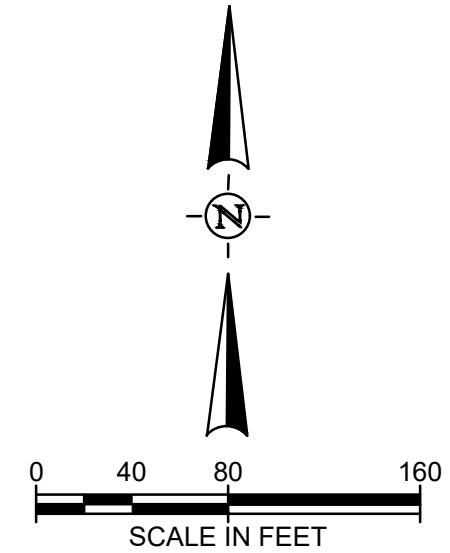


TRACT DATA TABLE			
TRACT	DESCRIPTION	AREA (S.F.)	OWNED / MAINTAINED
TRACT A	RIGHT-OF-WAY	138,946 S.F.	CITY OF EUSTIS
TRACT B	OPEN SPACE / LANDSCAPE / UTILITY	4,145 S.F.	H.O.A.
TRACT C	OPEN SPACE / LANDSCAPE / UTILITY / STORM WATER / SIDEWALK	1,342 S.F.	H.O.A.
TRACT D	OPEN SPACE / LANDSCAPE / UTILITY / 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 / 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 PROVIDED 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, PARK, 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	OOCHEE MUCKY PEAT
40	PLACID AND MYAKKA SANDS, DEPRESSONAL
41	POMELLO SAND, 0-5% SLOPES
43	ST. LUCIE SAND, 0-8% SLOPES
45	TAVERAS SAND, 0-5% SLOPES
99	WATER

## LAND USE

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

ACREAGE  
WETLAND AREA 23.13 AC (1,097,534 SF)  
7.89 AC (33,198)  
ALT KEY 1193770, 3862860, 1193532  
EXISTING ZONING RESIDENTIAL PROFESSIONAL  
SUBURBAN NEIGHBORHOOD  
URBAN MEDIUM DENSITY  
40' MAX.  
TOTAL UNITS DENSITY  
97  
97 / 15.47 = 6.27 UNITS PER ACRE  
15.47 AC / 0.20 = 3.09 AC  
OPEN SPACE REQUIRED 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  
SEWER  
REUSE WATER  
CITY OF EUSTIS  
CITY OF EUSTIS  
CITY OF EUSTIS

LENGTH OF ROAD:  
MOORS DRIVE (LOCAL ROAD 50' WIDE RW, 20' WIDE PAVEMENT) 904.42 LF  
DALES COURT (LOCAL ROAD 50' WIDE RW, 20' WIDE PAVEMENT) 291.67 LF  
TOTAL: 1,196.09 LF

GENERAL NOTES:  
1) 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).  
2) BENCHMARKS AND ELEVATIONS SHOWN ON THE PLAN SHEETS ARE NORTH AMERICAN DATUM 1983 (NAVD 88).  
3) ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE PROJECT SURVEYOR WITHOUT DELAY BY TELEPHONE.  
4) ANY 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.  
5) 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.  
6) ALL PUBLIC MONUMENTS SHALL BE LEAD-FREE PAINTLESS OTHER THAN NOTED ON THE PLANS.  
7) ALL PROPOSED ROADWAYS ARE PUBLIC AND ARE TO BE DEDICATED TO CITY OF EUSTIS, FL.  
8) THE PROPOSED STORM WATER RETENTION POND SHALL BE PRIVATE AND MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATION.  
9) 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.  
10) THE MINIMUM OPERATING TIME FOR THE STORM WATER POND IS 200%.  
11) STREET LIGHTING SHALL BE DEVELOPER RESPONSIBLE. 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.  
12) ALL WORK SHALL CONFORM TO CITY OF EUSTIS STANDARD DETAILS AND APPLICABLE LAND DEVELOPMENT REGULATIONS.  
13) PROPOSED TO BE DEDICATED IN PHASE.  
14) 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.  
15) DEVELOPMENT SHALL BE CONSISTENT WITH THE POLICIES IN COMPREHENSIVE PAN OBJECTIVE I-6.5 ECONOMIC DEVELOPMENT OVERLAY DISTRICT.  
16) FUTURE DEVELOPMENT OF THIS SUBJECT PROPERTY MUST BE IN ACCORDANCE WITH THE LAKE COUNTY COMPREHENSIVE PLAN, AND THE LDR, AS AMENDED.

FOREST GLEN TOWNHOMES  
PRELIMINARY PLAT  
BURGLAND LAND HOLDINGS, LLC

1810 W KENNEDY BLVD, SUITE 232  
TAMPA, FL 33606



902 NORTH SUCIAIR AV  
TAVERAS, FLORIDA 33775  
TEL (352) 433-8481  
CERTIFICATE OF AUTHORIZATION  
NUMBER: 33346

REVISION NO.	DATE	DESCRIPTION

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:  
CHARLES C. HIOTT 54813  
NAME PE LICENSE NO.  
7/8/2025 DATE  
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:  
HALFF ASSOCIATES, INC.

FLA.CA.33380 & FLIC.2300645 FL STATE  
FIRM OR BUSINESS NO.

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

MASTER PLAN

C-400