

SITE DATA TABLE	
PROJECT DESCRIPTION	THIS PROJECT PROPOSES 61 TOWNHOME UNITS WITH A 1-LAKE PARK.
ALTERNATE KEYS	104623, 121505, 121501, 121555, 121554
PARCEL ID (S)	13-19-26-001-00-0890; 13-19-26-001-00-0910; 13-19-26-001-00-0880; 13-19-26-001-00-0915; 13-19-26-001-00-0900
GROSS AREA	8,444 ac. (387,454 SF)
NET ACREAGE	8,444 ac. (387,454 SF)
EXISTING LAND USE	WACANT RESIDENTIAL
PROPOSED USE	PLANNED RESIDENTIAL
FLUCCS CODE	4340 - UPLAND MIXED CONIFEROUS / HARDWOOD 1200 - RESIDENTIAL
DESIGN SUBSTANS	SUBURBAN NEIGHBORHOOD & SUBURBAN CONDO (SUBURBAN CONDO/PARK/APPLE)E
FUTURE LAND USE	(P)T RESIDENTIAL / OFFICE TRANSITIONAL
DENSITY	MAX ALLOWED : 12 UNITS/ACRE SHOWN : 7.2 UNITS/ACRE NUMBER OF LOTS : 61
IMPERVIOUS SURFACE RATIO (%)	MAX ALLOWED : 5.8% (45.38 AC) SHOWN : 0.4% (3.34 AC)
PARK (30-69 LOTS)	MIN REQ : 1.0% (8 AC) SHOWN : 1.0% (8 AC)
OPEN SPACE	MIN REQ : 20% (16 AC) SHOWN : 42.9% (3,624 AC)
PARKING	MIN REQ : 2 SPACES / 2 PER DWELLING UNIT PROVIDED : 16 SPACES (122 SPACES @ DWELLING UNITS + 32 VISITOR GUEST SPACES)
LANDSCAPE BUFFER	ALONG PUBLIC STRIPS : 15 FT
FLOOD ZONE INFORMATION	THIS PROJECT IS NOT WITHIN THE 100YR FLOODPLAIN AREAS PER FEMA MAP # 21030C0356
SITE SOILS	21 - LAKE SAND & TO 5% FLOES (HYD. GROUP A) 2 - LAKE SAND TO 10% FLOES (HYD. GROUP A)
PLANNING OVERLAYS	THIS SITE IS WITHIN WENNA STUDY AREAS
SURVEY INFORMATION	PROVIDED BY: BRELAND & ASSOCIATES SURVEYING, INC. FIELD DATE: 10-10-17 VERTICAL DATUM: NAVD 83 HORIZONTAL DATUM: NAD 83

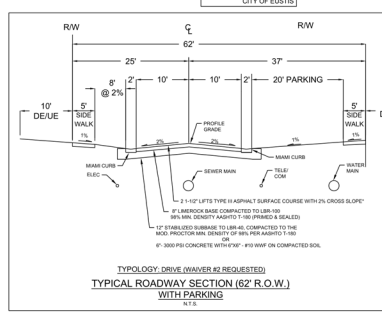
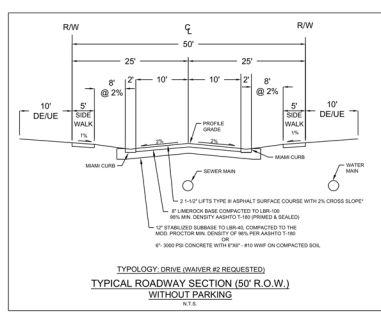
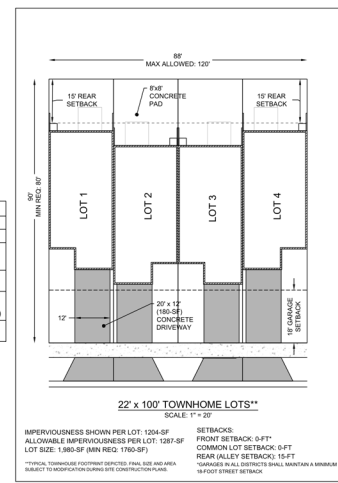
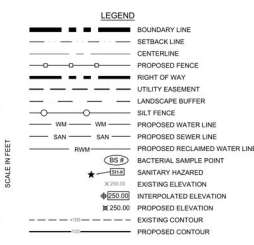
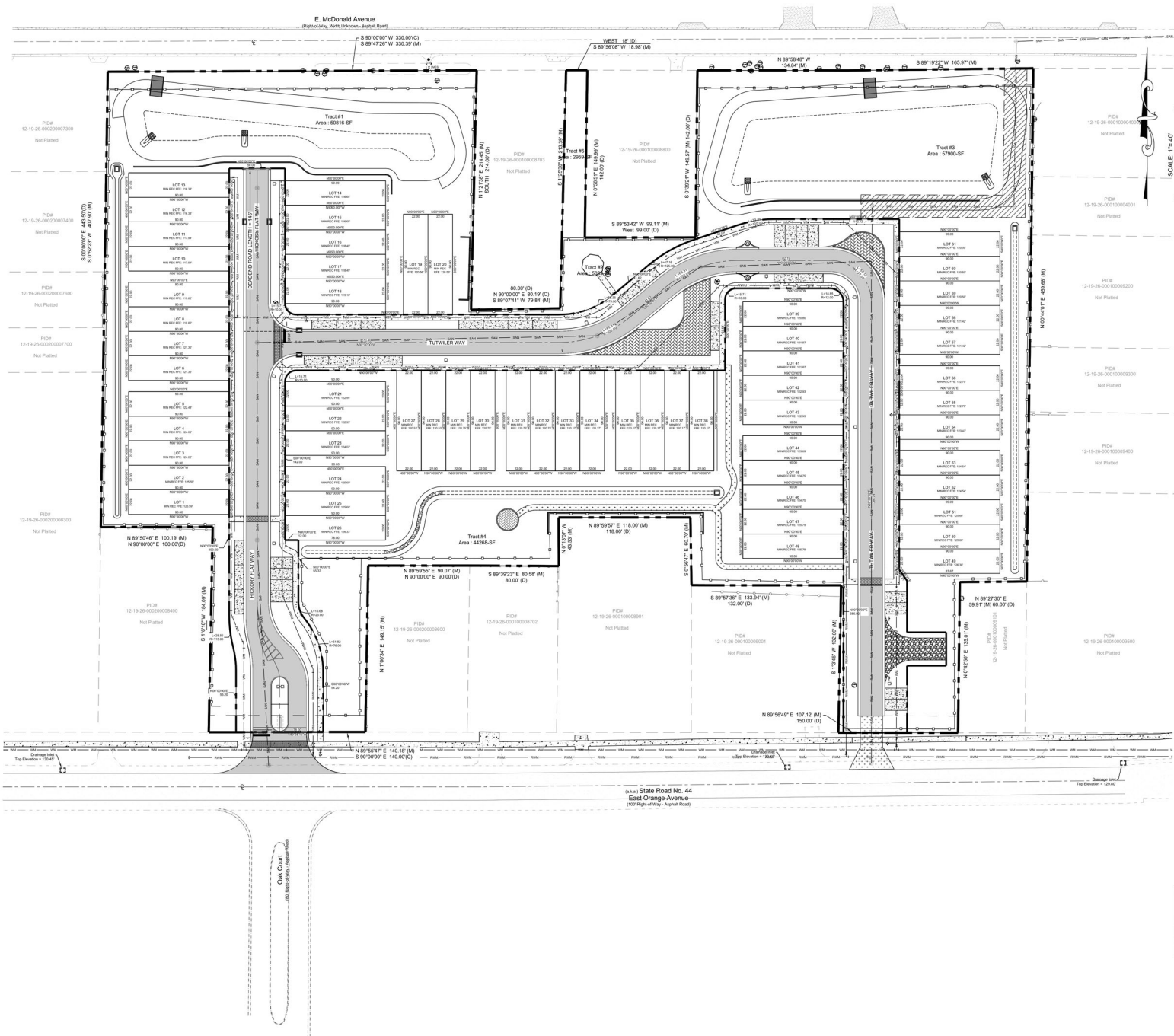


CHART OF CALCULATIONS	
GROSS AREA	367.484 SF (8.44+AC)
NET AREA (LESS WETLANDS AND WATER BODIES)	367.484 SF (8.44+AC)
NET DENSITY (TOTAL UNITS/NET AREA)	MAX ALLOWED: 12 UNITS / AC TOWN 12.0 UNITS / AC NUMBER OF LOTS: 61
IMPERVIOUSNESS	MAX ALLOWED: 40% (3.36 AC) TOWN 40% (3.36 AC)
PARK (50-59 LOTS)	MIN REQ: 1 AC TOWN 1.1 AC (AS SHOWN IN CROSS HATCH)
OPEN SPACE	MIN REQ: 20% (1.68 AC) TOWN 43.5% (3.67 AC)

NOTE:

ALL CONSTRUCTION SHALL MEET OR EXCEED THE LATEST EDITION OF THE CITY OF GUSTINE ENGINEERING STANDARDS AND SPECIFICATION MANUAL.

NOTE:
ALL CONSTRUCTION SHALL MEET OR EXCEED THE
LATEST EDITION OF THE CITY OF EUSTIS
ENGINEERING STANDARDS AND SPECIFICATION
MANUAL.



SITE DATA TABLE	
PROJECT DESCRIPTION	THIS PROJECT PROPOSES 61 TOWNHOME UNITS WITH A 1.14C PARK.
ALTERNATE KEY(S)	1094828, 1215065, 1215013, 1215036, 1215544
PARCEL ID (S)	12-19-26-0001-000-8800, 12-19-26-0001-000-88100, 12-19-26-0002-000-8800, 12-19-26-0001-000-8800, 12-19-26-001-000-8801
GROSS ACREAGE	8.44c AC (267,464 SF)
NET ACREAGE	8.44c AC (267,464 SF)
EXISTING USE	VACANT RESIDENTIAL
PROPOSED USE	PLANNED RESIDENTIAL
FLOOD CODE	4340 - UPLAND MIXED CONIFEROUS / HARDWARE 1200 - RESIDENTIAL
DESIGN DISTRICTS	SUBURBAN NEIGHBORHOOD & SUBURBAN CORRIDOR (SUBURBAN CORRIDOR APPLIED)
FUTURE LAND USE	(RT) RESIDENTIAL / OFFICE TRANSITIONAL
DENSITY	MAX ALLOWED 122 UNITS/ACRE SHOWN 7.23 UNITS/ACRE NUMBER OF LOTS: 61
IMPERVIOUS SURFACE RATIO (S.R.)	MAX ALLOWED 5.0% (3.38-AC) SHOWN 5.0% (3.38-AC)
PARK (50-99 LOTS)	MIN REQ. 1.4C SHOWN 1.14C
OPEN SPACE	MIN REQ. 20% (1.68-AC) SHOWN 42.3% (3.62-AC)
PARKING	MIN REQ. 122 SPACES (2 PER DWELLING UNIT) PROVIDED 154 SPACES (122 SPACES & DWELLING UNITS + 32 VISITOR ON-STREET SPACES)
LANDSCAPE BUFFER	ALONG PUBLIC STREETS: 15-FT
FLOOD ZONE INFORMATION	THE PARCEL IS NOT WITHIN THE 100-YR FLOODPLAIN AREAS PER FEMA MAP #2208C0308E
SITE SOILS	21 - LAKE SAND 0 TO 5% SLOPES (HYD. GROUP A) 22 - LAKE SAND 5 TO 12% SLOPES (HYD. GROUP A)
PLANNING OVERLAYS	THIS SITE IS WITHIN WEXIA STUDY AREA
SURVEY INFORMATION	PROVIDED BY IRELAND & ASSOCIATES SURVEYING, INC. FIELD DATE: 10-30-17 VERTICAL DATUM: NAVD 83 HORIZONTAL DATUM: NAD 83

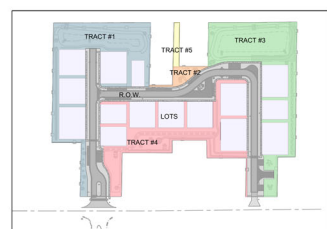


TABLE OF AREAS		
AREAS I.D.	DESCRIPTION	AREA
		SF AC
TRACT #1	STORMWATER SYSTEM, LANDSCAPING & OPEN SPACE	50,816 1.17
TRACT #2	PARK, LANDSCAPING & OPEN SPACE	5,039 0.12
TRACT #3	STORMWATER SYSTEM, LANDSCAPING & OPEN SPACE	57,900 1.33
TRACT #4	PARK, LANDSCAPING & OPEN SPACE	44,268 1.02
TRACT #5	VACANT	2,899 0.07
LOTS	LOT AREA	120,780 2.77
R.O.W.	RIGHT OF WAY	85,702 1.97
TOTAL		367,464 8.44
OPEN SPACE AREA TABULATION		
AREAS I.D.	DESCRIPTION	AREA
		SF AC
TRACT #1	DRAINAGE AREA, LANDSCAPE, & OPEN SPACE	50,816 1.17
TRACT #2	DRAINAGE AREA, LANDSCAPE & OPEN SPACE	5,039 0.12
TRACT #3	DRAINAGE AREA, LANDSCAPE & OPEN SPACE	57,900 1.33
TRACT #4	LANDSCAPE & OPEN SPACE	45,906 1.05
(OPEN SPACE REQUIRED = 1.68-AC)	TOTAL PROVIDED	159,661 3.67

REVISIONS:
REVISIONS BY CITY OF EUSTIS
REVISIONS BY CITY OF EUSTIS

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DATE: 07/02/2025

TEALWOOD ESTATES
PRELIMINARY PLAT
EUSTIS, FLORIDA

DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 25112
ISSUE DATE: 07/02/2025
SHEET SIZE: 24 X 36

PRELIMINARY PLAT
SHEET NUMBER
PP.3.1