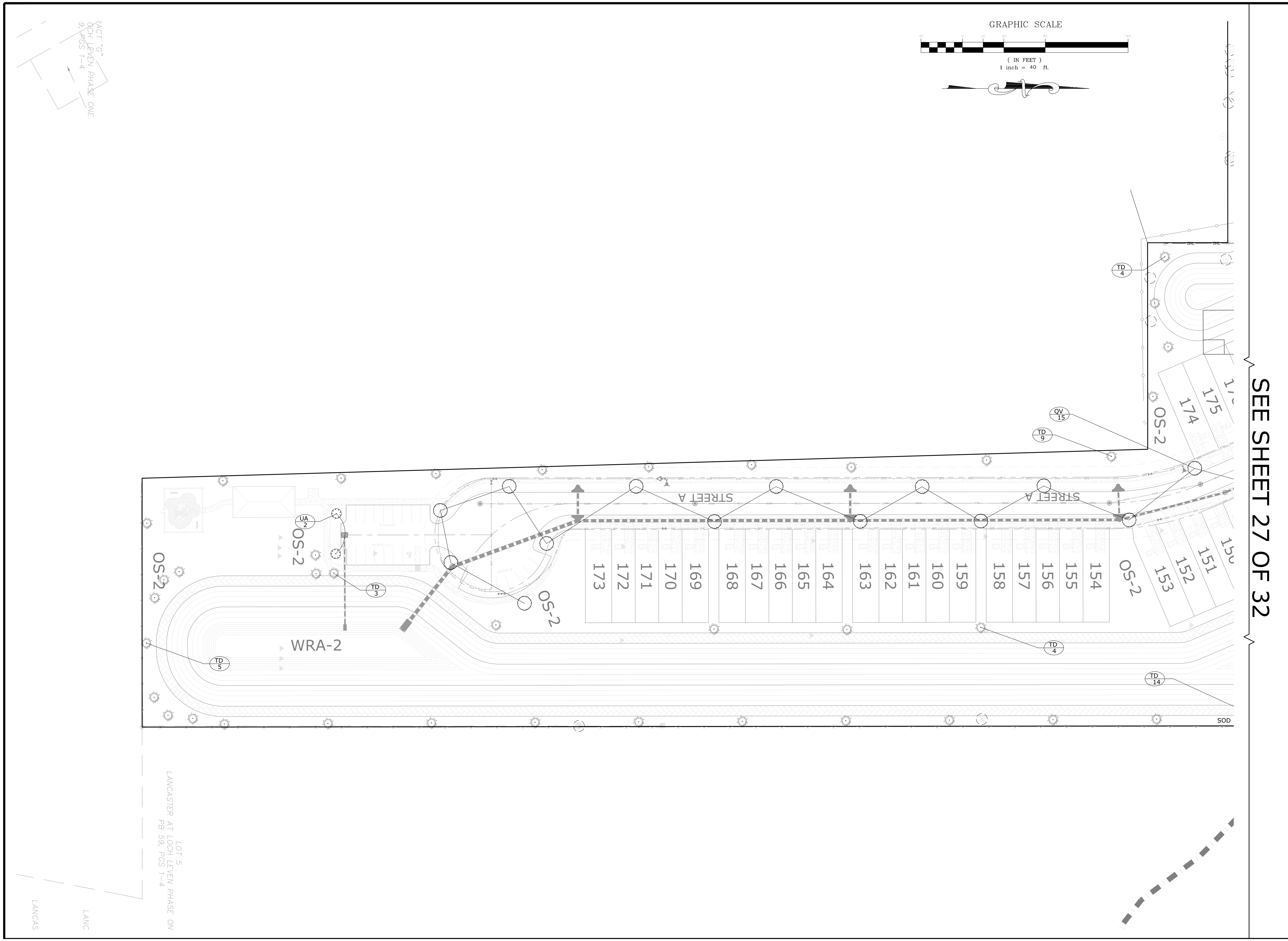

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Landscape Plan 3

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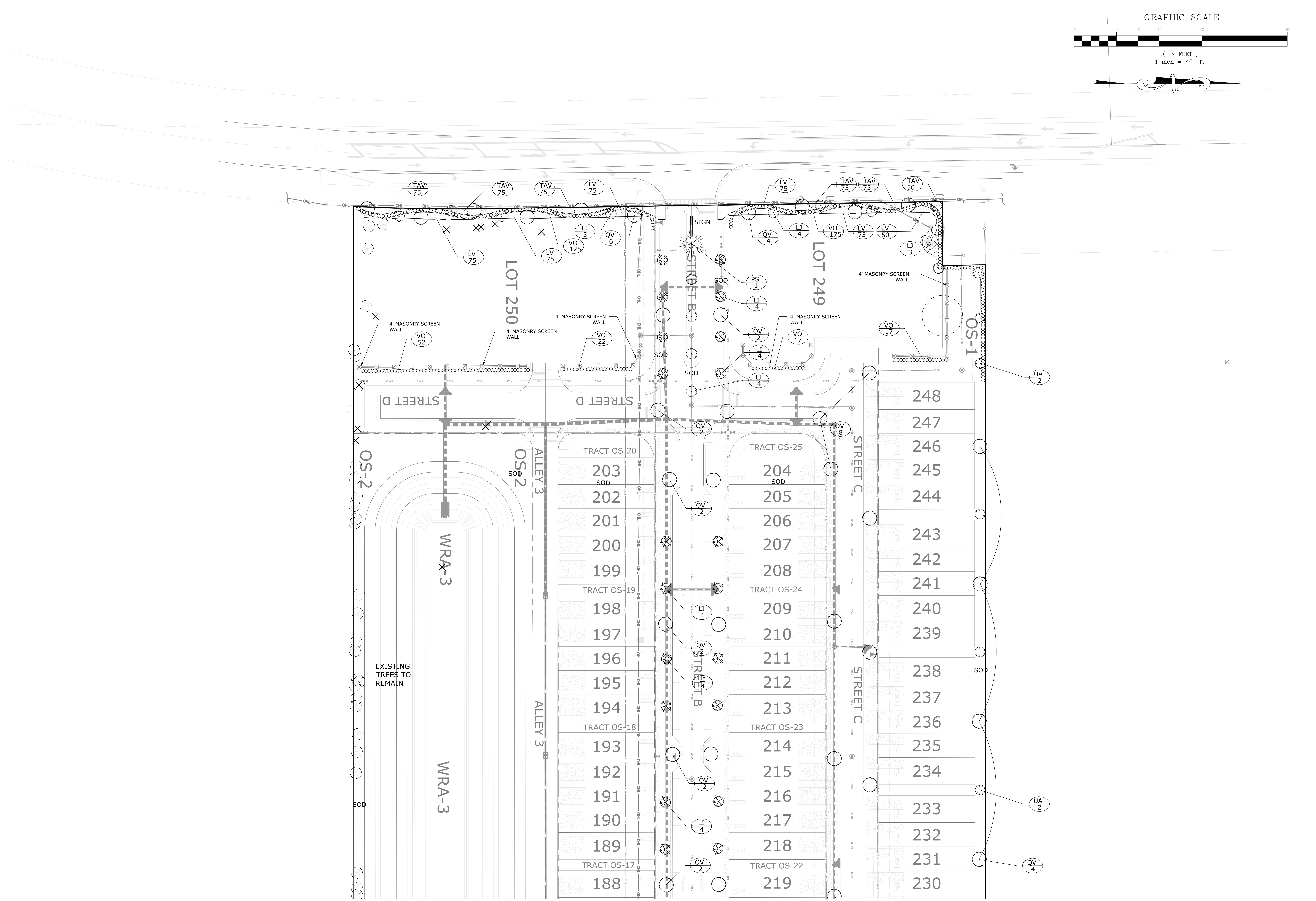
26 OF 32



SEE SHEET 25 OF 32

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SHEET NUMBER
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PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WATER	NATIVE
TREES						
1	PS	PHOENIX SYLVESTRIS	SILVER DATE PALM	20' SPR., 12' CT	LOW	NO
43	TD	TAXODIUM DISTICHUM	BALD CYPRESS	12', 3" CAL.	LOW	YES
118	QV	QUERCUS VIRGINIANA	LIVE OAK	12', 3" CAL.	LOW	YES
28	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	10'; 2.5" CAL.	MODERATE	NO
28	UA	ULMUS ALATA	WINGED ELM	12', 3" CAL.	LOW	YES
20	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	10'; 2.5" CAL.	LOW	NO
SHRUBS						
00	VS	VIBURNUM SUSPENSUM	SANDANKWA	24"X24"; 30" OC	LOW	NO
350	VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30"X24"; 30" OC	LOW	NO
20	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY	24"X24"; 30" OC	LOW	YES
GROUND COVER						
425	LV	LIRIOPE VARIEGATA	AZTEC GRASS	FULL GLS.; 24" OC	MODERATE	NO
295	TA	TRACH. ASIATICUM	MINIMA	FULL GLS.; 24" OC	MODERATE	NO
875	TAV	TRACH. ASIATICUM VAR.	TRI-COLOR	FULL GLS.; 24" OC	MODERATE	NO

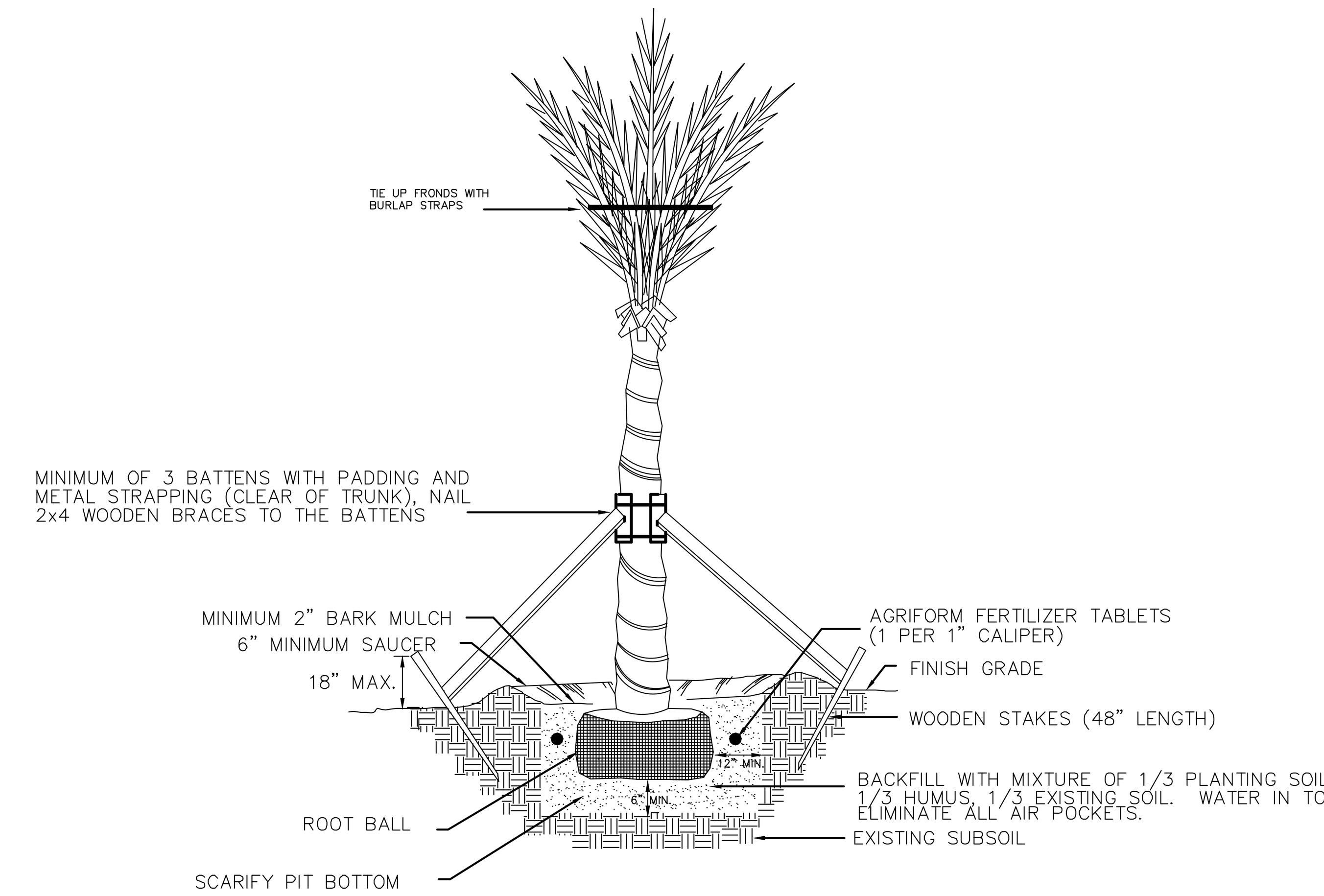
TREE CALCULATIONS

TREES REMOVED	316"
TREES SAVED	823"
TREES INSTALLED	687"

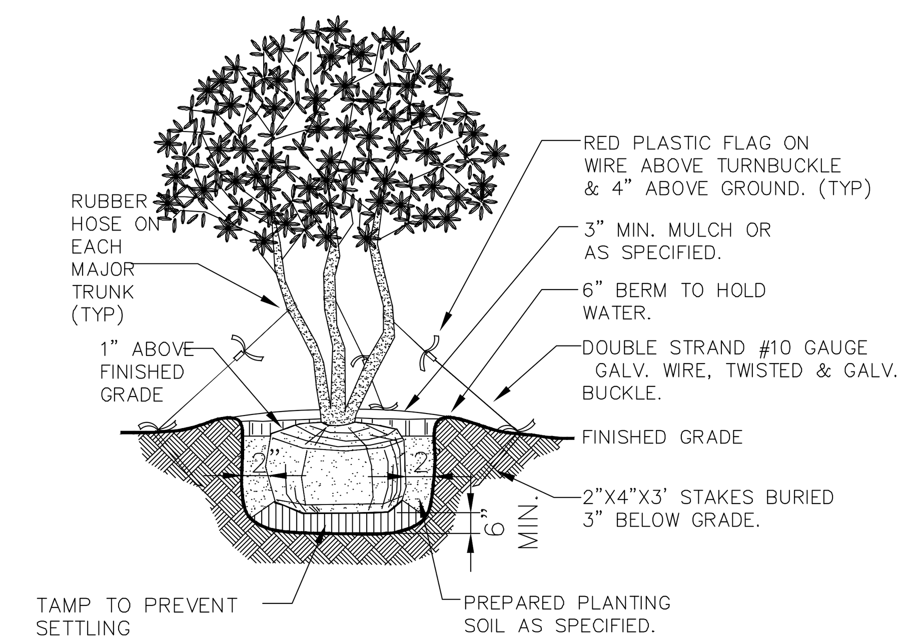
TOTAL 1510" – 316" = 1194"CREDIT

GENERAL LANDSCAPE NOTES

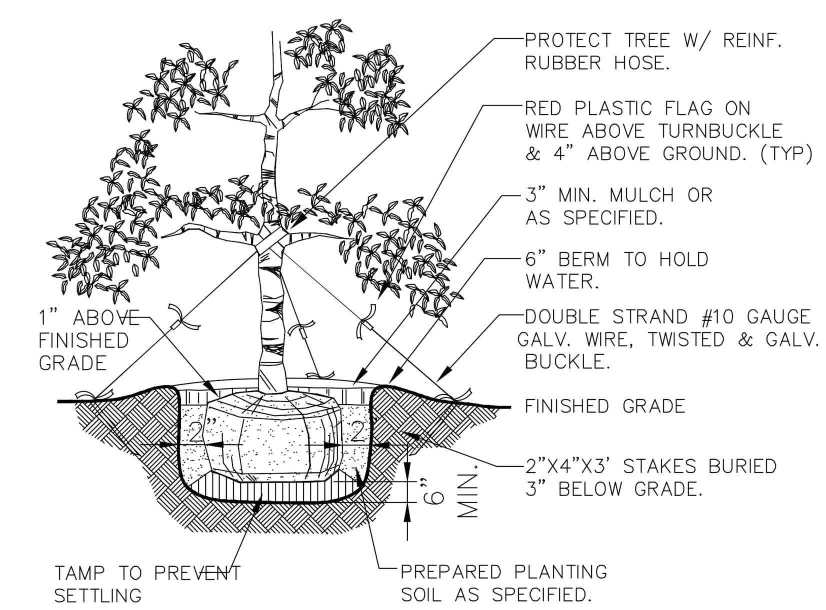
1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 4 FEET (4') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.



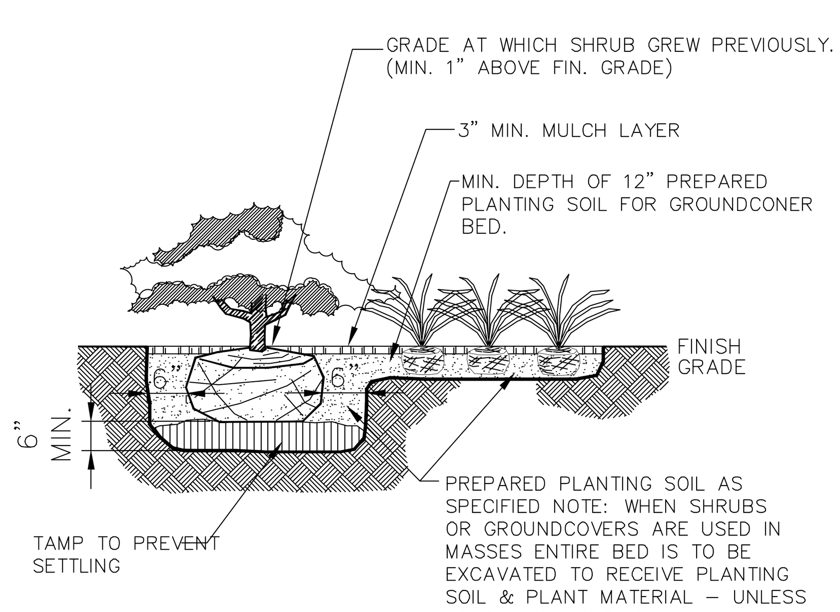
PALM PLANTING DETAIL



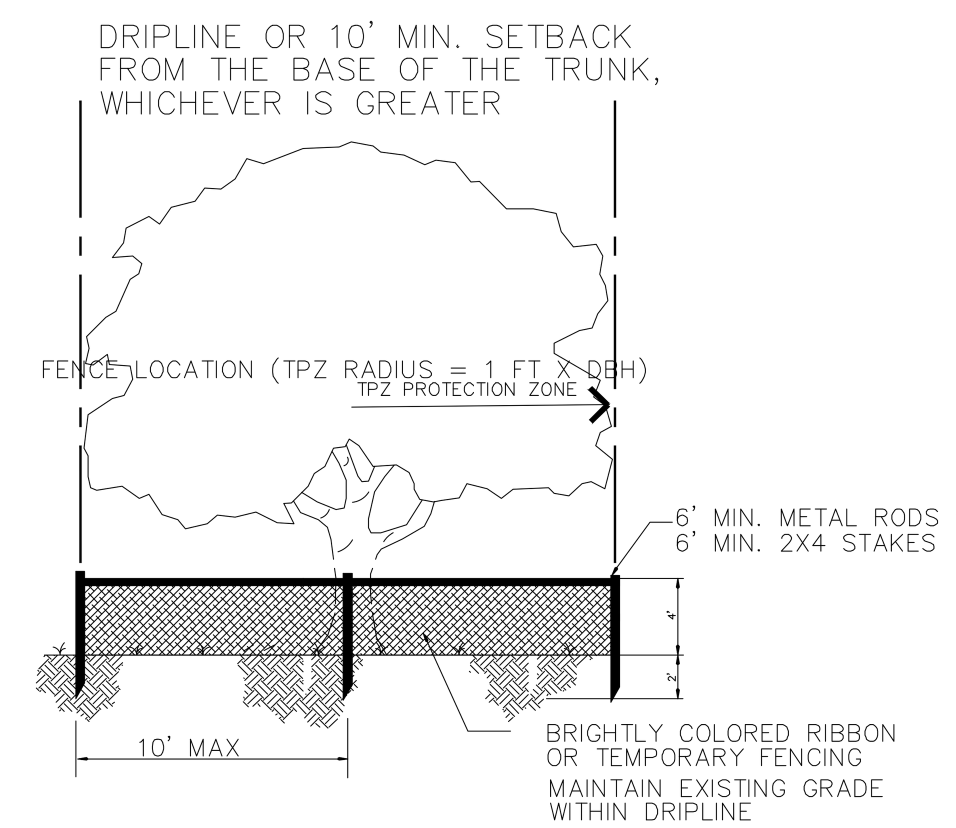
MULTI-TRUNK DETAIL



TREE PLANTING DETAIL



SHRUB AND GROUND COVER DETAIL



TREE BARRICADE DETAIL

Ravensdale Planning & Design
Land Planning Landscape Architecture • Project Management Expert Witness
5106 South Pointe Drive Inverness, Florida 34450
(407) 647-1213

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Landscape
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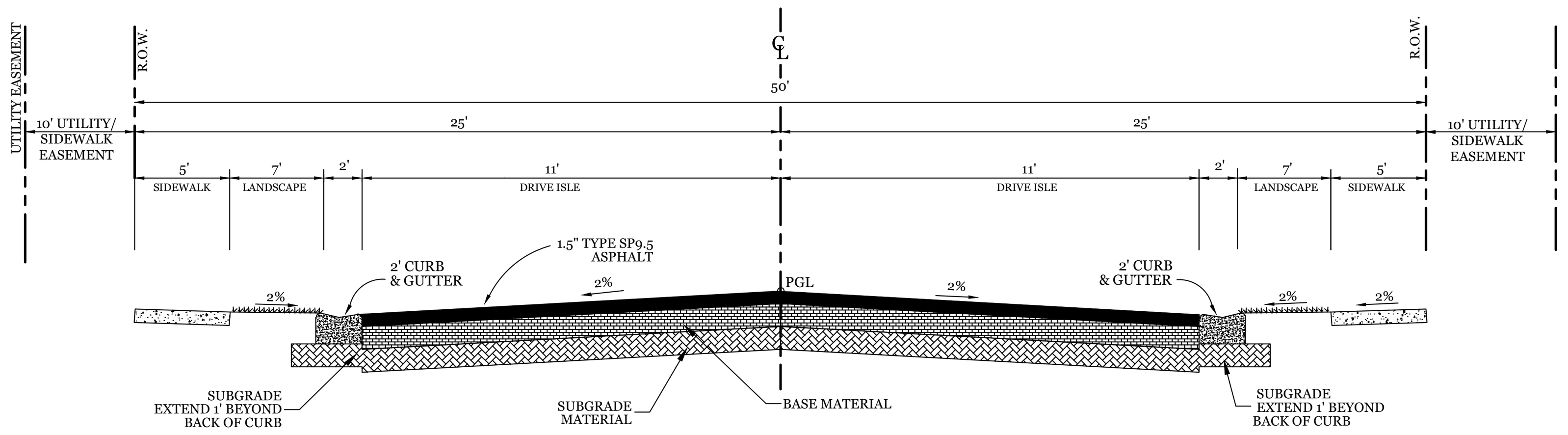
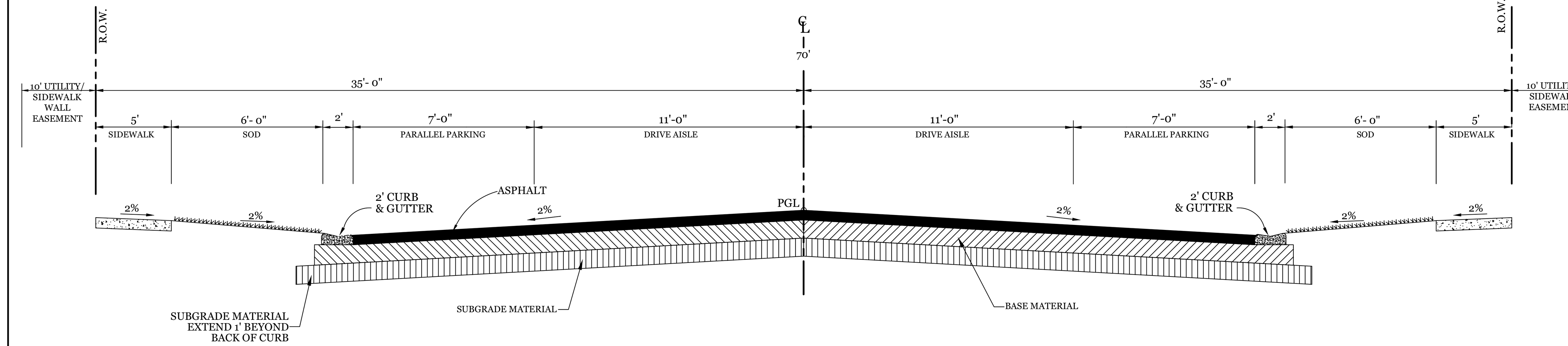
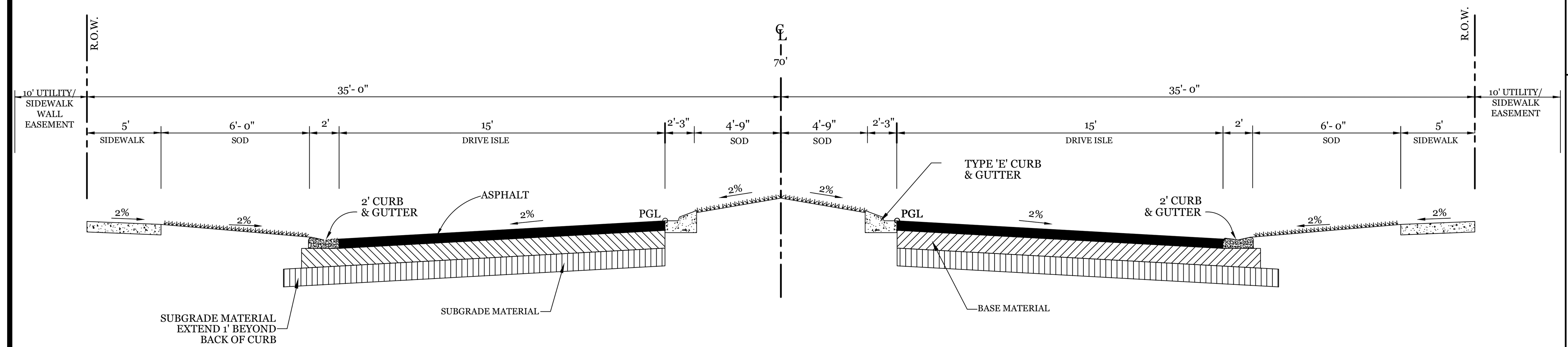


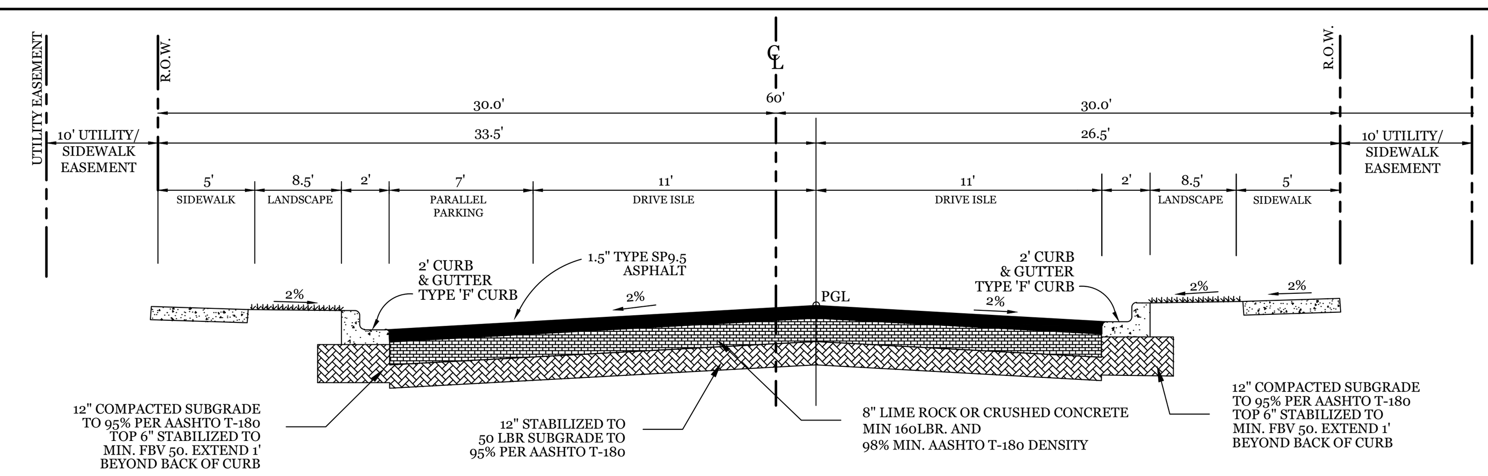
100 TYPICAL 50' ROW ROADWAY CROSS SECTION DETAIL
- N.T.S.



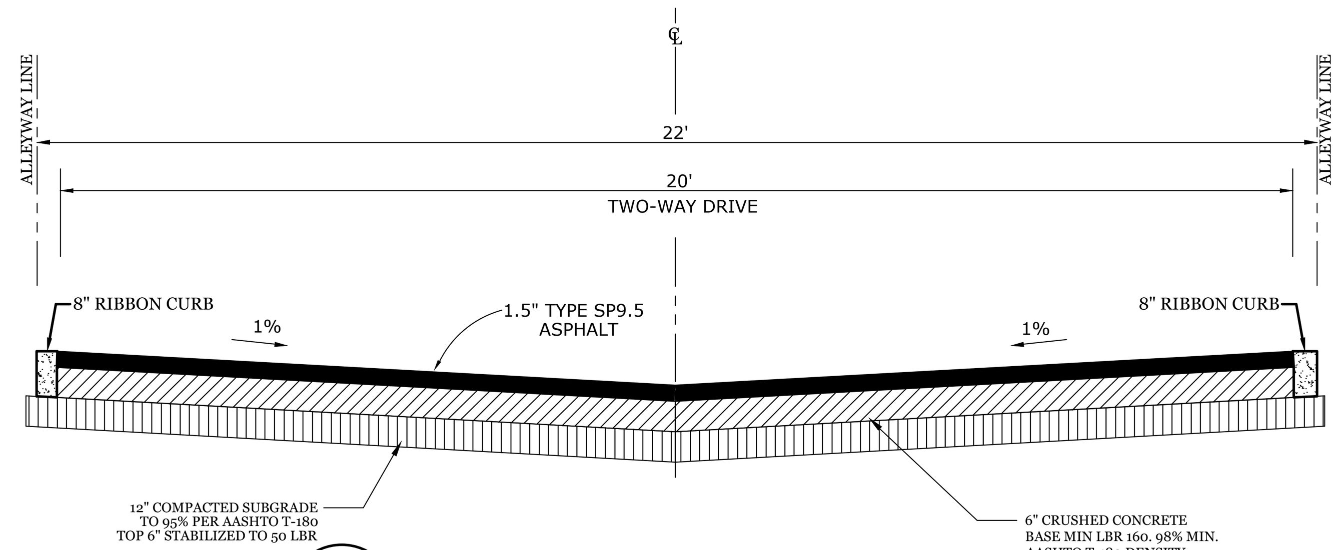
105 TYPICAL ON-STREET PARKING ENTRY ROAD CROSS SECTION DETAIL
- N.T.S.



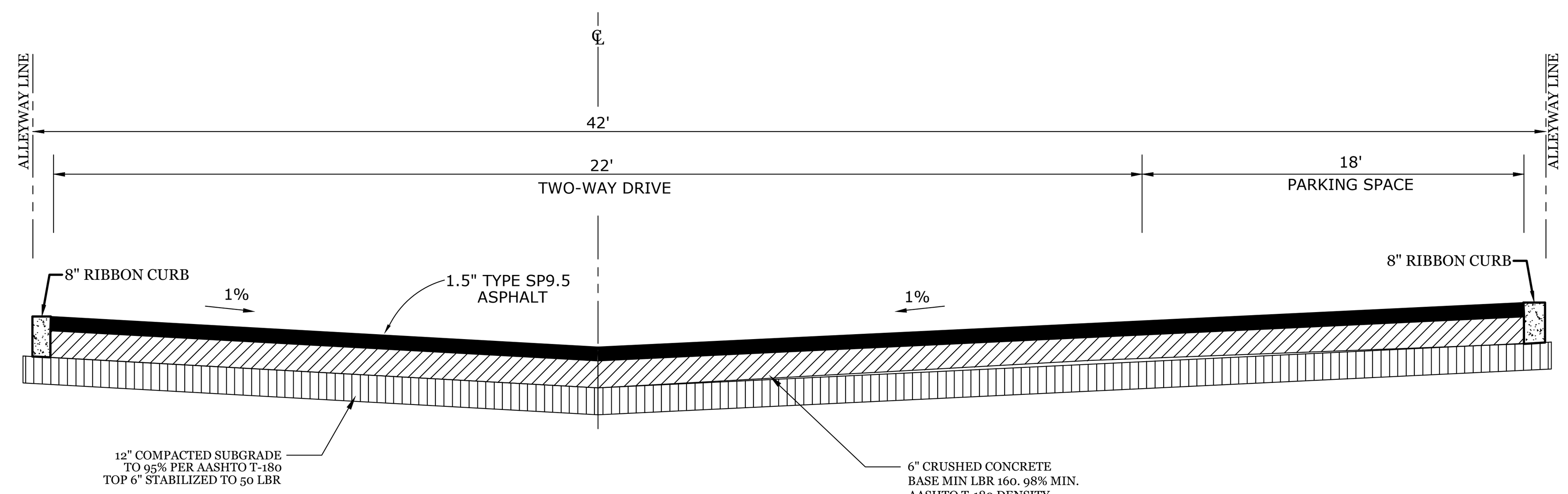
101 TYPICAL DIVIDED ENTRY ROAD CROSS SECTION DETAIL
- N.T.S.



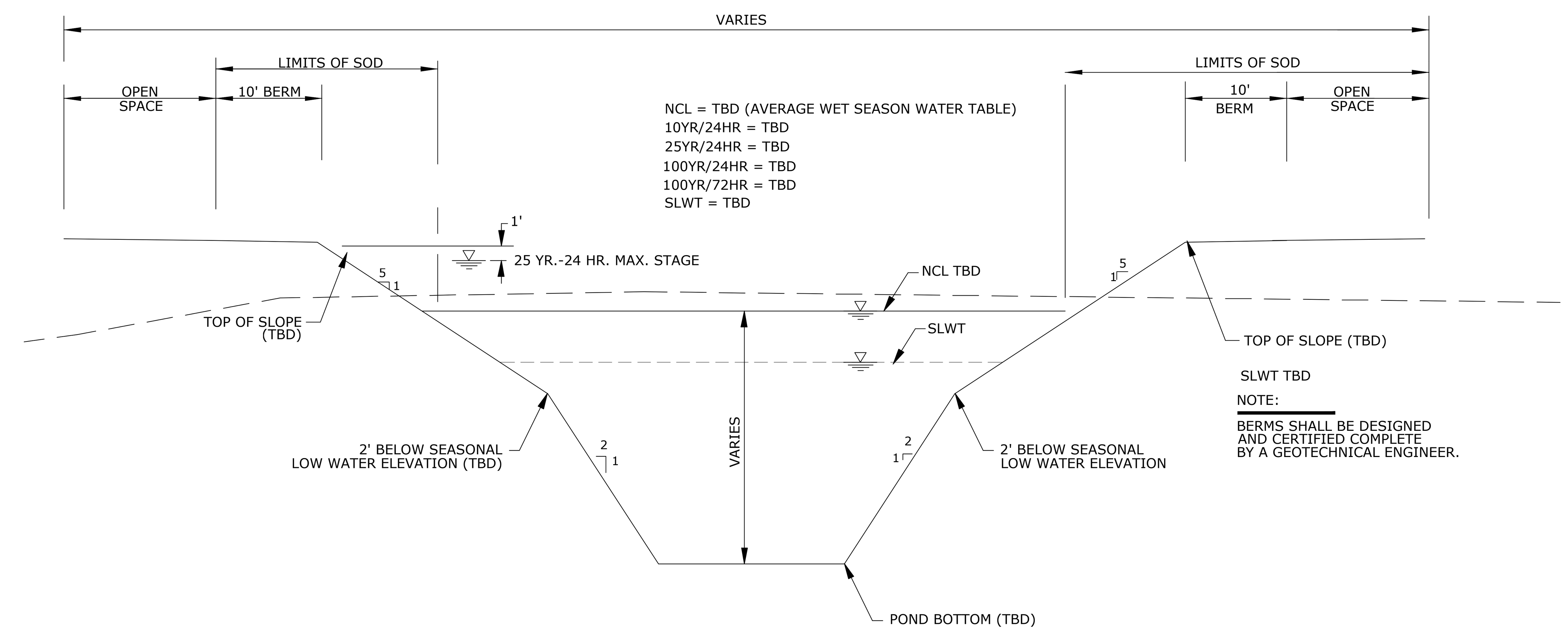
102 TYPICAL 55' ROW ON-STREET PARKING CROSS SECTION DETAIL
- N.T.S.



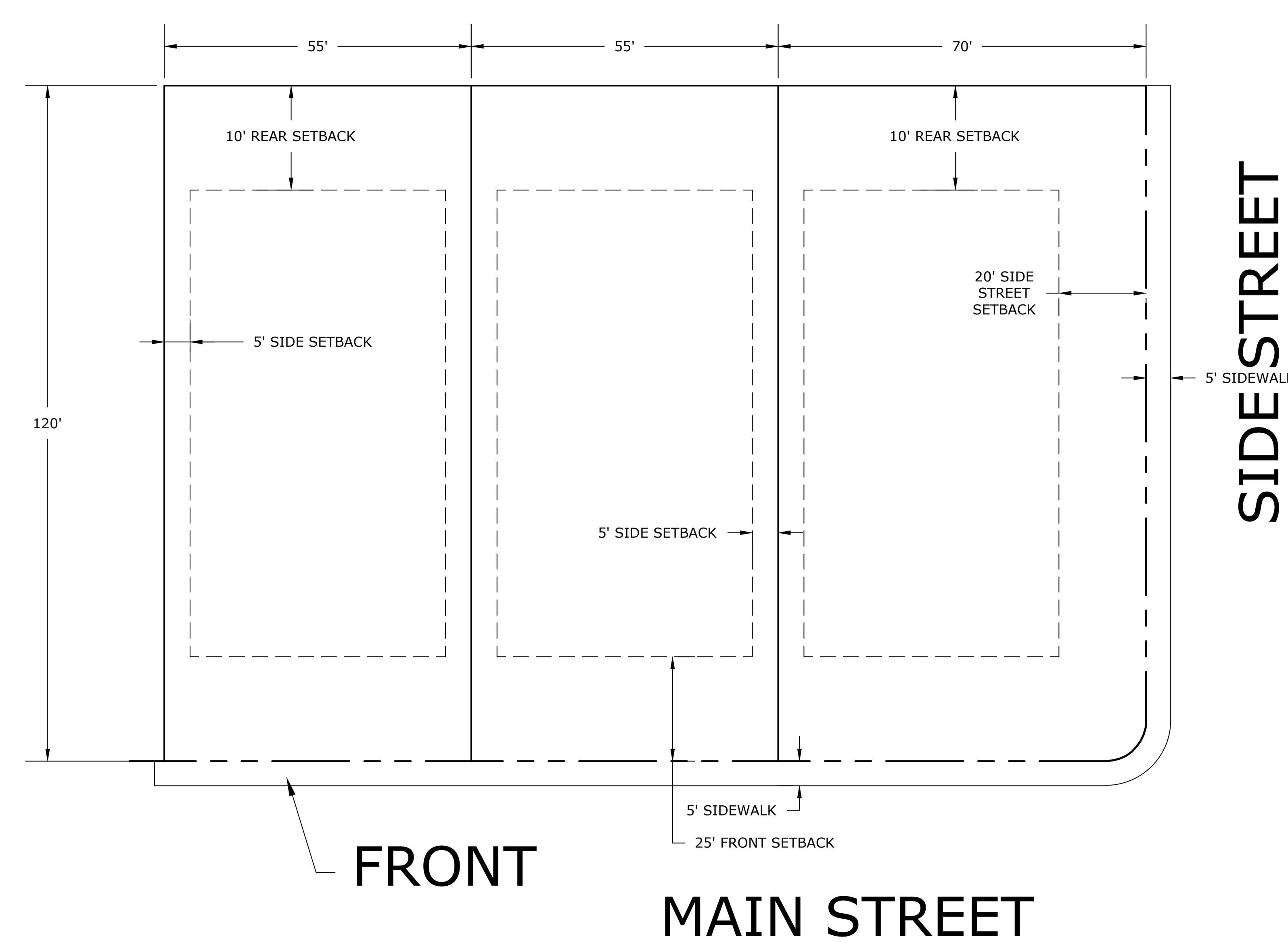
103 TYPICAL TWO-WAY ALLEYWAY SECTION
- N.T.S.



104 TYPICAL TWO-WAY ALLEYWAY W/PARKING SECTION
- N.T.S.



106 WET DETENTION POND CROSS SECTION
- N.T.S.



107 TYPICAL SINGLE-FAMILY LOT LAYOUT
- N.T.S.

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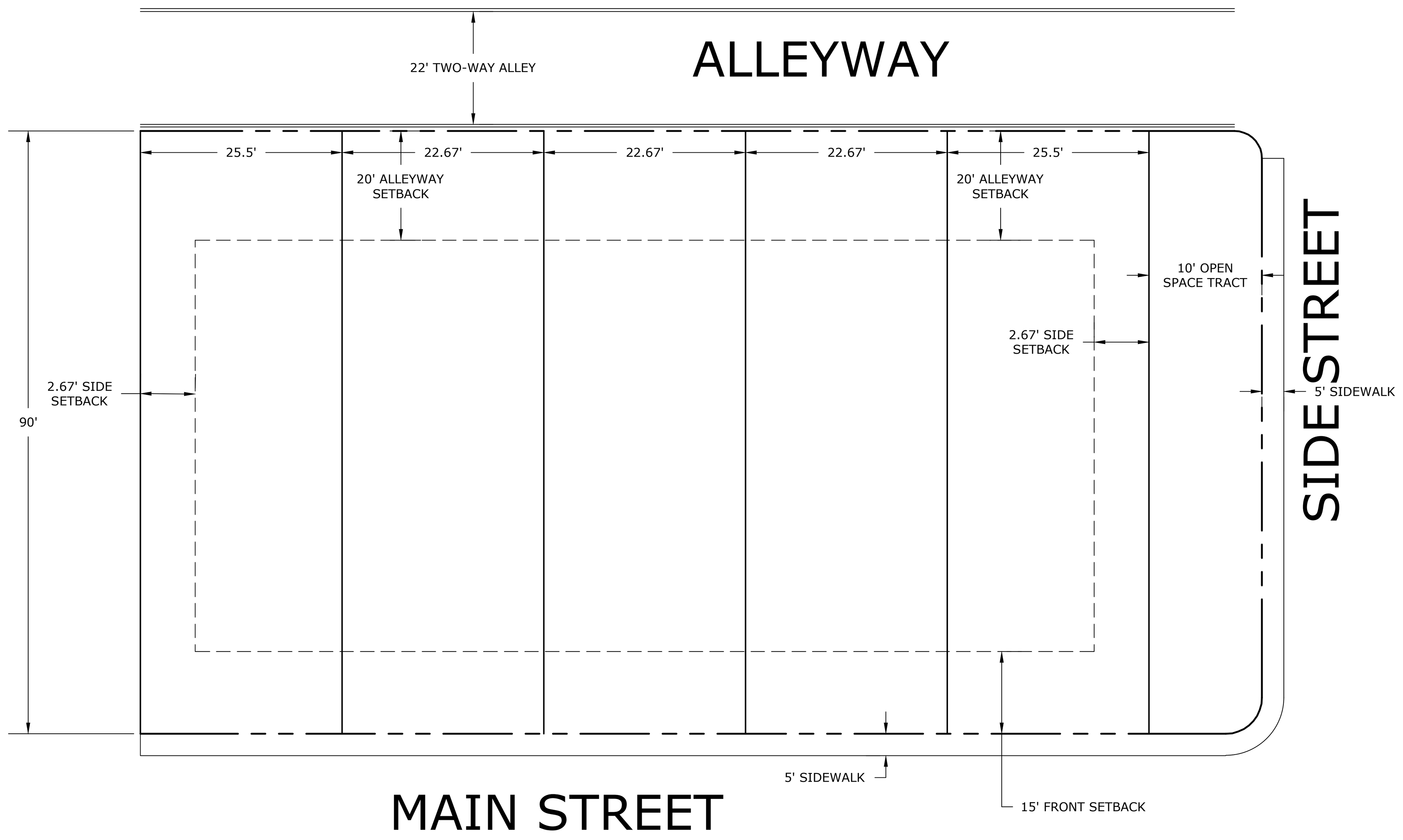
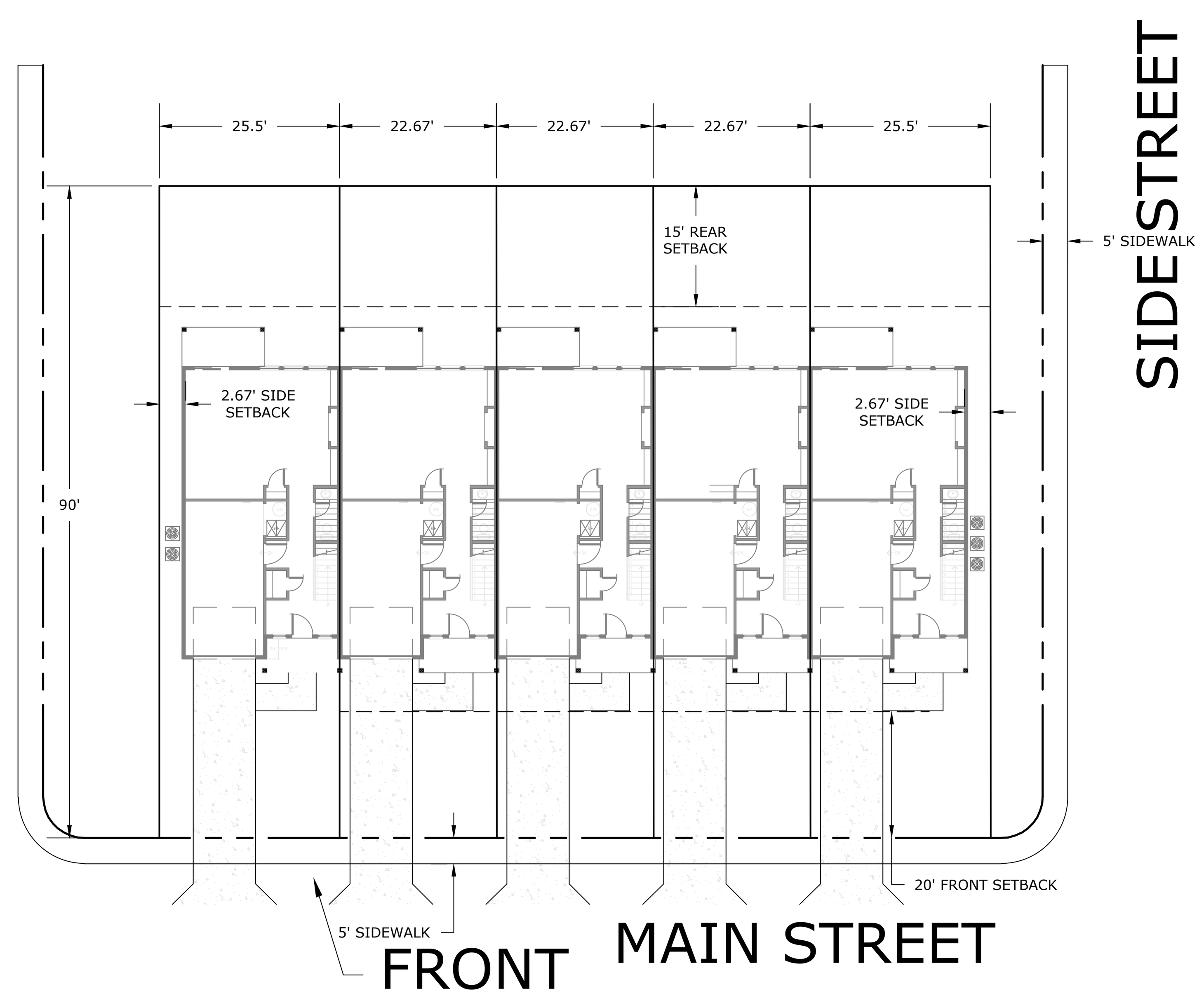
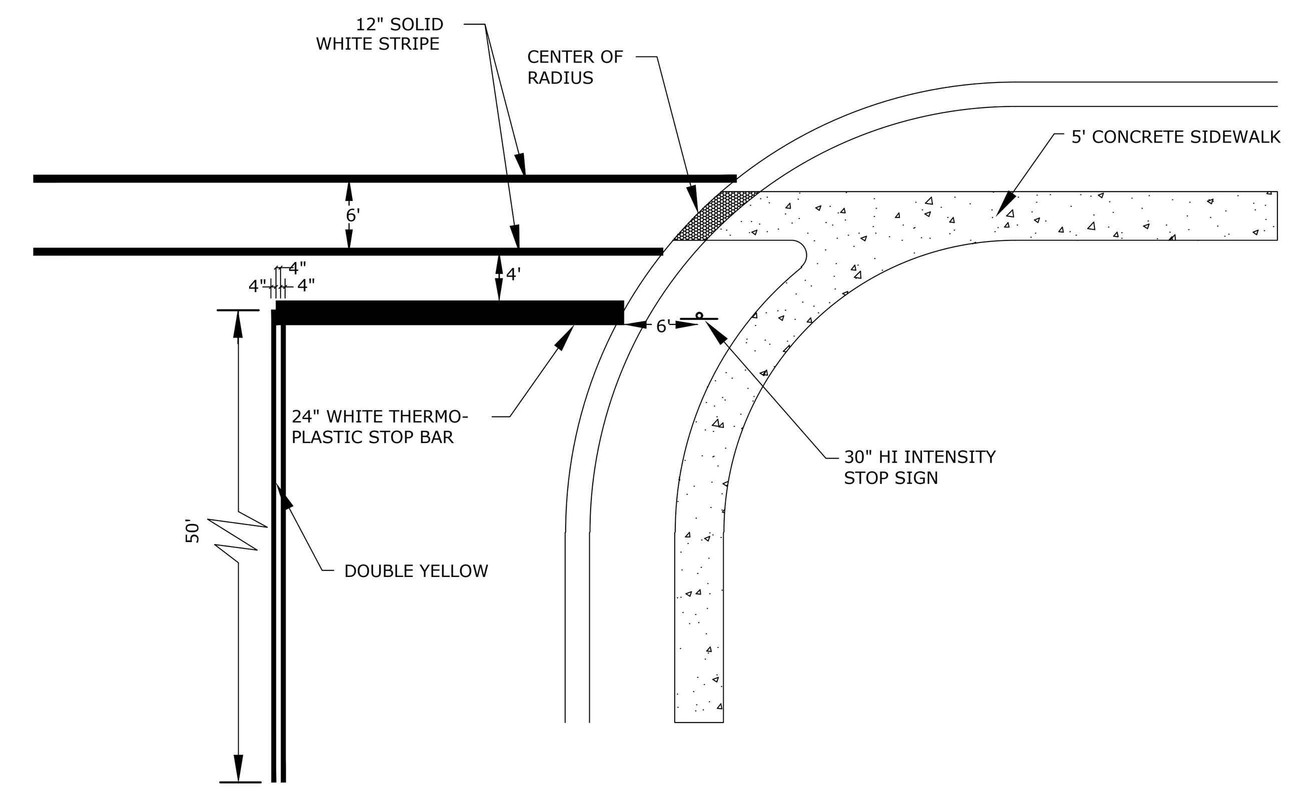


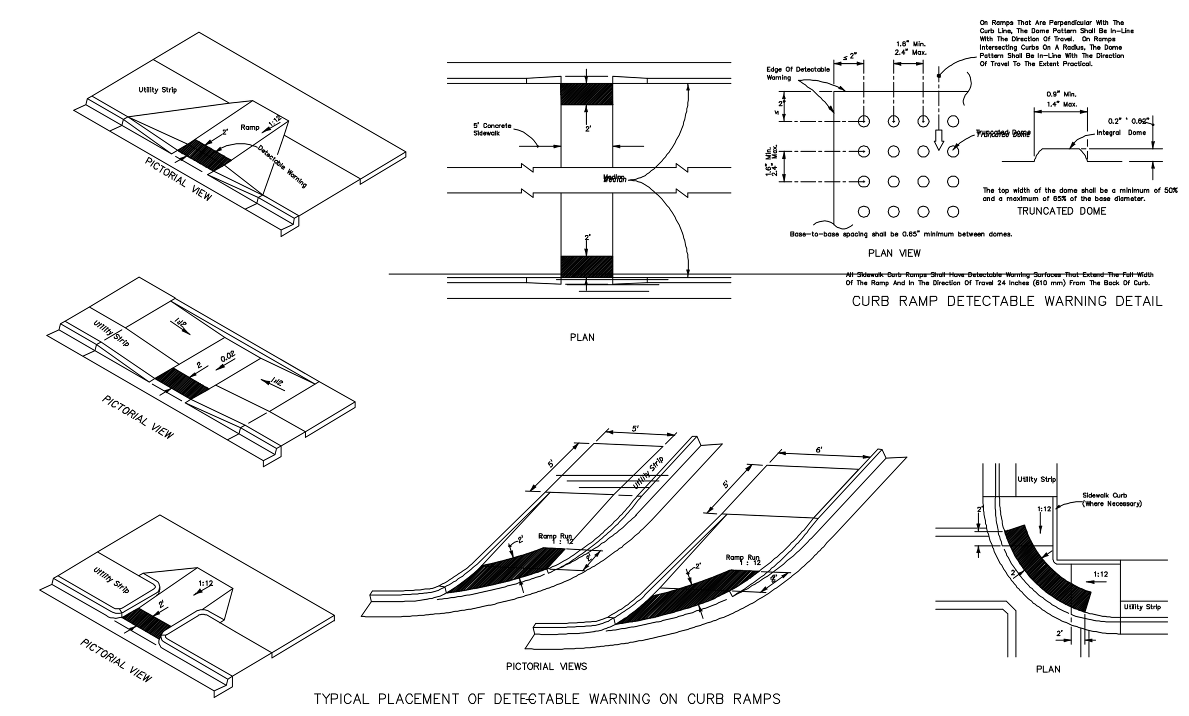
200 TYPICAL REAR-LOADED TOWNHOME LOT CONFIGURATION
N.T.S.



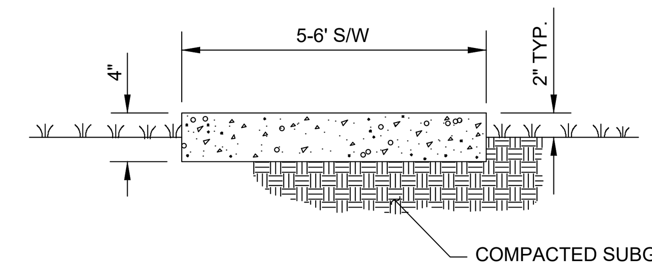
201 TYPICAL FRONT-LOADED TOWNHOME LOT CONFIGURATION
N.T.S.



202 STOP SIGN, STOP BAR & CROSSWALK
N.T.S.



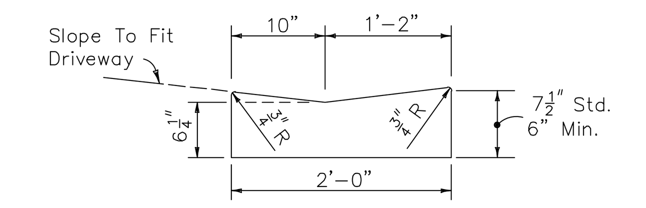
203 TRUNCATED DOME DETAIL
N.T.S.



CONCRETE WALK AT 3,000 PSI
WOOD FLOAT FINISH. SAW CUT
CONTRACTION JOINTS AT 5' O.C. MIN.
EXPANSION JOINT AT 20' O.C. MIN

NOTE: ALL SIDEWALK TO BE CONSTRUCTED AS PART OF INFRASTRUCTURE

208 STANDARD SIDEWALK DETAIL
N.T.S.



For curb, gutter, curb and gutter and traffic separators provide ⅛" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.

300M MIAMI CURB
N.T.S.

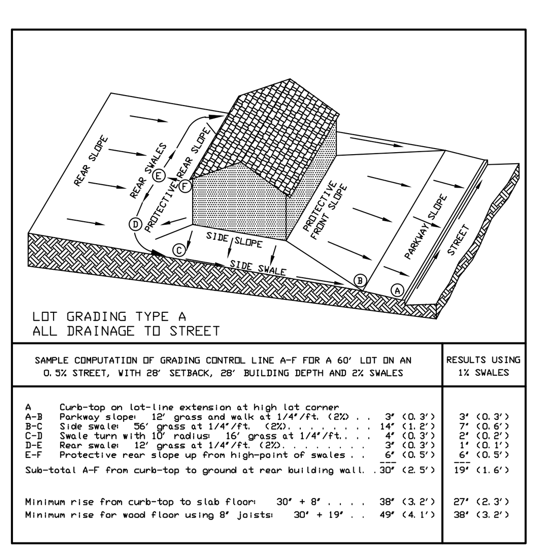
SECO ENERGY	Standard LED Area Lighting							Decorative LED Area Lighting	
Fixtures									
	A	B	C	D	E	F	G	H	J
Type:	Yard	Cobra Head	Shoebox	Shoebox	Shoebox	Shoebox	Ultraflood	Colonial	Acorn
CU	LEDYLS5	LEDSLUGS3	LEDSBUGM3SB	LEDSBUGM4SB	LEDSBUGL2SB	LEDSBUGL4SB	LEDFLUGM LEDFLUGL	LEDCOUTS5SB	LEDORUTS5SB
Color	Aluminum	Light Gray	Black	Black	Black	Black	Light Gray	Black	Black
Effective Lumens (see note 1)	Small = 6,020	Small = 6,179	Medium = 19,699	Medium = 18,900	Large = 29,597	Large = 28,400	Medium = 19,973 Large = 21,932	Small = 4,857	Small 3,998
Lighting Pattern Type	5	3	3	4	2	4	Directional	5	5
Lighting Pattern Reference									
Use with Pole:	4	3 & 4	2, 3, & 4	2, 3, & 4	2, 3, & 4	2, 3, & 4	2, 3, & 4	1 & 2	1 & 2

Poles	1	2	3	4
Type:	Fluted Concrete	Smooth Concrete	Square Concrete	Wood
CU	15FCL	15CL, 20CL, 25CLTR, 30CLTR, 35CLTR	30-CL, 35-CL, 35CLTS	30-6L, 35-5L, 35-6L, 40-2, 40-4, 40-5
Material	Concrete	Concrete	Concrete	Wood
Color	Black	Black	Natural	Green tint
Mounted Height	12'	12', 15', 20', 25', 29'	25', 29'	25', 29', 34'

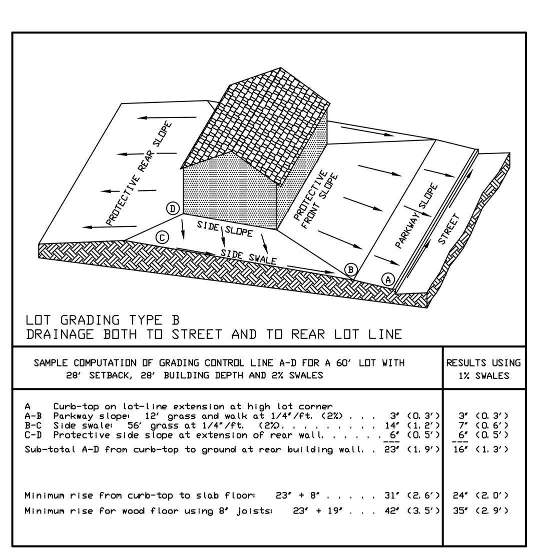
Notes:
1.) Effective Lumens are approximated, actual lumen output may vary.
2.) Go to https://secoenergy.com and hover over the "Your Co-op" tab and select "Rate Tariff" to view the most current "Lighting Service - Schedule LS" rates.
3.) SECO Energy does not perform photometric studies for lighting projects. The member will be required to provide light locations to SECO Energy for engineering design. Lighting (.ies) files are available upon request.
4.) Contributions In Aid of Construction (CIAC) for lighting installations will be determined by the SECO Energy engineering department.
5.) All luminaires illustrated above (except the Ultraflood) are Dark Sky Friendly, but some are not listed on the International Dark-Sky Association approved compliance listing. For more information, visit the following website link: DarkSky Approved | DarkSky International

Approved By:	David Johnson, PE	Approved Date:	March 31, 2025

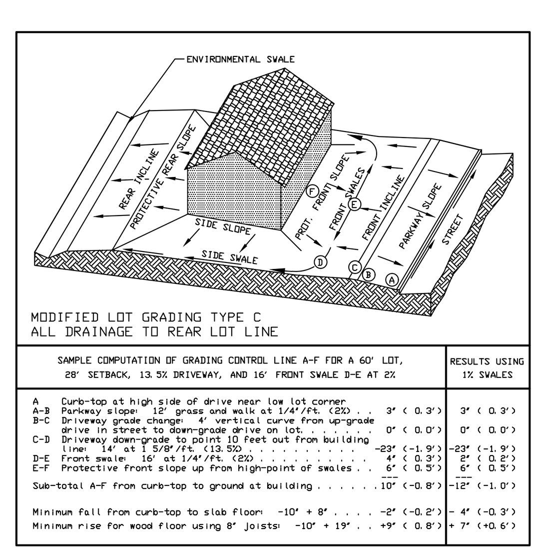
204 SECO ENERGY STREET LIGHT FIXTURE DETAIL
N.T.S.



205 TYPE 'A' LOT GRADING
N.T.S.



206 TYPE 'B' LOT GRADING
N.T.S.



207 TYPE 'C' LOT GRADING
N.T.S.

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

MC Group Enterprises, Inc.
2200 NW 102 AVE
UNIT 5B
Doral, FL 33172

Doris Park Landing Subdivision
City of Eustis, Florida

Preliminary Subdivision Plan

General Details 2

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 10, 2026
FL Registration #58775
Certificate of Authorization #29665

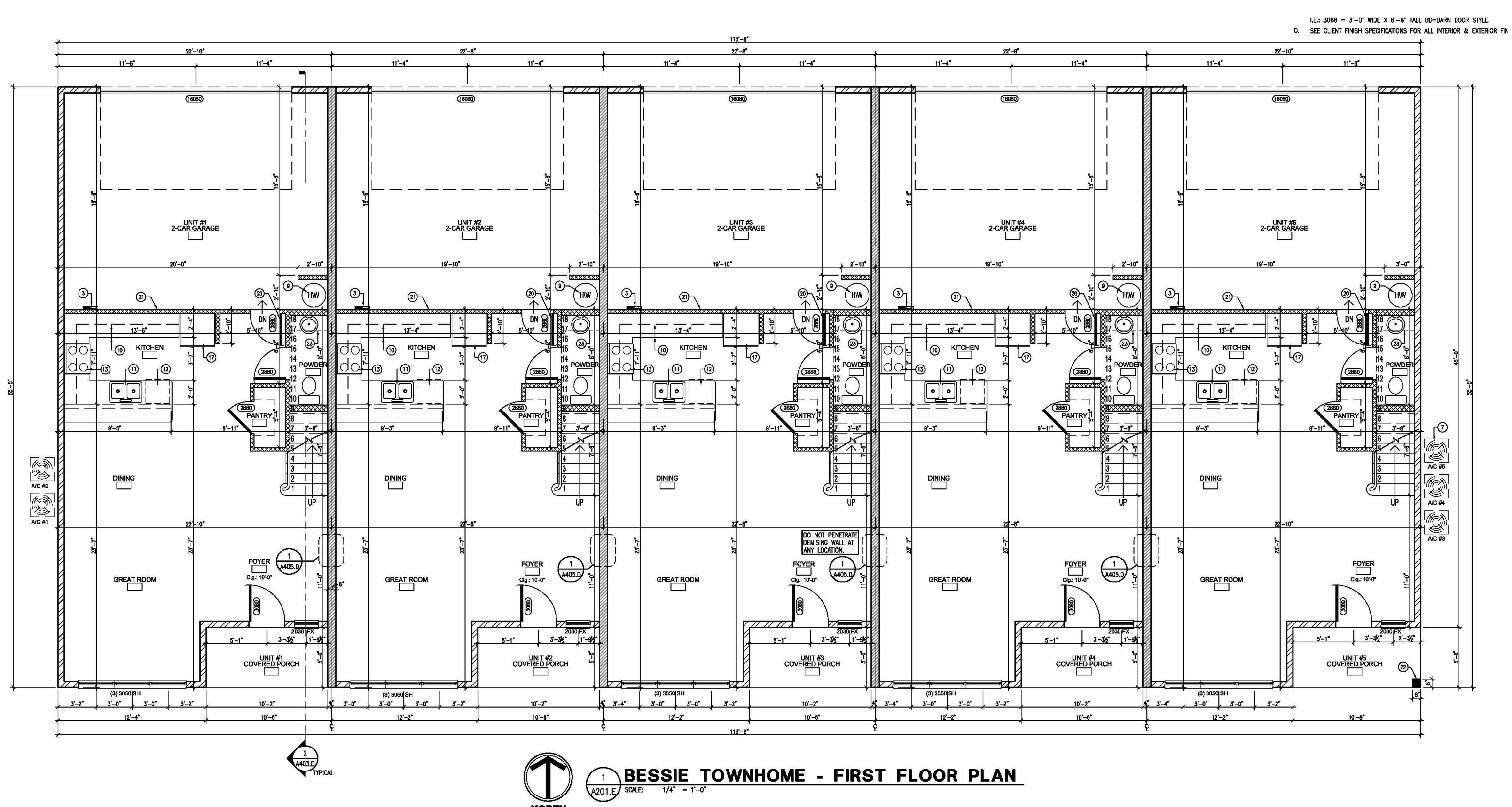
Revisions

NO.	DATE	DESCRIPTION
1	10/07/25	Revised Per City Comments
2	01-19-25	Revised Per City Comments
3		
4		
5		
6		
7		
8		
9		
10		

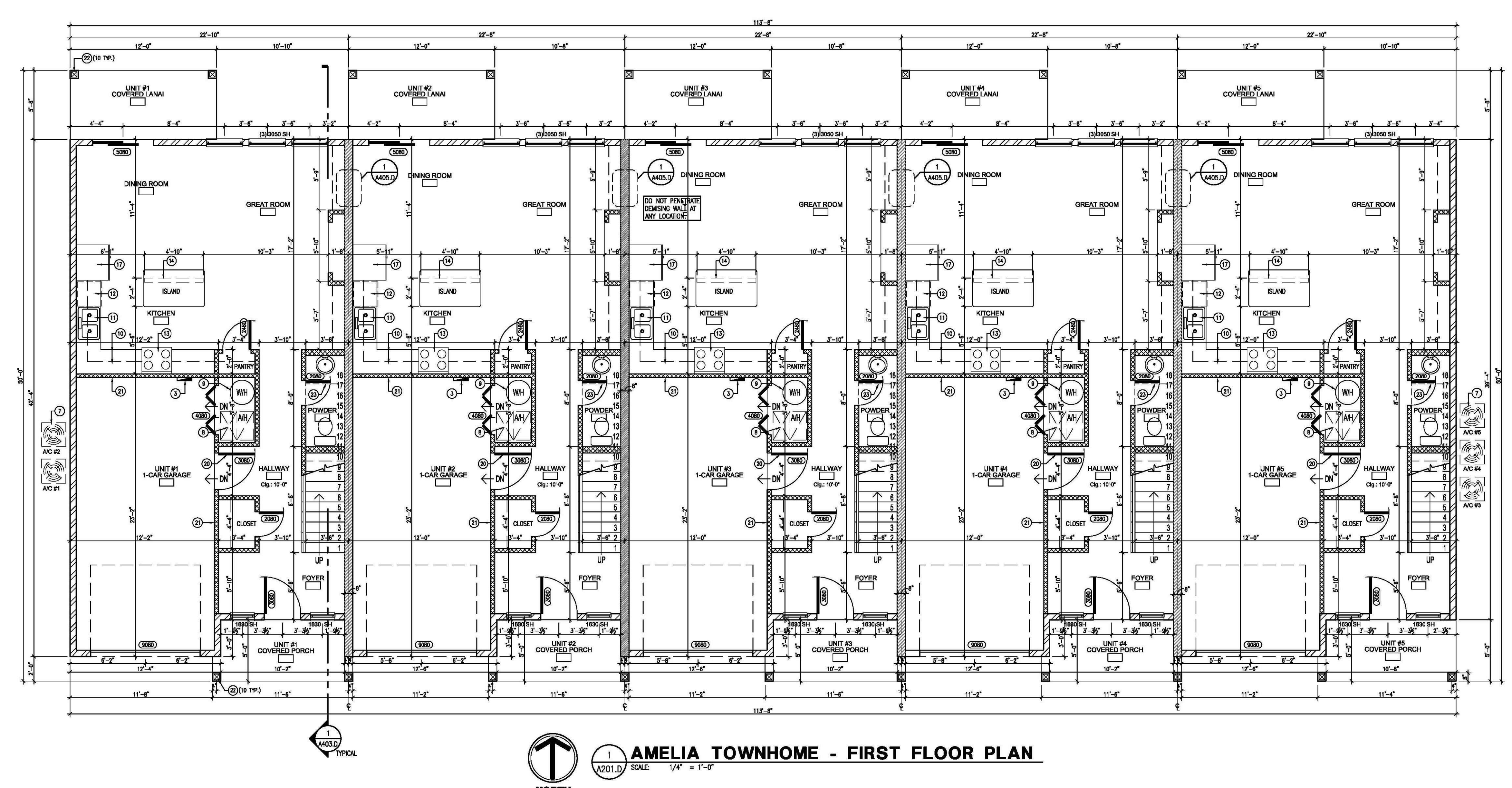
SHEET NUMBER
30 OF 32

400 REAR-LOADED TOWNHOME FRONT COLOR ELEVATION
N.T.S.

400 FRONT-LOADED TOWNHOME FRONT COLOR ELEVATION
N.T.S.



401 REAR-LOADED TOWNHOME FIRST FLOOR LAYOUT PLAN
N.T.S.



401 FRONT-LOADED TOWNHOME FIRST FLOOR LAYOUT PLAN
N.T.S.

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UNIT 5B
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Doris Park Landing Subdivision

City of Eustis, Florida

Preliminary Subdivision Plan

Architectural Elevations 1

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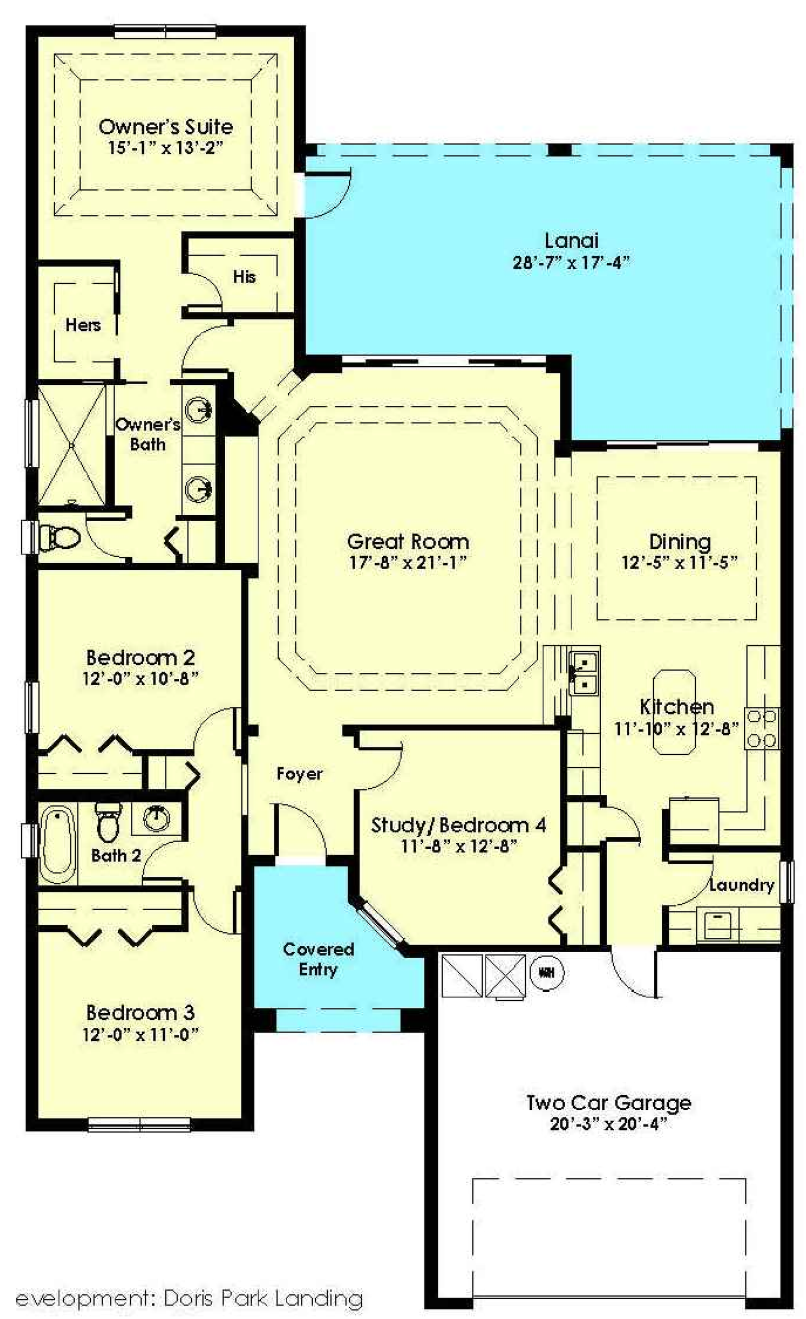
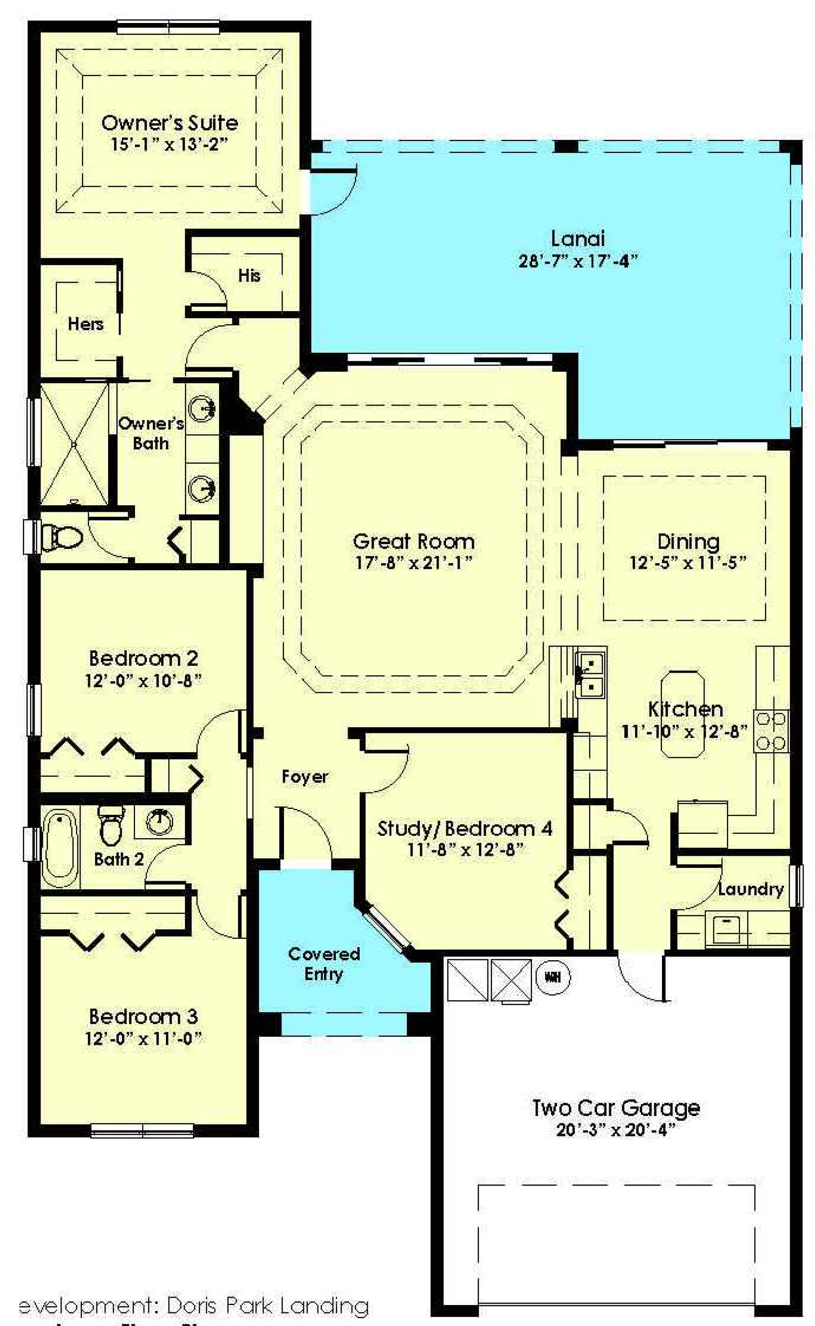
Revisions

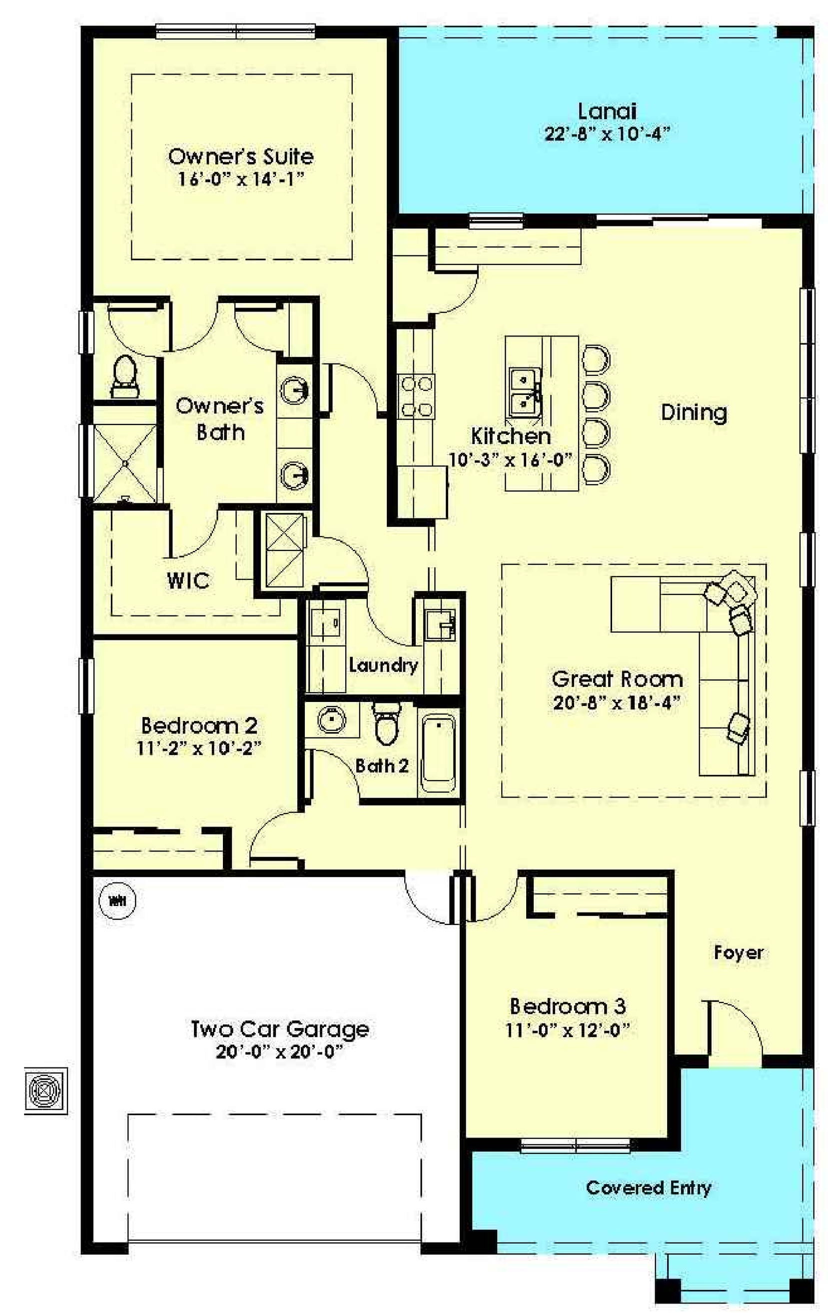
NO.	DATE	DESCRIPTION
1	10/07/25	Revised Per City Comments
2	03-10-26	Revised Per City Comments
3	---	##########################
4	####	
5	####	
6	####	
7	####	
8	####	
9	####	
10	####	

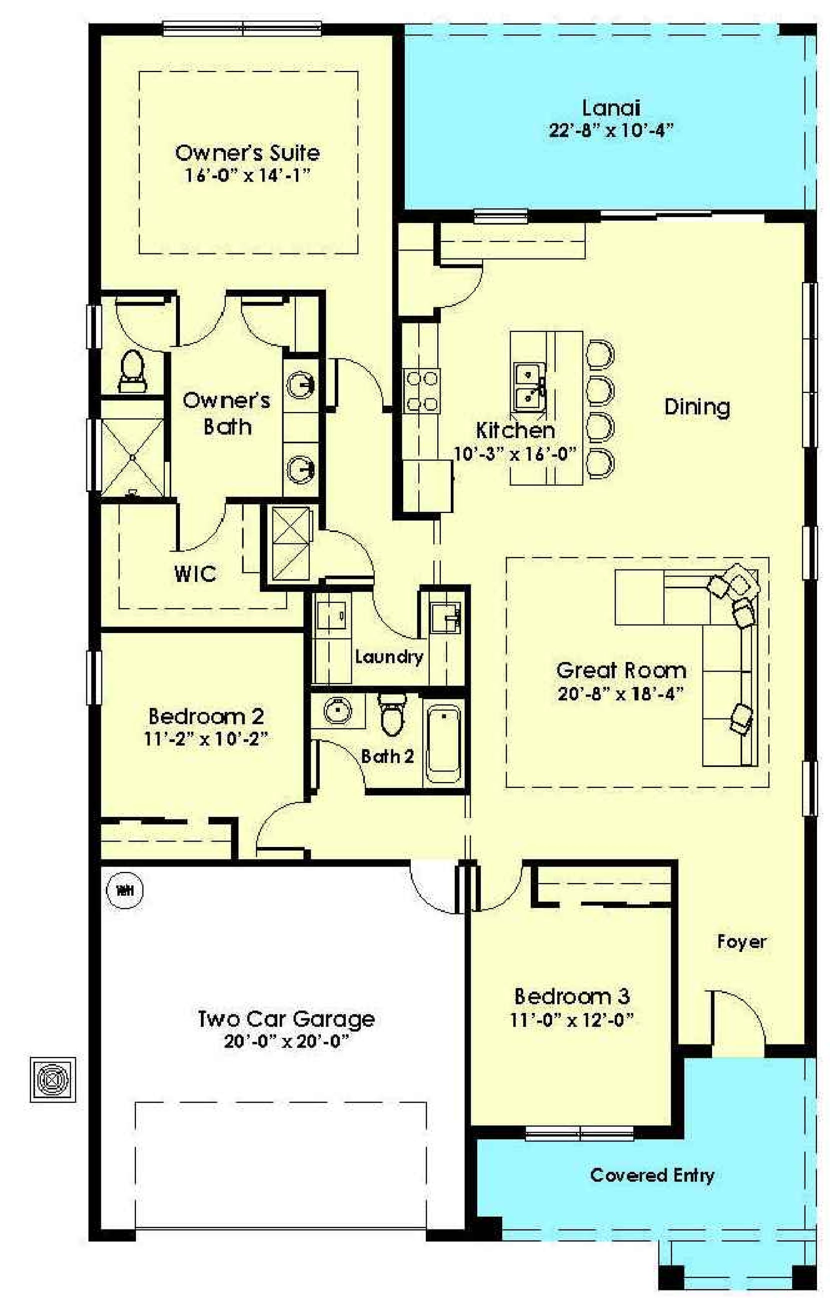
SHEET NUMBER
31 OF 32

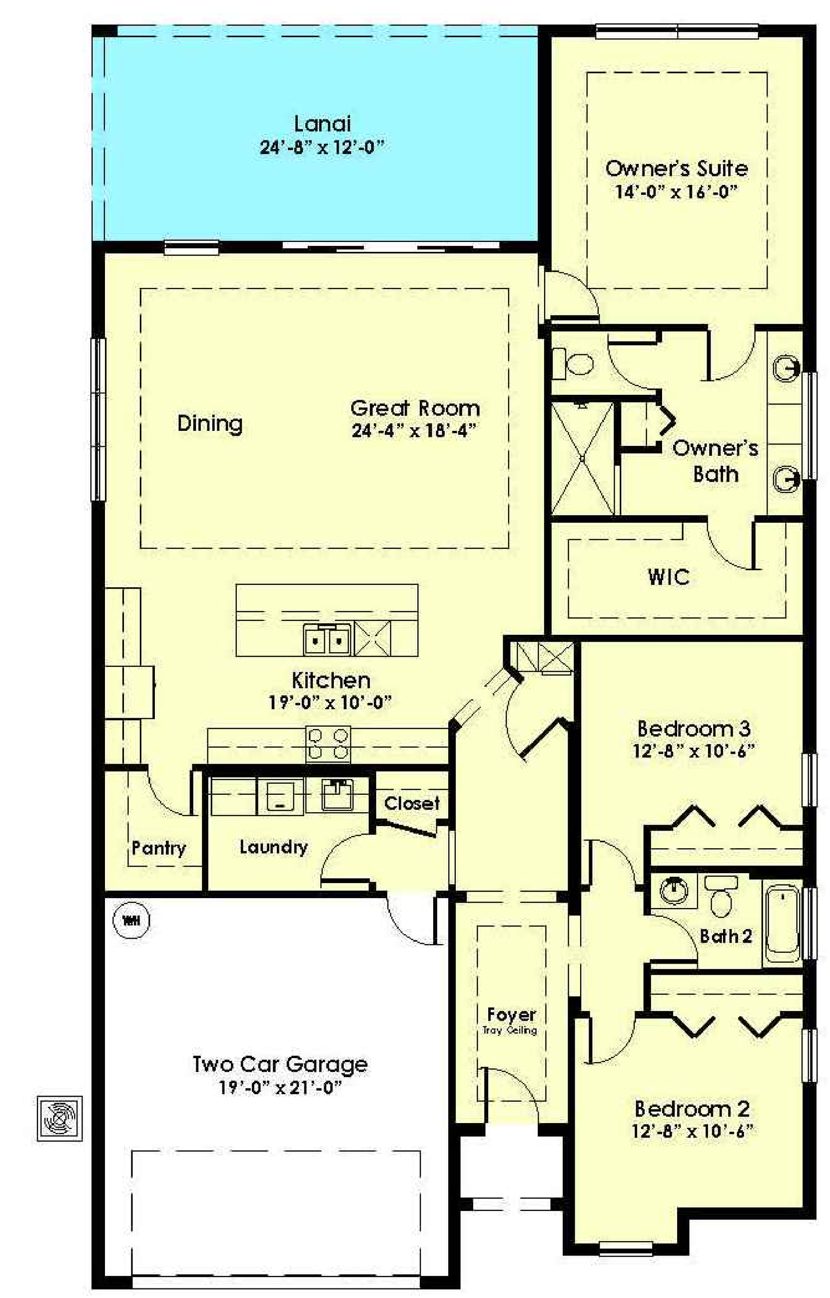
500 SINGLE FAMILY DETACHED FRONT COLOR ELEVATION
N.T.S.











400 SINGLE FAMILY DETACHED PRELIMINARY FLOOR PLANS
N.T.S.

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UNIT 5B
Doral, FL 33172

Doris Park Landing Subdivision
City of Eustis, Florida

Preliminary Subdivision Plan

Architectural Elevations 2

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GEOFFREY L. SUMMITT, P.E.
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9	####	
10	####	

SHEET NUMBER
32 OF 32