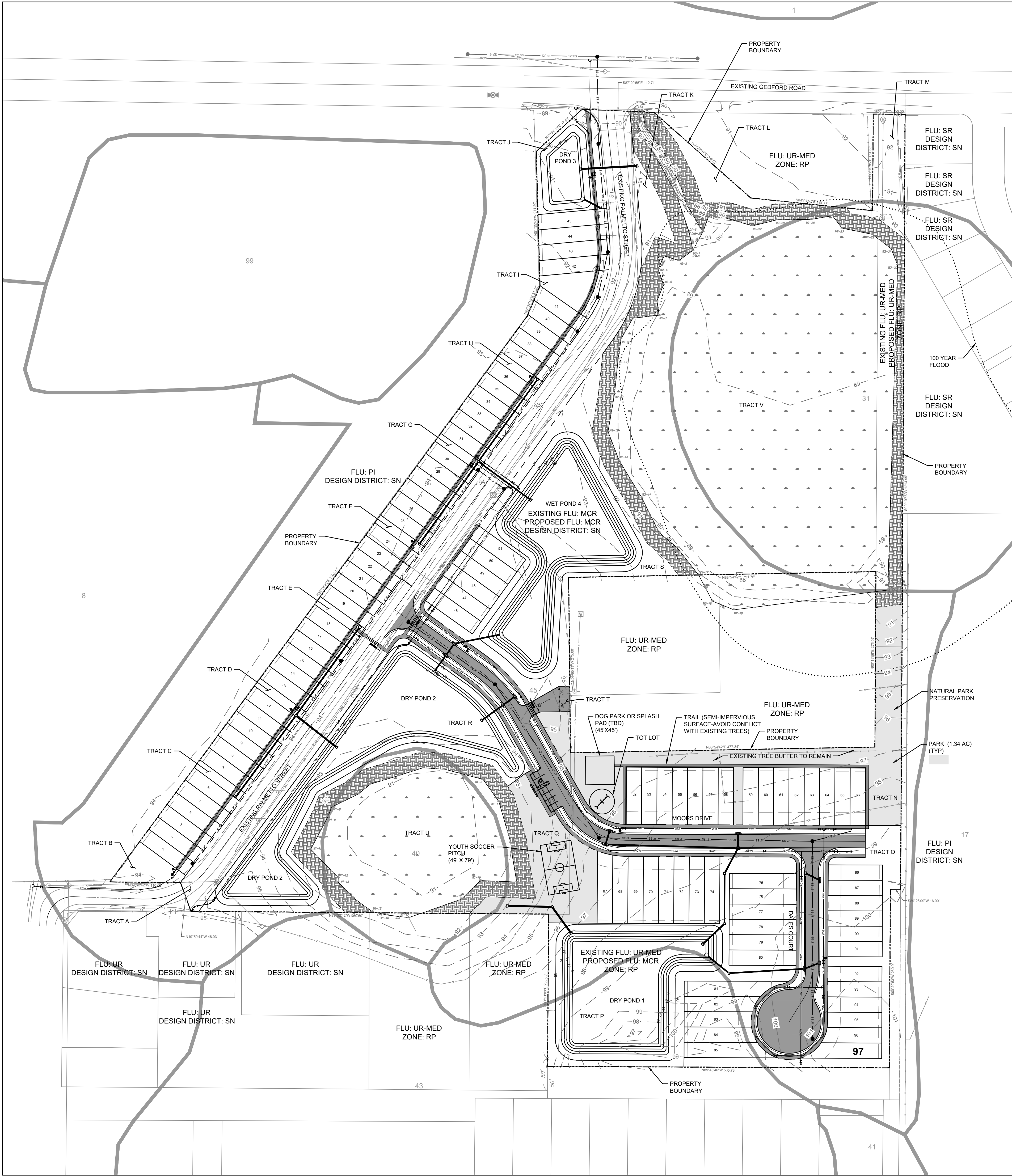


FILE NAME: A:\59000s\59273\001\LD\CADD\Sheets\PLAN-SITE-59273-001.dwg DATE: July 8, 2025, TIME: 11:53 AM, USER: ah4855



TRACT DATA TABLE			
TRACT	DESCRIPTION	AREA (S.F.)	OWNED / MAINTAINED
TRACT A	RIGHT-OF-WAY	138,946 S.F.	CITY OF EUSTIS
TRACT B	OPEN SPACE / LANDSCAPE / UTILITY	4,145 S.F.	H.O.A.
TRACT C	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER / SIDEWALK	1,342 S.F.	H.O.A.
TRACT D	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER / SIDEWALK	1,342 S.F.	H.O.A.
TRACT E	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER / SIDEWALK	1,315 S.F.	H.O.A.
TRACT F	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER / SIDEWALK	1,284 S.F.	H.O.A.
TRACT G	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER / SIDEWALK	1,253 S.F.	H.O.A.
TRACT H	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER / SIDEWALK	1,222 S.F.	H.O.A.
TRACT I	OPEN SPACE / LANDSCAPE / UTILITY / SIDEWALK	4,879 S.F.	H.O.A.
TRACT J	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER / SIDEWALK	13,891 S.F.	H.O.A.
TRACT K	OPEN SPACE / LANDSCAPE / UTILITY	4,592 S.F.	H.O.A.
TRACT L	OPEN SPACE / LANDSCAPE / UTILITY	5,624 S.F.	H.O.A.
TRACT M	OPEN SPACE / LANDSCAPE / UTILITY	9,204 S.F.	H.O.A.
TRACT N	OPEN SPACE / LANDSCAPE / UTILITY / RECREATION / TRAIL	38,722 S.F.	H.O.A.
TRACT O	OPEN SPACE / LANDSCAPE / UTILITY / FUTURE ACCESS	14,449 S.F.	H.O.A.
TRACT P	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER	61,160 S.F.	H.O.A.
TRACT Q	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER / PARKING / SIDEWALK / MAIL CBU / RECREATION	20,604 S.F.	H.O.A.
TRACT R	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER	62,917 S.F.	H.O.A.
TRACT S	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER	69,018 S.F.	H.O.A.
TRACT T	GRAVEL ACCESS DRIVE	1,889 S.F.	H.O.A.
TRACT U	WETLAND / CONSERVATION	73,622 S.F.	H.O.A.
TRACT V	WETLAND / CONSERVATION	260,233 S.F.	H.O.A.

UTILITY	OWNED/MAINTAINED
WATER MAIN	CITY OF EUSTIS
SANITARY SEWER MAIN	CITY OF EUSTIS
REUSE WATER MAIN	CITY OF EUSTIS
STORMWATER INFRASTRUCTURE	H.O.A.

NOTES:  
1. WATER, SEWER & FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF EUSTIS.  
2. STORM WATER WILL BE PERMITTED WITH SJRWMD AND WILL BE MAINTAINED BY THE H.O.A.  
3. AMENITIES ARE NOT YET DETERMINED. THEY CAN CONSIST OF, BUT ARE NOT LIMITED TO, TOT LOT, POCKET PARKS, DOG PARK & PASSIVE RECREATION.  
4. ALL PARKING REQUIREMENTS WILL BE PER THE MOST CURRENT CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS.

SOILS TABLE	
SOIL SYMBOL	SOIL TYPE
1	SPARR SAND, 0-5% SLOPES
8	CANDLER SAND, 0-5% SLOPES
17	ARENTS
31	OCOE MUCKY PEAT
40	PLACID AND MYAKKA SANDS, DEPRESSIONAL
41	POMELLO SAND, 0-5% SLOPES
43	ST. LUCIE SAND, 0-8% SLOPES
45	TAVARES SAND, 0-5% SLOPES
99	WATER

NOTES:  
1. H.O.A. SHALL BE RESPONSIBLE TO MOW WITHIN THE RIGHT-OF-WAY & COMMON AREAS WITHIN THE PROJECT.  
2. H.O.A. SHALL MAINTAIN ALL STORM WATER INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY.  
3. H.O.A. SHALL MAINTAIN ALL STREET LIGHTING WITHIN THE UTILITY EASEMENT.  
4. ALL SIDEWALKS & GOLF CART PATHS TO BE OWNED & MAINTAINED BY THE H.O.A.  
5. ENTRANCE SIGNS TO BE OWNED & MAINTAINED BY THE H.O.A.

#### LAND USE

OWNER  
BURGLAND LAND HOLDINGS, LLC  
1810 W. KENNEDY BLVD.  
SUITE 232  
TAMPA, FL. US 33606

ACREAGE 23.13 AC (1,007,534 SF)  
WETLAND AREA 7.66 AC (33.1%)  
ALT KEY 1193770, 3862860, 1193332  
EXISTING ZONING RESIDENTIAL PROFESSIONAL  
EXISTING DESIGN DISTRICT SUBURBAN NEIGHBORHOOD  
EXISTING LAND USE URBAN MEDIUM DENSITY  
BUILDING HEIGHT 40 MAX.  
TOTAL UNITS 97  
DENSITY 97 / 15.47 = 6.27 UNITS PER ACRE  
OPEN SPACE REQUIRED 15.47 AC \* 0.20 = 3.09 AC  
OPEN SPACE PROVIDED 7.28 AC (47%) (INCLUDES DRA) (EXCLUDES WETLAND AREA)  
OPEN SPACE PROVIDED 14.94 AC (64.6%) (INCLUDES DRA & WETLAND AREA)  
MINIMUM PARK SIZE 1 AC  
PARK SIZE PROVIDED 1.34 AC  
FLOOD ZONE ZONE A & ZONE X PER FEMA MAP # 12069C0356E, EFFECTIVE 12/18/2012

EXISTING COUNTY ZONING NORTH: RESIDENTIAL PROFESSIONAL  
SOUTH: RESIDENTIAL PROFESSIONAL  
EAST: N/A  
WEST: N/A  
INTERNAL ADJACENT: RESIDENTIAL PROFESSIONAL

EXISTING FUTURE LAND USE NORTH: URBAN MEDIUM DENSITY (COUNTY)  
SOUTH: URBAN RESIDENTIAL (CITY) & URBAN MEDIUM DENSITY (COUNTY)  
EAST: SUBURBAN RESIDENTIAL (CITY) & PUBLIC / INSTITUTIONAL (CITY)  
WEST: PUBLIC / INSTITUTIONAL (CITY)  
INTERNAL ADJACENT: URBAN MEDIUM DENSITY (COUNTY)

SETBACKS FRONT: 20'  
SECONDARY FRONT: 15'  
SIDE: 0'  
REAR: 5'

LANDSCAPE BUFFERS 15' (TYPE 'B') AROUND THE PERIMETER OF THE PROJECT (REQUEST A VARIANCE FROM SEC. 115-9.3.2.A.3 TO ALLOW FOR 0' LANDSCAPE BUFFER ALONG WESTERN PROPERTY LINE)

WATER CITY OF EUSTIS  
SEWER CITY OF EUSTIS  
REUSE WATER CITY OF EUSTIS

LENGTH OF ROAD:  
MOORS DRIVE (LOCAL ROAD 50' WIDE R/W, 20' WIDE PAVEMENT) 904.42 LF  
DALES COURT (LOCAL ROAD 50' WIDE R/W, 20' WIDE PAVEMENT) 291.67 LF

TOTAL: 1,196.09 LF

#### GENERAL NOTES:

- ALL MATERIALS, INSTALLATION, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS OF CITY OF EUSTIS, FLORIDA, THE FDOT DESIGN STANDARDS, AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
- BENCHMARKS AND ELEVATIONS SHOWN ON THE PLAN SHEETS ARE NORTH AMERICAN DATUM 1988 (NAVD 88).
- ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENTS IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED. THE CONTRACTOR SHALL NOTIFY THE PROJECT SURVEYOR WITHOUT DELAY BY TELEPHONE.
- APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS ON THE DRAWINGS, SHALL BE BROUGHT TO THE ENGINEER OF RECORD'S ATTENTION WITHIN A REASONABLE TIME FRAME, LESS THAN 48 HOURS AFTER DISCOVERY. ADVANTAGE WILL NOT BE TAKEN OF APPARENT ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLMENT OF THE INTENT OF THE DESIGN.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONTROL AND BENCHMARK DATA BEFORE CONSTRUCTION. DISCREPANCIES IN DATA SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
- ALL PAVEMENT MARKINGS SHALL BE LEAD FREE PAINT UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PROPOSED ROADWAYS ARE PUBLIC AND ARE TO BE DEDICATED TO CITY OF EUSTIS, FL.
- THE PROPOSED STORM WATER RETENTION POND SHALL BE PRIVATE AND MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATION.
- ALL AREAS NOT OTHERWISE DEDICATED TO THE PUBLIC OR THE CITY OF EUSTIS SHALL BE NOTED PRIVATE AND THE DEVELOPER/HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THEIR INFRASTRUCTURE.
- THE MINIMUM OPEN SPACE FOR THE ENTIRE DEVELOPMENT IS 20%.
- STREET LIGHTING SHALL BE THE DEVELOPERS RESPONSIBILITY. STREET LIGHTING SHALL BE DESIGNED AND LOCATED SUCH THAT LIGHT AND/OR GLARE SHALL BE DIRECTED UPON THE SUBJECT PROPERTY ONLY. STREET LIGHTING SHALL BE INSTALLED IN THE UTILITY EASEMENT AND MAINTAINED BY THE H.O.A.
- ALL WORK SHALL CONFORM TO CITY OF EUSTIS STANDARD DETAILS AND APPLICABLE LAND DEVELOPMENT REGULATIONS.
- PROJECT TO BE DEVELOPED IN ONE PHASE.
- DEVELOPMENT SHALL BE CONSISTENT WITH THE REQUIREMENTS AND POLICIES WITHIN PUD ORDINANCE #2023-36, THE LAKE COUNTY LAND DEVELOPMENT REGULATIONS (LDR) AND THE 2030 COMPREHENSIVE PLAN, AS AMENDED.
- DEVELOPMENT SHALL BE CONSISTENT WITH THE POLICIES IN COMPREHENSIVE PAN OBJECTIVE 16.5 ECONOMIC DEVELOPMENT OVERLAY DISTRICT AND THE 2030 COMPREHENSIVE PLAN, AS AMENDED.
- FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY MUST BE IN ACCORDANCE WITH THE LAKE COUNTY COMPREHENSIVE PLAN, AND THE LDR, AS AMENDED.

## FOREST GLEN TOWNHOMES PRELIMINARY PLAT EUSTIS, FL

BURGLAND LAND HOLDINGS, LLC  
1810 W KENNEDY BLVD. SUITE 232  
TAMPA, FL 33606



STATE OF FLORIDA  
TAVARES, FLORIDA 32778  
TEL (352) 443-8481  
NUMBER 33590

REVISION NO.	DATE	DESCRIPTION

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

CHARLES C. HIOTT 54813  
NAME PE LICENSE NO.  
DATE 7/8/2025

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:  
HALFF ASSOCIATES, INC.

FLA CA 33380 & FL LC 26000645 FL  
FIRM OR BUSINESS NO. STATE

PROJECT NO.: 59273.001  
ISSUED: FEBRUARY 2025  
DRAWN BY: TNJ  
CHECKED BY: CCH  
SCALE: 1" = 80'  
SHEET TITLE:

MASTER PLAN

C-400