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".

WAIVER REQUEST:

1. A waiver is requested to Section 110-4.5 requiring a 20' Street/Front setback only for alley-loaded townhome buildings and allow a 15' Street/Front setback for alley-loaded townhome building.

Justification: *The waiver is requested in order to allow alley-loaded townhomes to be pushed forward on the lot allowing for increased driveway depth to help mitigate vehicles extending into the alleyway.*

2. A waiver is requested to Section 102-25(b)(c) requiring construction to start within six month of final engineering/construction plan approval which shall be demonstrated by applying for and obtaining a building permit or site development permit and that extension request not to exceed 12 months provided the most recent land development regulations in effect at the time of city council considers the extension request.

Justification: *A waiver is requested to allow the Development Services Director grant extensions to the approved final engineering/construction plans to accommodate the anticipated phasing timing reflected on the phasing plan included in the Preliminary Plat.*

Project Team

Owner
MC Group Enterprises Inc
2200 NW 102 Ave Unit 5b
DORAL, FL 33172
Ph:
Fx:

Developer
MC Group Enterprises Inc
2200 NW 102 Ave Unit 5b
DORAL, FL 33172
Ph:
Fx:

Surveyor
Nieto Land Surveying LLC
1728 N Ronald Reagan Blvd.
Longwood, FL 32750
Ph: (407) 636-8460
Fx: ()

Civil Engineer
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746
Ph: (407) 323-0705
Fx: (407) 992-8650

Landscape Architect
Ravensdale Planning & Design, Inc.
3208-C E. Colonial Dr.
#294
Orlando, FL 32803
Ph: (407) 647-1213
Fx:

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.
Eustis, FL 32726
Ph: (352) 357-2414
Fx: (352) 483-6138

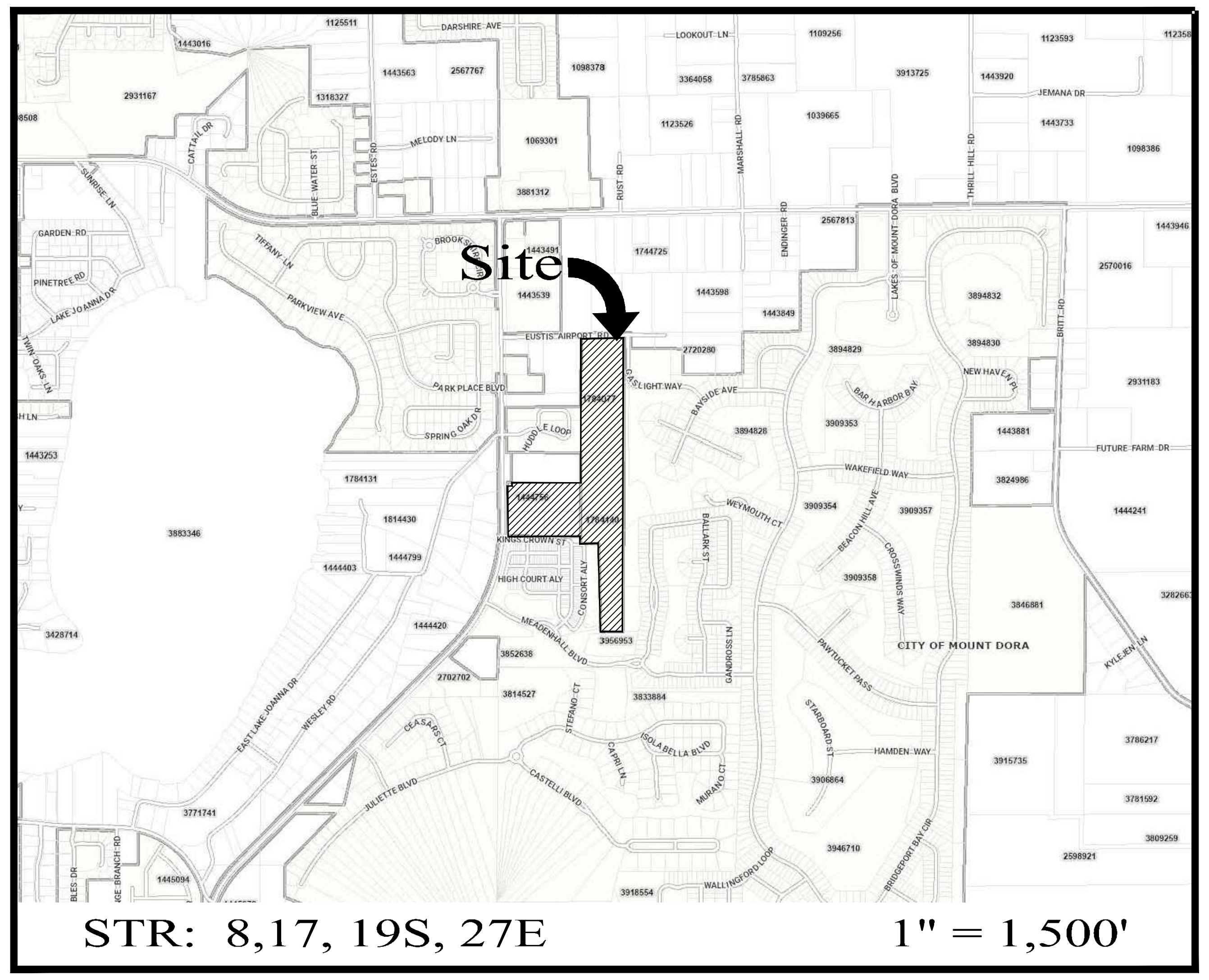
Reclaim Water
N/A

Electric Service
SECO Energy
P.O. Box 301
Sumterville, FL 33585
Ph: (352) 793-3801

Phone Provider
AT&T
1227 S. Division Ave.
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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PRELIMINARY NOT FOR CONSTRUCTION

G L SUMMITT
ENGINEERING INC
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3667 Simonton Place
Lake Mary, Florida 32746
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www.GLSeng.com

This item has been digitally signed and sealed by Geoffrey L. Summitt, P.E. on
Mar 24 2026

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

Doris Park
Landing Subdivision
City of Eustis, Florida

Preliminary
Subdivision Plan

CoverSheet

Plans not valid unless Signed, Dated and Sealed below.

No. 58775

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
3	---	########################
4	####	
5	####	
6	####	
7	####	
8	####	
9	####	
10	####	

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

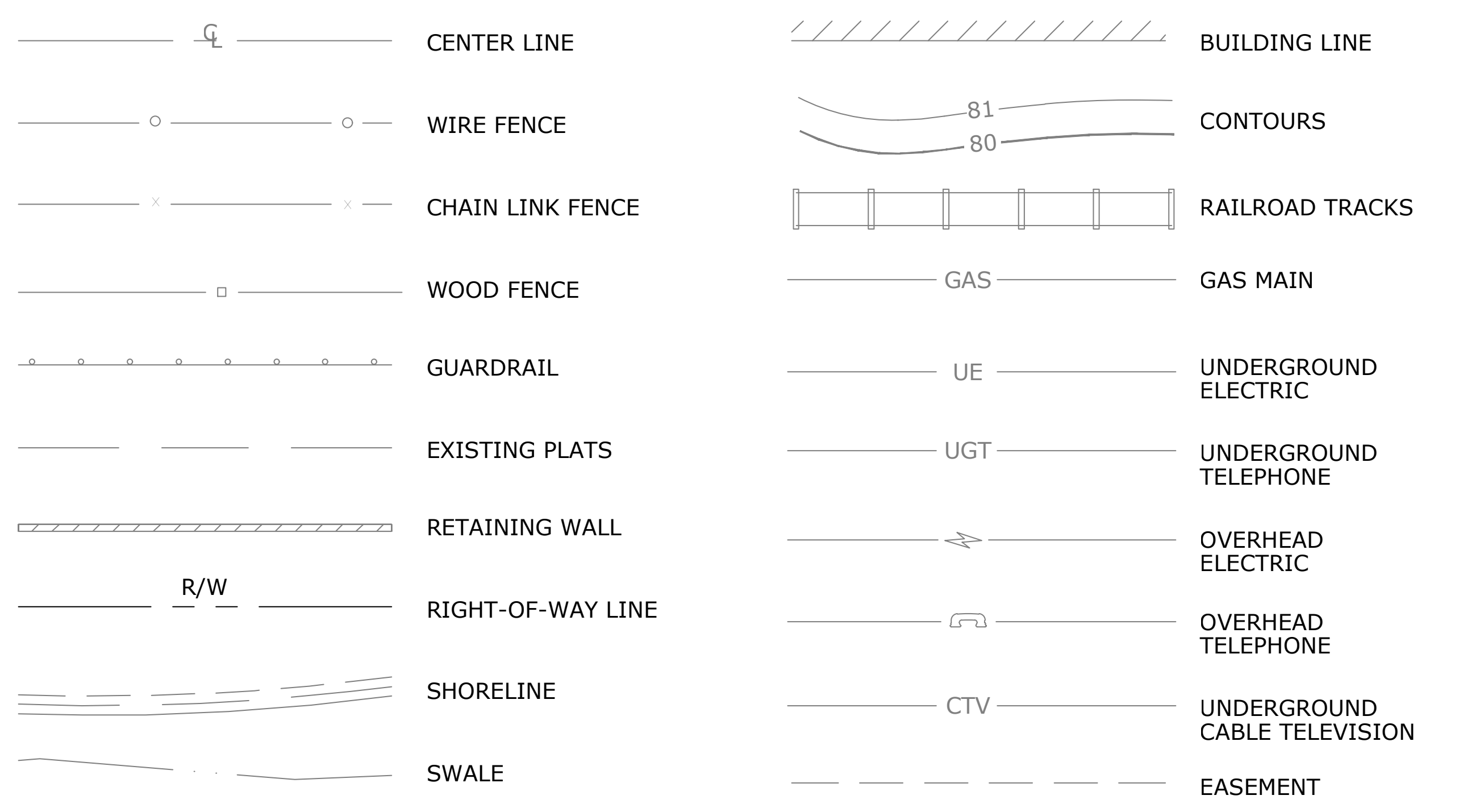
YD	YARD
YR	YEAR

MISC

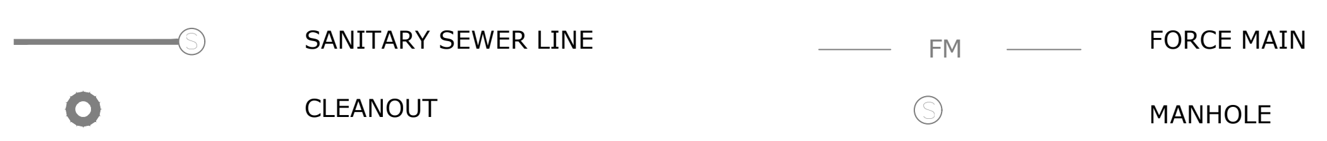
&	AND
@	AT
△	DELTA

EXISTING SYMBOLS

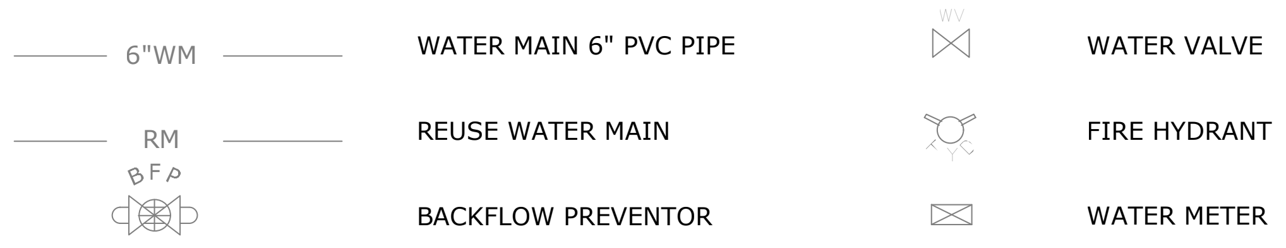
LINES


CL
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

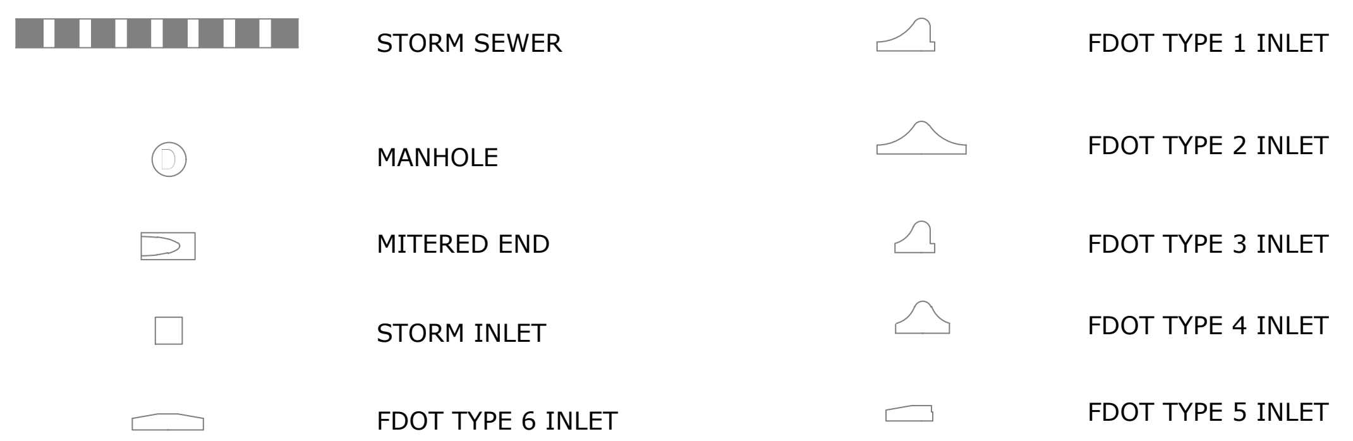
SANITARY


SANITARY SEWER LINE
CLEANOUT
FM
FORCE MAIN
MANHOLE

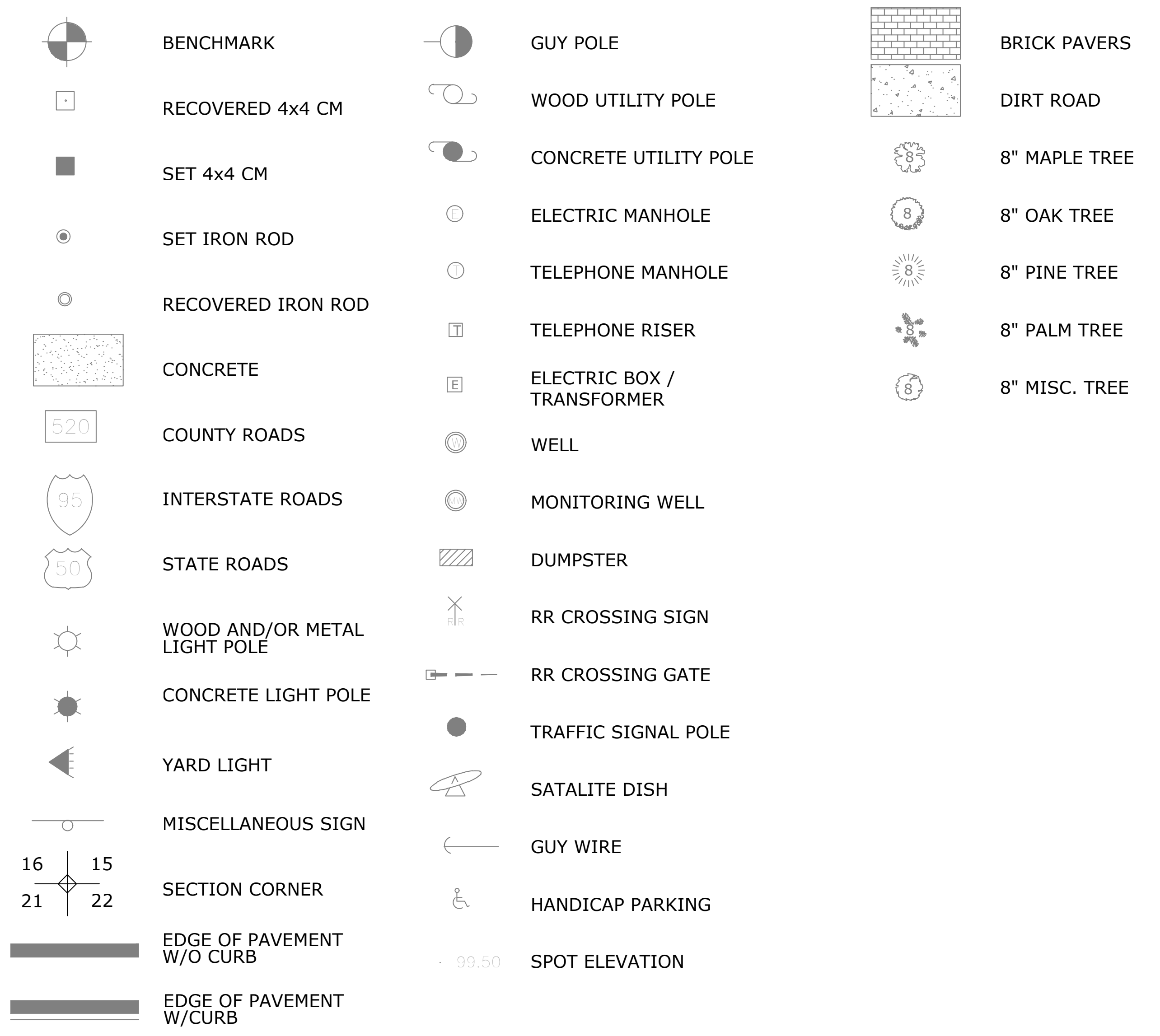
WATER & REUSE WATER


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

STORM DRAIN

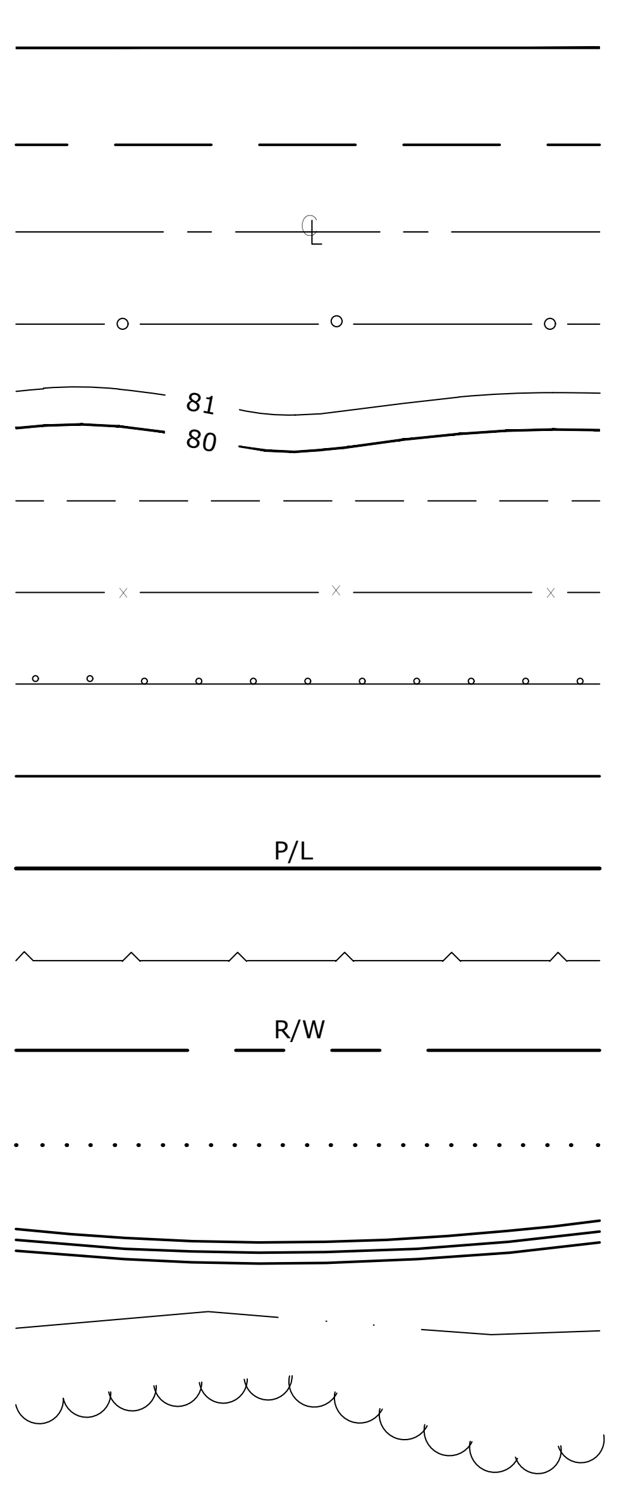

STORM SEWER
MANHOLE
MITERED END
STORM INLET
FDOT TYPE 6 INLET
FDOT TYPE 1 INLET
FDOT TYPE 2 INLET
FDOT TYPE 3 INLET
FDOT TYPE 4 INLET
FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

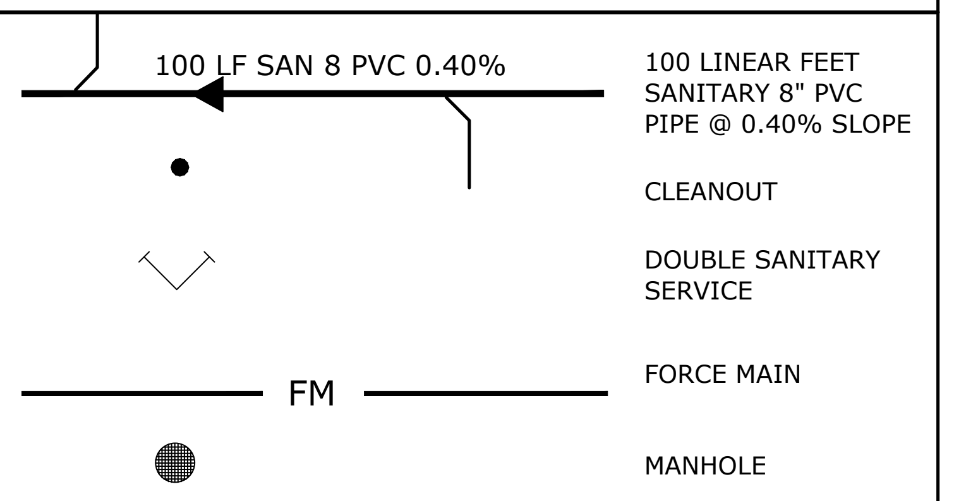

BENCHMARK
RECOVERED 4x4 CM
SET 4x4 CM
SET IRON ROD
RECOVERED IRON ROD
CONCRETE
520
COUNTY ROADS
95
INTERSTATE ROADS
50
STATE ROADS
WOOD AND/OR METAL LIGHT POLE
CONCRETE LIGHT POLE
YARD LIGHT
MISCELLANEOUS SIGN
16
15
21
22
SECTION CORNER
EDGE OF PAVEMENT W/O CURB
EDGE OF PAVEMENT W/CURB
GUY POLE
WOOD UTILITY POLE
CONCRETE UTILITY POLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
T
TELEPHONE RISER
E
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
8" MAPLE TREE
8" OAK TREE
8" PINE TREE
8" PALM TREE
8" MISC. TREE

PROPOSED SYMBOLS

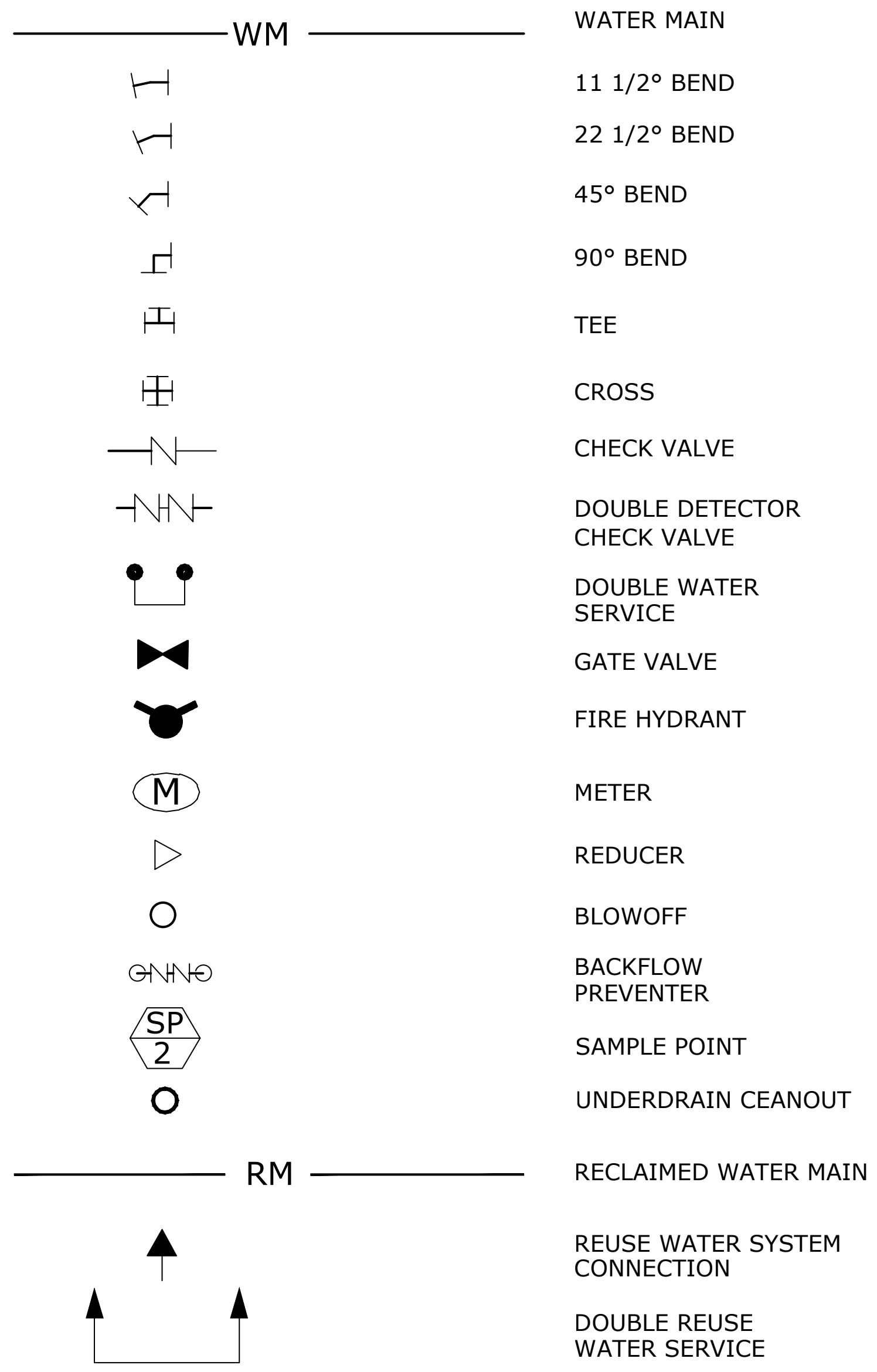
LINES


BOUNDARY
CONSERVATION SETBACK
CL
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

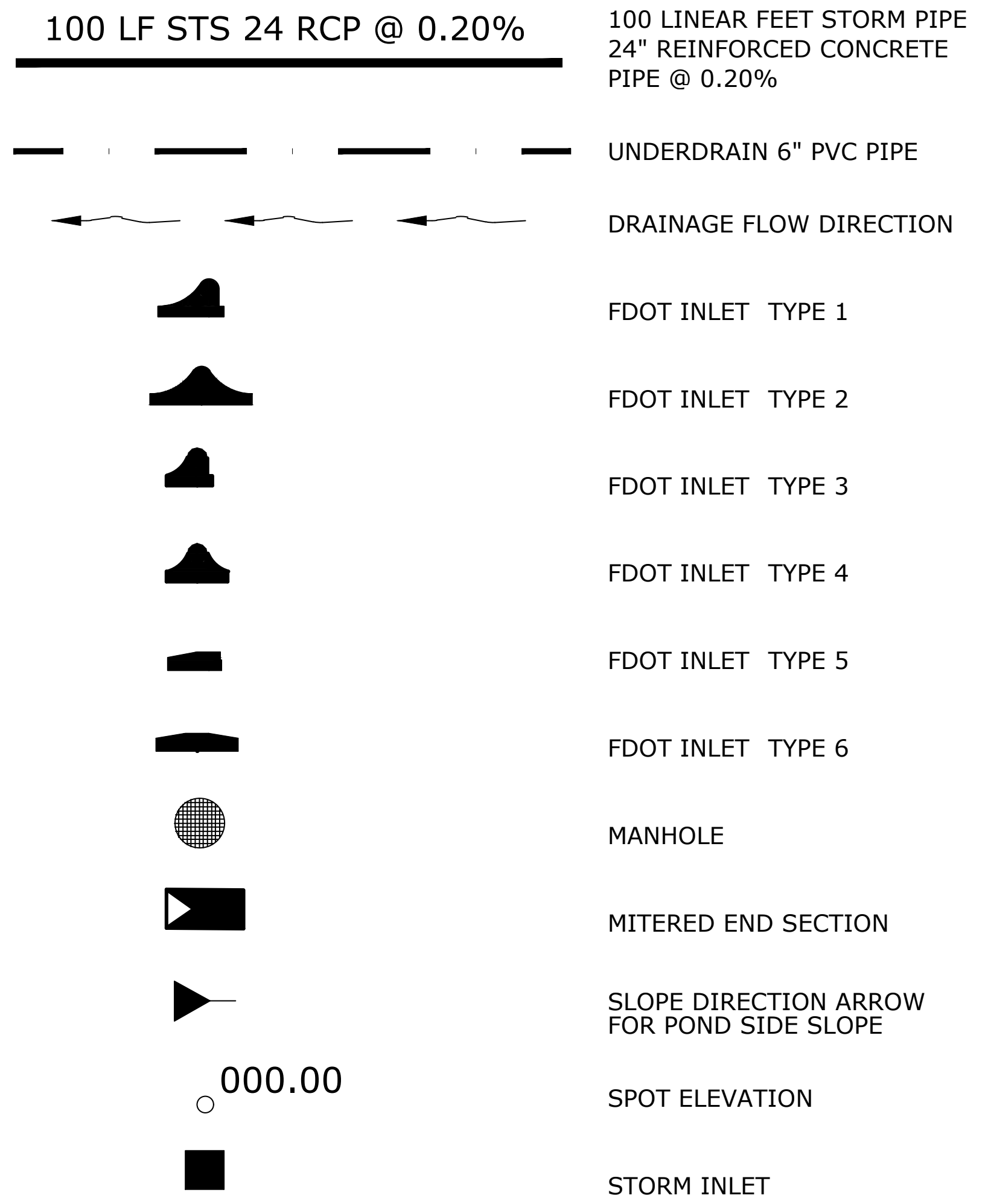
SANITARY


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

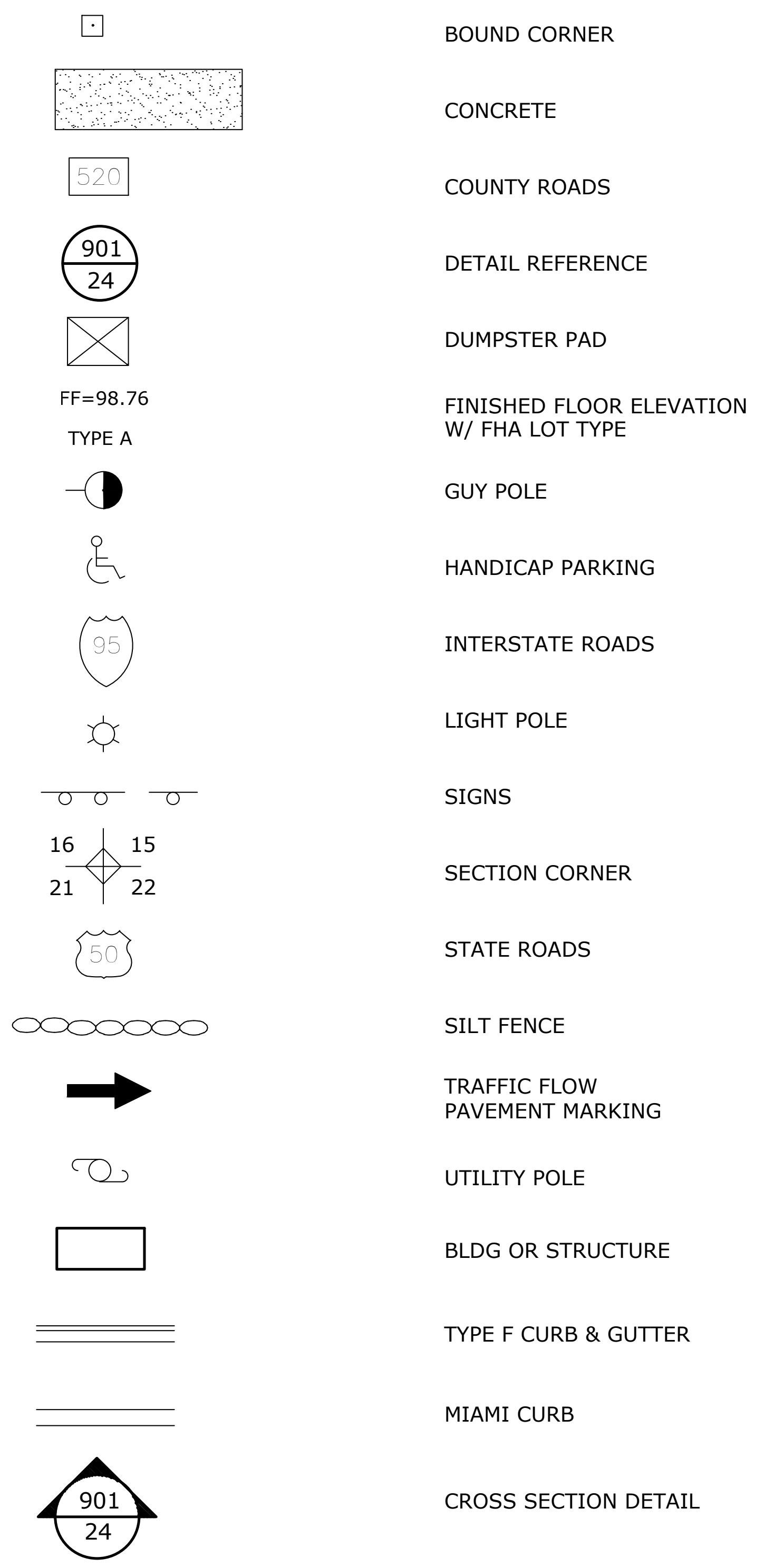
WATER & REUSE WATER


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

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

Symbols

Plans not valid unless Signed,
Dated and Sealed below.

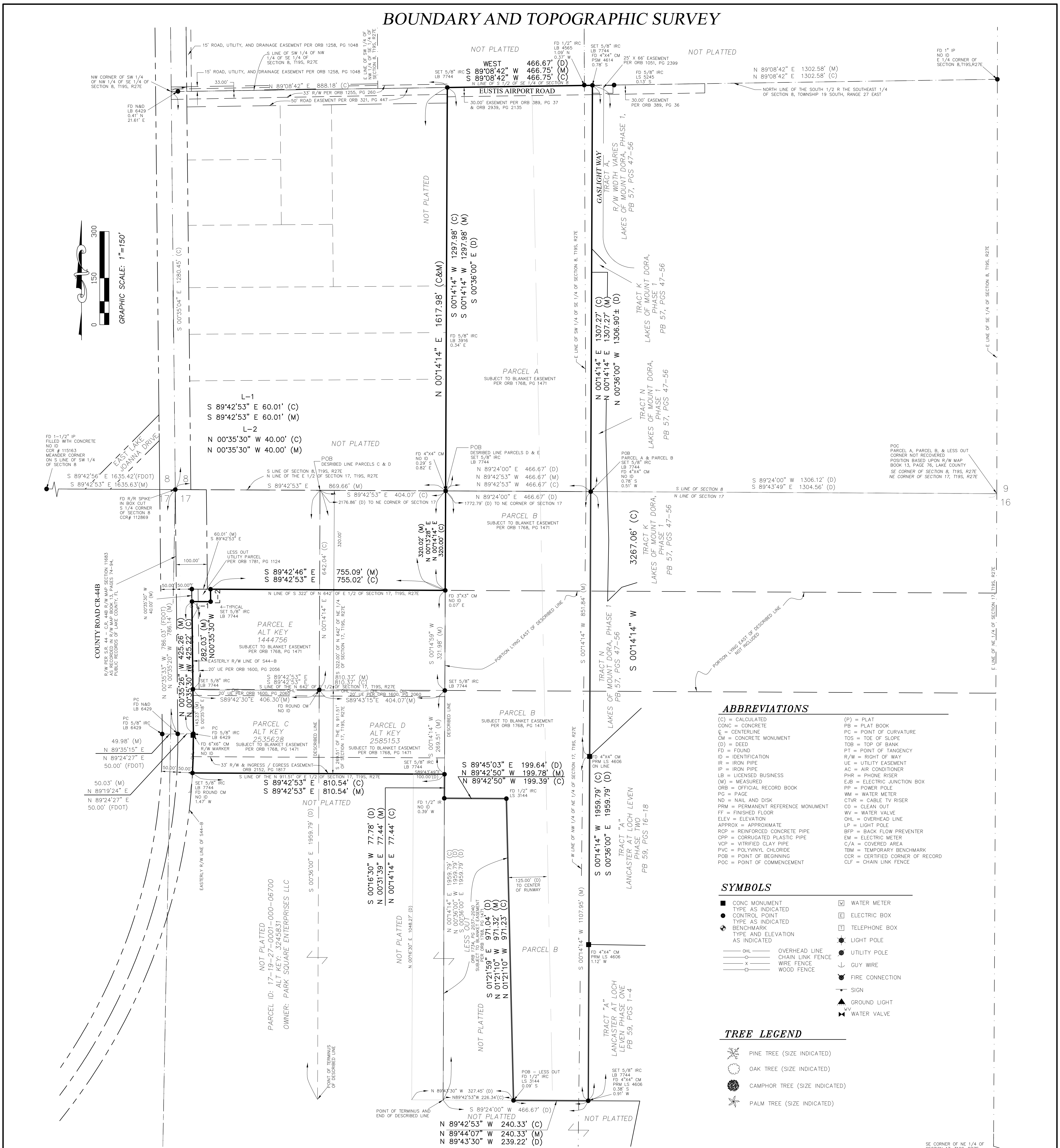
GEOFFREY L. SUMMITT, P.E.
Date: March 10, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

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

SHEET NUMBER
2 OF 32

BOUNDARY AND TOPOGRAPHIC SURVEY


EUSTIS AIRPORT ROAD
GASLIGHT WAY
NOT PLATTED
WEST 466.67' (D)
S 89°08'42" W 466.75' (M)
S 89°08'42" W 466.75' (C)
N 89°08'42" E 888.18' (C)
N 89°08'42" E 1302.58' (M)
N 89°08'42" E 1302.58' (C)
NORTH LINE OF THE SOUTH 1/2 R THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 27 EAST
15' ROAD, UTILITY, AND DRAINAGE EASEMENT PER ORB 1258, PG 1048
33' R/W PER ORB 1255, PG 260
50' ROAD EASEMENT PER ORB 321, PG 447
30.00' EASEMENT PER ORB 389, PG 37 & ORB 2939, PG 2135
30.00' EASEMENT PER ORB 389, PG 36
25' X 66' EASEMENT PER ORB 1051, PG 2399
TRACT A, R/W WIDTH VARIES LAKES OF MOUNT DORA, PHASE 1, PB 57, PGS 47-56
TRACT K LAKES OF MOUNT DORA, PHASE 1 PB 57, PGS 47-56
TRACT N LAKES OF MOUNT DORA, PHASE 1 PB 57, PGS 47-56
N 00°14'14" E 1617.98' (C&M)
S 00°14'14" W 1297.98' (C)
S 00°14'14" W 1297.98' (M)
S 00°36'00" E (D)
N 00°14'14" E 1307.27' (C)
N 00°14'14" E 1307.27' (M)
N 00°36'00" W 1306.90'± (D)
GRAPHIC SCALE: 1"=150'
0 150 300
L-1
S 89°42'53" E 60.01' (C)
S 89°42'53" E 60.01' (M)
L-2
N 00°35'30" W 40.00' (C)
N 00°35'30" W 40.00' (M)
PARCEL A
SUBJECT TO BLANKET EASEMENT PER ORB 1768, PG 1471
PARCEL B
SUBJECT TO BLANKET EASEMENT PER ORB 1768, PG 1471
N 89°24'00" E 466.67' (D)
N 89°42'53" W 466.67' (M)
N 89°42'53" W 466.67' (C)
S 89°24'00" W 1306.12' (D)
S 89°43'49" E 1304.56' (D)
S 89°42'56" E 1635.42'(FDOT)
S 89°42'53" E 1635.63'(M)
S 89°42'53" E 869.66' (M)
S 89°42'53" E 404.07' (C)
S LINE OF SECTION 8
N LINE OF SECTION 17
POB DESRIBED LINE PARCELS C & D
POB DESRIBED LINE PARCELS D & E
POB PARCEL A & PARCEL B
POC PARCEL A, PARCEL B, & LESS OUT CORNER NOT RECOVERED POSITION BASED UPON R/W MAP BOOK 13, PAGE 76, LAKE COUNTY SE CORNER OF SECTION 8, T19S, R27E NE CORNER OF SECTION 17, T19S, R27E
3267.06' (C)
S 00°14'14" W 851.84' (M)
S 89°42'46" E 755.09' (M)
S 89°42'53" E 755.02' (C)
LESS OUT UTILITY PARCEL PER ORB 1781, PG 1124
COUNTY ROAD CR-44B
R/W PER S.R. 44 - C.R. 44B R/W MAP SECTION 11683 AS RECORDED IN R/W MAP BOOK 13, PAGES 74-94, PUBLIC RECORDS OF LAKE COUNTY, FL
PARCEL E
ALT KEY 1444756
SUBJECT TO BLANKET EASEMENT PER ORB 1768, PG 1471
282.03' (M)
N00°35'30"W
N 00°35'26" W 425.26' (M)
N 00°35'30" W 425.22' (C)
EASTERLY R/W LINE OF S44-B
20' UE PER ORB 1600, PG 2056
PARCEL C
ALT KEY 2535628
SUBJECT TO BLANKET EASEMENT PER ORB 1768, PG 1471
PARCEL D
ALT KEY 2585153
SUBJECT TO BLANKET EASEMENT PER ORB 1768, PG 1471
S89°42'30"E 406.30'(M)
S89°43'15"E 404.07'(M)
35' R/W & INGRESS / EGRESS EASEMENT ORB 2152, PG 1817
S 89°42'53" E 810.54' (C)
S 89°42'53" E 810.54' (M)
N 89°35'15" E 49.98' (M)
N 89°24'27" E 50.00' (FDOT)
N 89°19'24" E 50.03' (M)
N 89°24'27" E 50.00' (FDOT)
S 89°45'03" E 199.64' (D)
N 89°42'50" W 199.78' (M)
N 89°42'50" W 199.39' (C)
S 00°16'30" W 77.78' (D)
N 00°31'39" E 77.44' (M)
N 00°14'14" E 77.44' (C)
S 01°21'59" E 971.04' (D)
N 01°21'10" W 971.32' (M)
N 01°21'10" W 971.23' (C)
LESS OUT ORB 1734, PG 2037-2040
125.00' (D) TO CENTER OF RUNWAY
PARCEL B
S 00°14'14" W 1959.79' (C)
S 00°36'00" E 1959.79' (D)
S 00°14'14" W 1107.95' (M)
PORTION LYING EAST OF DESCRIBED LINE NOT INCLUDED
TRACT "A" LANCASTER AT LOCH LEVEN PHASE TWO PB 59, PGS 16-18
TRACT "A" LANCASTER AT LOCH LEVEN PHASE ONE PB 59, PGS 1-4
NOT PLATTED PARCEL ID: 17-19-27-0001-000-06700 ALT KEY: 3245831 OWNER: PARK SQUARE ENTERPRISES LLC
POINT OF TERMINUS OF DESCRIBED LINE
POINT OF TERMINUS AND END OF DESCRIBED LINE
POB - LESS OUT FD 1/2" IRC LS 3144 0.09' S
N 89°43'30" W 327.45' (D)
N89°42'53"W 226.34'(C)
S 89°24'00" W 466.67' (D)
N 89°42'53" W 240.33' (C)
N 89°44'07" W 240.33' (M)
N 89°43'30" W 239.22' (D)
SET 5/8" IRC LB 7744 FD 4"X4" CM PRM LS 4606 0.38' S 0.91' W
SE CORNER OF NE 1/4 OF SECTION 17, T19S, R27E CCR # 97938 FD 5/8" IR BENT NO ID
FD 1" IP NO ID E 1/4 CORNER OF SECTION 8,T19S,R27E
E LINE OF NE 1/4 OF SECTION 17, T19S, R27E

ABBREVIATIONS

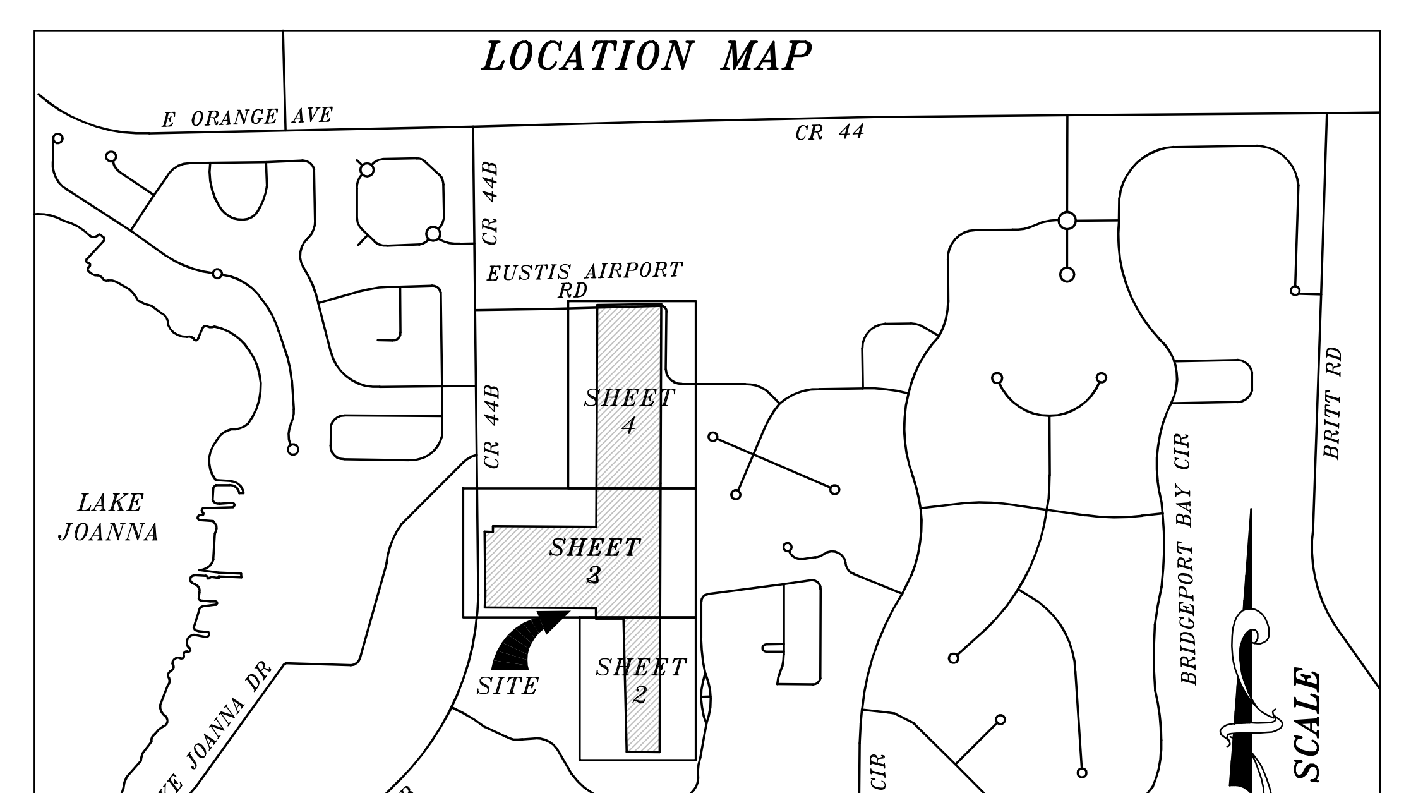
(C) = CALCULATED
CONC = CONCRETE
℄ = CENTERLINE
CM = CONCRETE MONUMENT
(D) = DEED
FD = FOUND
ID = IDENTIFICATION
IR = IRON PIPE
IP = IRON PIPE
LB = LICENSED BUSINESS
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
PG = PAGE
ND = NAIL AND DISK
PRM = PERMANENT REFERENCE MONUMENT
FF = FINISHED FLOOR
ELEV = ELEVATION
APPROX = APPROXIMATE
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE
VCP = VITRIFIED CLAY PIPE
PVC = POLYVINYL CHLORIDE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
TOS = TOE OF SLOPE
TOB = TOP OF BANK
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
UE = UTILITY EASEMENT
AC = AIR CONDITIONER
PHR = PHONE RISER
EJB = ELECTRIC JUNCTION BOX
PP = POWER POLE
WM = WATER METER
CTVR = CABLE TV RISER
CO = CLEAN OUT
WV = WATER VALVE
OHL = OVERHEAD LINE
LP = LIGHT POLE
BFP = BACK FLOW PREVENTER
EM = ELECTRIC METER
C/A = COVERED AREA
TBM = TEMPORARY BENCHMARK
CCR = CERTIFIED CORNER OF RECORD
CLF = CHAIN LINK FENCE

SYMBOLS

■ CONC MONUMENT TYPE AS INDICATED
● CONTROL POINT TYPE AS INDICATED
⊕ BENCHMARK TYPE AND ELEVATION AS INDICATED
—— OHL —— OVERHEAD LINE
——○—— CHAIN LINK FENCE
—— X —— WIRE FENCE
——□—— WOOD FENCE
W WATER METER
E ELECTRIC BOX
T TELEPHONE BOX
✱ LIGHT POLE
● UTILITY POLE
⊥ GUY WIRE
● FIRE CONNECTION
—•— SIGN
▲ GROUND LIGHT
WV ⋈ WATER VALVE

TREE LEGEND

✳ PINE TREE (SIZE INDICATED)
○ OAK TREE (SIZE INDICATED)
● CAMPHOR TREE (SIZE INDICATED)
✶ PALM TREE (SIZE INDICATED)


LOCATION MAP
E ORANGE AVE
CR 44
CR 44B
EUSTIS AIRPORT RD
SHEET 4
SHEET 3
SHEET 2
SITE
LAKE JOANNA
E LAKE JOANNA DR
BRIDGEPORT BAY CIR
BRITT RD
NOT TO SCALE

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

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
No. LS6025

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

PREPARED FOR:

MC Group Enterprises, Inc.
Eustis, FL

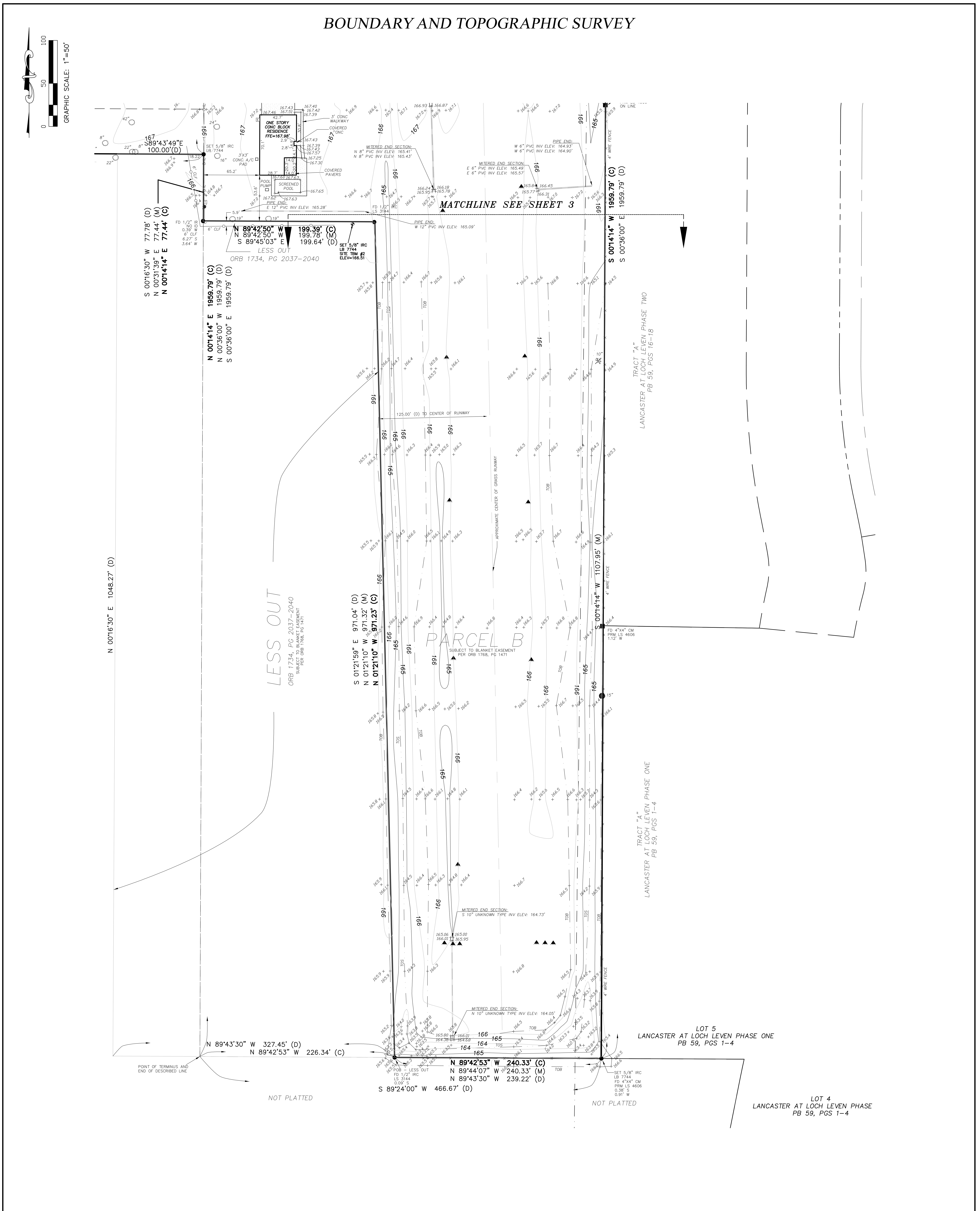
NO.	DATE	REVISIONS

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

Docusign Envelope ID: B5361672-1264-4B8F-AA11-D57059297903

BOUNDARY AND TOPOGRAPHIC SURVEY


GRAPHIC SCALE: 1"=50'
0
50
100
MATCHLINE SEE SHEET 3
ONE STORY CONC BLOCK RESIDENCE FFE=167.98'
SCREENED POOL
POOL PUMP
COVERED PAVERS
3' CONC WALKWAY
COVERED CONC
3'X3' CONC A/C PAD
SET 5/8" IRC LB 7744
S89°43'49"E 100.00'(D)
S 00°16'30" W 77.78' (D)
N 00°31'39" E 77.44' (M)
N 00°14'14" E 77.44' (C)
N 89°42'50" W 199.39' (C)
N 89°42'50" W 199.78' (M)
S 89°45'03" E 199.64' (D)
SET 5/8" IRC LB 7744 SITE TBM #2 ELEV=166.51
LESS OUT
ORB 1734, PG 2037-2040
SUBJECT TO BLANKET EASEMENT PER ORB 1768, PG 1471
N 00°14'14" E 1959.79' (C)
N 00°36'00" W 1959.79' (D)
S 00°36'00" E 1959.79' (D)
S 00°14'14" W 1959.79' (C)
S 00°36'00" E 1959.79' (D)
S 00°14'14" W 1107.95' (M)
N 00°16'30" E 1048.27' (D)
125.00' (D) TO CENTER OF RUNWAY
APPROXIMATE CENTER OF GRASS RUNWAY
PARCEL B
SUBJECT TO BLANKET EASEMENT PER ORB 1768, PG 1471
S 01°21'59" E 971.04' (D)
N 01°21'10" W 971.32' (M)
N 01°21'10" W 971.23' (C)
TRACT "A" LANCASTER AT LOCH LEVEN PHASE TWO PB 59, PGS 16-18
TRACT "A" LANCASTER AT LOCH LEVEN PHASE ONE PB 59, PGS 1-4
FD 4"X4" CM PRM LS 4606
4' WIRE FENCE
MITERED END SECTION: S 10" UNKNOWN TYPE INV ELEV: 164.73'
MITERED END SECTION: N 10" UNKNOWN TYPE INV ELEV: 164.05'
N 89°43'30" W 327.45' (D)
N 89°42'53" W 226.34' (C)
POINT OF TERMINUS AND END OF DESCRIBED LINE
POB - LESS OUT FD 1/2" IRC LS 3144
N 89°42'53" W 240.33' (C)
N 89°44'07" W 240.33' (M)
N 89°43'30" W 239.22' (D)
S 89°24'00" W 466.67' (D)
SET 5/8" IRC LB 7744
FD 4"X4" CM PRM LS 4606
NOT PLATTED
NOT PLATTED
LOT 5 LANCASTER AT LOCH LEVEN PHASE ONE PB 59, PGS 1-4
LOT 4 LANCASTER AT LOCH LEVEN PHASE PB 59, PGS 1-4

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
PRM = PERMANENT REFERENCE MONUMENT
FF = FINISHED FLOOR
ELEV = ELEVATION
APPROX = APPROXIMATE
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE
VCP = VITRIFIED CLAY PIPE
PVC = POLYVINYL CHLORIDE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
(P) = PLAT
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PC = POINT OF CURVATURE
TOS = TOE OF SLOPE
TOB = TOP OF BANK
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R/W = RIGHT OF WAY
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AC = AIR CONDITIONER
PHR = PHONE RISER
EJB = ELECTRIC JUNCTION BOX
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CTVR = CABLE TV RISER
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EM = ELECTRIC METER
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TBM = TEMPORARY BENCHMARK
CCR = CERTIFIED CORNER OF RECORD
CLF = CHAIN LINK FENCE

SYMBOLS

■	CONC MONUMENT TYPE AS INDICATED
●	CONTROL POINT TYPE AS INDICATED
⊕	BENCHMARK TYPE AND ELEVATION AS INDICATED
—— OHL ——	OVERHEAD LINE
——○——	CHAIN LINK FENCE
—— X ——	WIRE FENCE
——□——	WOOD FENCE
W	WATER METER
E	ELECTRIC BOX
T	TELEPHONE BOX
✱	LIGHT POLE
●	UTILITY POLE
⊥	GUY WIRE
●	FIRE CONNECTION
—•—	SIGN
▲	GROUND LIGHT
WV ⧓	WATER VALVE

TREE LEGEND

✳	PINE TREE (SIZE INDICATED)
○	OAK TREE (SIZE INDICATED)
●	CAMPHOR TREE (SIZE INDICATED)
✶	PALM TREE (SIZE INDICATED)

SHEET 2 OF 4
NOT VALID WITHOUT
SHEET 1, 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: 2 OF 4

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

Docusign Envelope ID: B5361672-1264-4B8F-AA11-D570592979O3

GRAPHIC SCALE: 1"=50'
0 50 100

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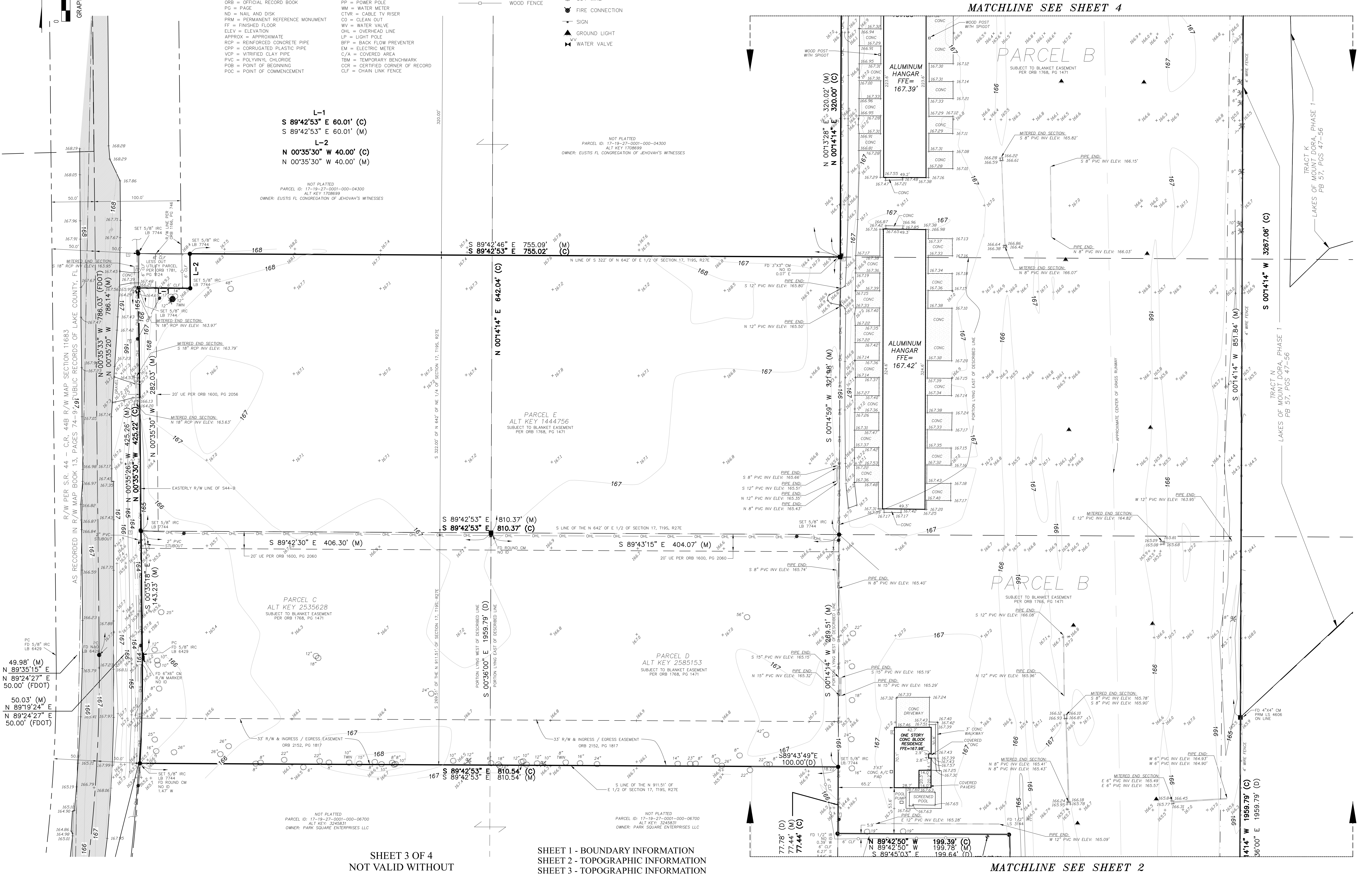
—— X —— WIRE FENCE
——□—— WOOD FENCE
W WATER METER
E ELECTRIC BOX
T TELEPHONE BOX
✳ LIGHT POLE
● UTILITY POLE
⊥ GUY WIRE
● FIRE CONNECTION
—•— SIGN
▲ GROUND LIGHT
WV ⋈ WATER VALVE

TREE LEGEND

✳ PINE TREE (SIZE INDICATED)
○ OAK TREE (SIZE INDICATED)
● CAMPHOR TREE (SIZE INDICATED)
✳ PALM TREE (SIZE INDICATED)

L-1
S 89°42'53" E 60.01' (C)
S 89°42'53" E 60.01' (M)
L-2
N 00°35'30" W 40.00' (C)
N 00°35'30" W 40.00' (M)



MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 2
NOT PLATTED
PARCEL ID: 17-19-27-0001-000-04300
ALT KEY 1708699
OWNER: EUSTIS FL CONGREGATION OF JEHOVAH'S WITNESSES
S 89°42'46" E 755.09' (M)
S 89°42'53" E 755.02' (C)
N 00°14'14" E 642.04' (C)
N 00°13'28" E 320.02' (M)
N 00°14'14" E 320.00' (C)
N LINE OF S 322' OF N 642' OF E 1/2 OF SECTION 17, T19S, R27E
S 322.00' OF N 642' OF NE 1/4 OF SECTION 17, T19S, R27E
320.00'
PARCEL B
SUBJECT TO BLANKET EASEMENT
PER ORB 1768, PG 1471
ALUMINUM HANGAR FFE= 167.39'
ALUMINUM HANGAR FFE= 167.42'
WOOD POST WITH SPIGOT
PARCEL E
ALT KEY 1444756
SUBJECT TO BLANKET EASEMENT
PER ORB 1768, PG 1471
PORTION LYING EAST OF DESCRIBED LINE
APPROXIMATE CENTER OF GRASS RUNWAY
S 00°14'59" W 321.98' (M)
S 00°14'14" W 851.84' (M)
S 00°14'14" W 3267.06' (C)
TRACT K
LAKES OF MOUNT DORA, PHASE 1
PB 57, PGS 47-56
TRACT N
LAKES OF MOUNT DORA, PHASE 1
PB 57, PGS 47-56
4' WIRE FENCE
S 89°42'53" E 810.37' (M)
S 89°42'53" E 810.37' (C)
S LINE OF THE N 642' OF E 1/2 OF SECTION 17, T19S, R27E
S 89°42'30" E 406.30' (M)
S 89°43'15" E 404.07' (M)
20' UE PER ORB 1600, PG 2060
20' UE PER ORB 1600, PG 2056
FD ROUND CM NO ID
PARCEL C
ALT KEY 2535628
SUBJECT TO BLANKET EASEMENT
PER ORB 1768, PG 1471
PARCEL D
ALT KEY 2585153
SUBJECT TO BLANKET EASEMENT
PER ORB 1768, PG 1471
S 00°36'00" E 1959.79' (D)
S 00°14'14" W 689.51' (M)
S 00°14'14" W 1959.79' (C)
S 00°36'00" E 1959.79' (D)
PORTION LYING WEST OF DESCRIBED LINE
S 269.51' OF THE N 911.51' OF SECTION 17, T19S, R27E
33' R/W & INGRESS / EGRESS EASEMENT
ORB 2152, PG 1817
S 89°42'53" E 810.54' (C)
S 89°42'53" E 810.54' (M)
S LINE OF THE N 911.51' OF
E 1/2 OF SECTION 17, T19S, R27E
S89°43'49"E
100.00'(D)
ONE STORY CONC BLOCK RESIDENCE FFE=167.98'
CONC DRIVEWAY
3' CONC WALKWAY
COVERED CONC
COVERED PAVERS
SCREENED POOL
POOL PUMP
3'X3' CONC A/C PAD
N 89°42'50" W 199.39' (C)
N 89°42'50" W 199.78' (M)
S 89°45'03" E 199.64' (D)
77.78' (D)
77.44' (M)
77.44' (C)
NOT PLATTED
PARCEL ID: 17-19-27-0001-000-06700
ALT KEY: 3245831
OWNER: PARK SQUARE ENTERPRISES LLC
R/W PER S.R. 44 - C.R. 44B R/W MAP SECTION 11683
AS RECORDED IN R/W MAP BOOK 13, PAGES 74-97 PUBLIC RECORDS OF LAKE COUNTY, FL
N 00°35'33" W 786.03' (FDOT)
N 00°35'20" W 786.14' (M)
N 00°35'30" W 282.03' (M)
N 00°35'26" W 425.26' (M)
N 00°35'30" W 425.22' (C)
N 00°35'18" W 143.23' (M)
EASTERLY R/W LINE OF S44-9
49.98' (M)
N 89°35'15" E
N 89°24'27" E 50.00' (FDOT)
50.03' (M)
N 89°19'24" E
N 89°24'27" E 50.00' (FDOT)
SET 5/8" IRC LB 7744
FD 5/8" IRC LB 6429
FD 6"X6" CM R/W MARKER NO ID
LESS OUT UTILITY PARCEL PER ORB 1781, PG 1124
FD 4"X4" CM PRM LS 4606 ON LINE
MITERED END SECTION:
PIPE END:

SHEET 3 OF 4
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SCALE: 1"=50'	SHEET: 3 OF 4

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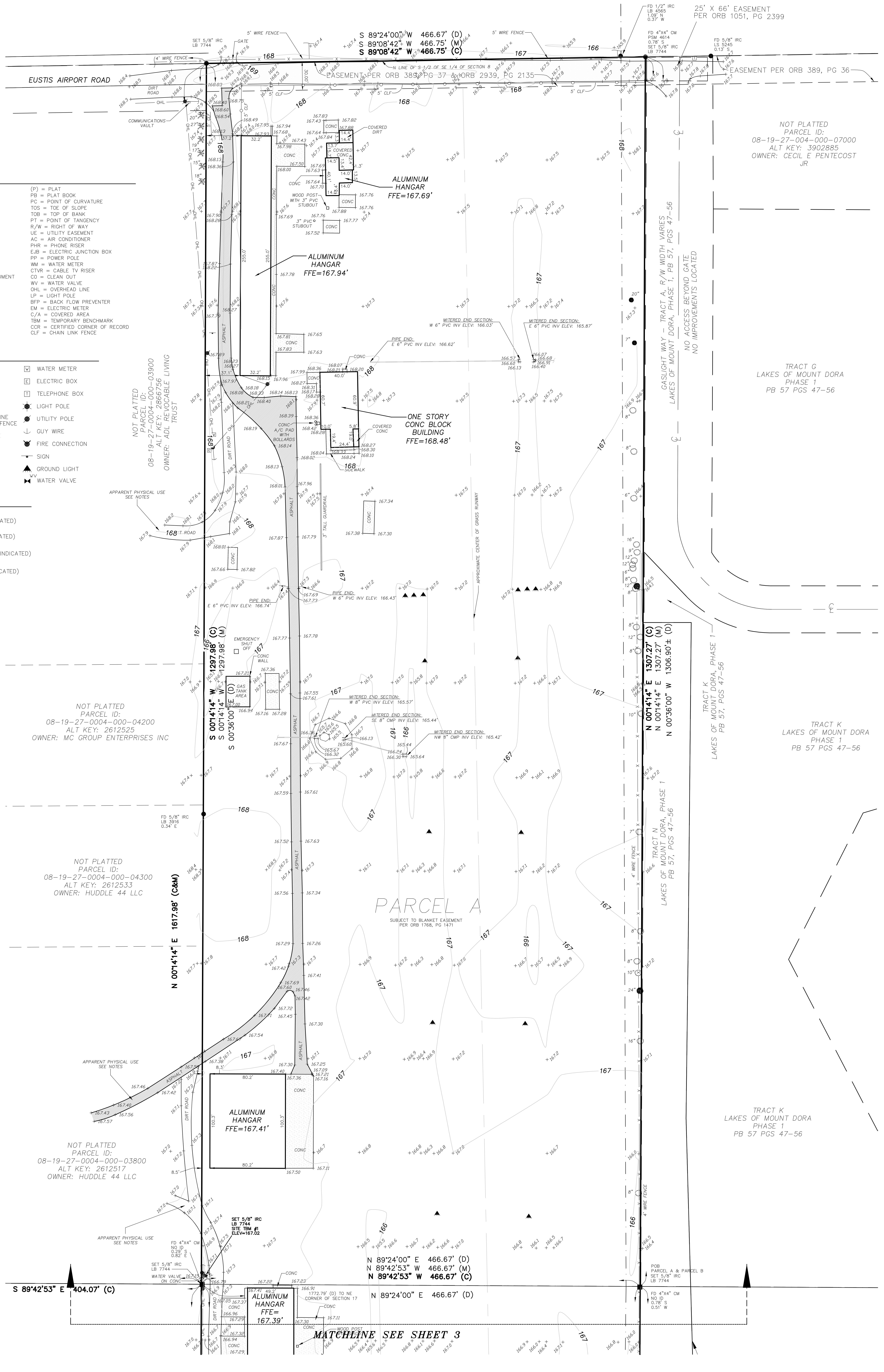
S 89°24'00" W 466.67' (D)
S 89°08'42" W 466.75' (M)
S 89°08'42" W 466.75' (C)
SET 5/8" IRC LB 7744
GATE
5' WIRE FENCE
4' WIRE FENCE
EUSTIS AIRPORT ROAD
DIRT ROAD
OHL
COMMUNICATIONS VAULT
N LINE OF S 1/2 OF SE 1/4 OF SECTION 8
EASEMENT PER ORB 389, PG 37 & ORB 2939, PG 2135
5' CLF
FD 1/2" IRC LB 4565 1.09' N 0.37' W
25' X 66' EASEMENT PER ORB 1051, PG 2399
FD 4"X4" CM PSM 4614 0.78' S SET 5/8" IRC LB 7744
FD 5/8" IRC LS 5245 0.13' S
EASEMENT PER ORB 389, PG 36
NOT PLATTED PARCEL ID: 08-19-27-004-000-07000 ALT KEY: 3902885 OWNER: CECIL E PENTECOST JR
ALUMINUM HANGAR FFE=167.69'
COVERED DIRT
COVERED CONC
WOOD POST WITH 3" PVC STUBOUT
3" PVC STUBOUT
CONC
ALUMINUM HANGAR FFE=167.94'
255.0'
32.2'
37.2'
GASLIGHT WAY - TRACT A, R/W WIDTH VARIES LAKES OF MOUNT DORA, PHASE 1, PB 57, PGS 47-56
NO ACCESS BEYOND GATE NO IMPROVEMENTS LOCATED
TRACT G LAKES OF MOUNT DORA PHASE 1 PB 57 PGS 47-56
NOT PLATTED PARCEL ID: 08-19-27-0004-000-03900 ALT KEY: 2866756 OWNER: ADL REVOCABLE LIVING TRUST
MITERED END SECTION: W 6" PVC INV ELEV: 166.03'
MITERED END SECTION: E 6" PVC INV ELEV: 165.87'
PIPE END: E 6" PVC INV ELEV: 166.62'
ONE STORY CONC BLOCK BUILDING FFE=168.48'
CONC A/C PAD WITH BOLLARDS
SIDEWALK
APPARENT PHYSICAL USE SEE NOTES
3' TALL GUARDRAIL
ASPHALT
APPROXIMATE CENTER OF GRASS RUNWAY
PIPE END: E 6" PVC INV ELEV: 166.74'
PIPE END: W 6" PVC INV ELEV: 166.43'
S 00°14'14" W 1297.98' (C)
S 00°14'14" W 1297.98' (M)
S 00°36'00" E (D)
EMERGENCY SHUT OFF
CONC WALL
GAS TANK AREA
N 00°14'14" E 1307.27' (C)
N 00°14'14" E 1307.27' (M)
N 00°36'00" W 1306.90'± (D)
TRACT K LAKES OF MOUNT DORA, PHASE 1 PB 57, PGS 47-56
MITERED END SECTION: W 8" PVC INV ELEV: 165.57'
MITERED END SECTION: SE 8" CMP INV ELEV: 165.44'
MITERED END SECTION: NW 8" CMP INV ELEV: 165.42'
NOT PLATTED PARCEL ID: 08-19-27-0004-000-04200 ALT KEY: 2612525 OWNER: MC GROUP ENTERPRISES INC
FD 5/8" IRC LB 3916 0.34' E
NOT PLATTED PARCEL ID: 08-19-27-0004-000-04300 ALT KEY: 2612533 OWNER: HUDDLE 44 LLC
N 00°14'14" E 1617.98' (C&M)
PARCEL A
SUBJECT TO BLANKET EASEMENT PER ORB 1768, PG 1471
TRACT N LAKES OF MOUNT DORA, PHASE 1 PB 57, PGS 47-56
TRACT K LAKES OF MOUNT DORA PHASE 1 PB 57 PGS 47-56
ALUMINUM HANGAR FFE=167.41'
80.2'
100.3'
NOT PLATTED PARCEL ID: 08-19-27-0004-000-03800 ALT KEY: 2612517 OWNER: HUDDLE 44 LLC
SET 5/8" IRC LB 7744 SITE TBM #1 ELEV=167.02
FD 4"X4" CM NO ID 0.29' S 0.82' E
WATER VALVE ON CONC
N 89°24'00" E 466.67' (D)
N 89°42'53" W 466.67' (M)
N 89°42'53" W 466.67' (C)
N 89°24'00" E 466.67' (D)
S 89°42'53" E 404.07' (C)
ALUMINUM HANGAR FFE= 167.39'
1772.79' (D) TO NE CORNER OF SECTION 17
WOOD POST
POB PARCEL A & PARCEL B SET 5/8" IRC LB 7744
FD 4"X4" CM NO ID 0.78' S 0.51' W
MATCHLINE SEE SHEET 3

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——○—— CHAIN LINK FENCE
—— x —— WIRE FENCE
——□—— WOOD FENCE
W WATER METER
E ELECTRIC BOX
T TELEPHONE BOX
✱ LIGHT POLE
● UTILITY POLE
⊥ GUY WIRE
● FIRE CONNECTION
-•- SIGN
▲ GROUND LIGHT
WV ⋈ WATER VALVE

TREE LEGEND

✳ PINE TREE (SIZE INDICATED)
○ OAK TREE (SIZE INDICATED)
● CAMPHOR TREE (SIZE INDICATED)
✶ PALM TREE (SIZE INDICATED)

SHEET 4 OF 4
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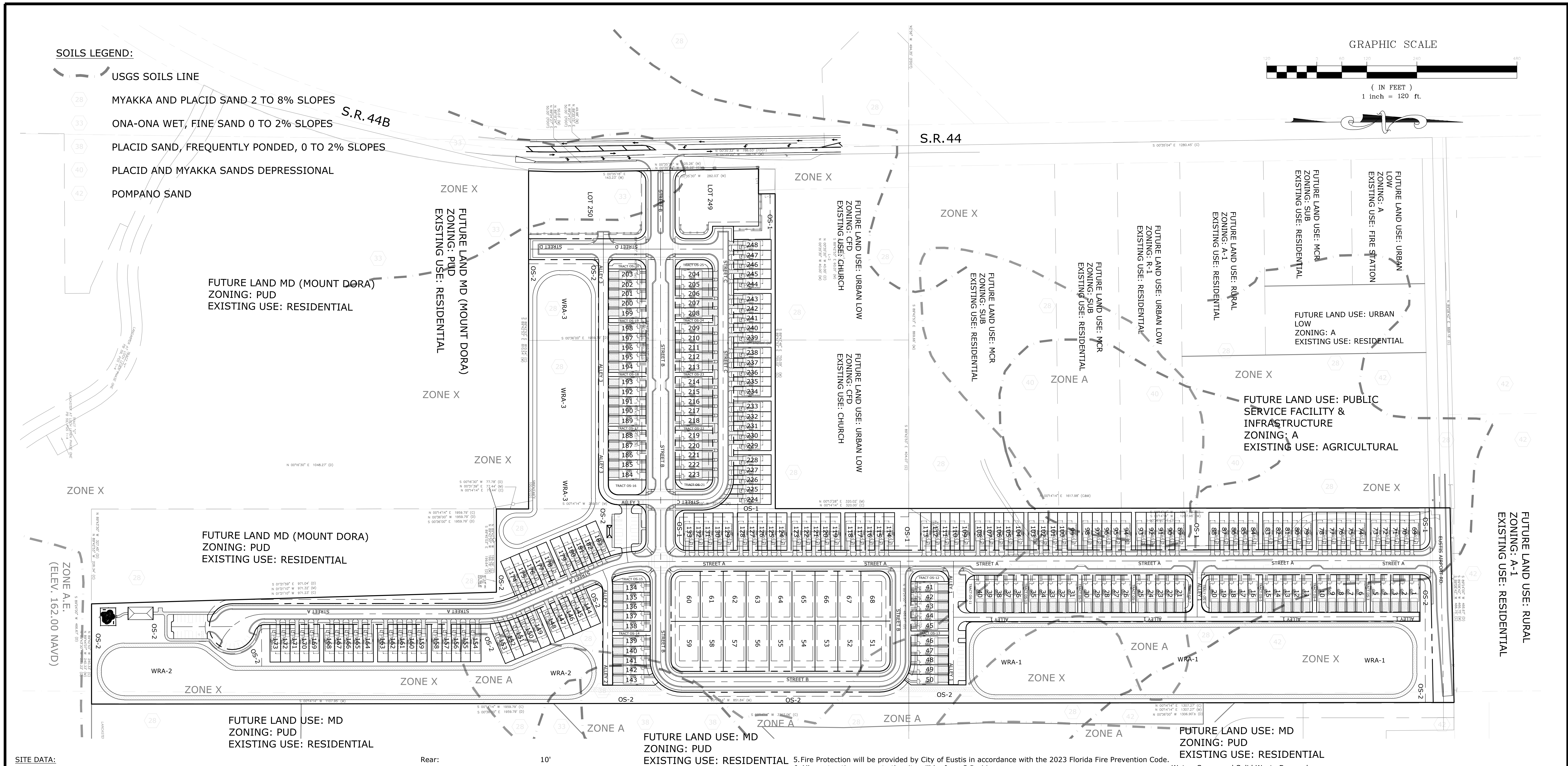
SOILS LEGEND:
USGS SOILS LINE
28 MYAKKA AND PLACID SAND 2 TO 8% SLOPES
33 ONA-ONA WET, FINE SAND 0 TO 2% SLOPES
38 PLACID SAND, FREQUENTLY PONDED, 0 TO 2% SLOPES
40 PLACID AND MYAKKA SANDS DEPRESSIONAL
42 POMPANO SAND
GRAPHIC SCALE
(IN FEET)
1 inch = 120 ft.
S.R. 44B
S.R. 44
LOT 250
LOT 249
ZONE X
ZONE A
ZONE A.E. (ELEV. 162.00 NAVD)
FUTURE LAND MD (MOUNT DORA)
ZONING: PUD
EXISTING USE: RESIDENTIAL
FUTURE LAND USE: URBAN LOW
ZONING: CFD
EXISTING USE: CHURCH
FUTURE LAND USE: MCR
ZONING: SUB
EXISTING USE: RESIDENTIAL
FUTURE LAND USE: URBAN LOW
ZONING: R-1
EXISTING USE: RESIDENTIAL
FUTURE LAND USE: RURAL
ZONING: A-1
EXISTING USE: RESIDENTIAL
FUTURE LAND USE: URBAN LOW
ZONING: A
EXISTING USE: FIRE STATION
FUTURE LAND USE: URBAN LOW
ZONING: A
EXISTING USE: RESIDENTIAL
FUTURE LAND USE: PUBLIC SERVICE FACILITY & INFRASTRUCTURE
ZONING: A
EXISTING USE: AGRICULTURAL
FUTURE LAND USE: MD
ZONING: PUD
EXISTING USE: RESIDENTIAL
WRA-1
WRA-2
WRA-3
OS-1
OS-2
STREET A
STREET B
STREET C
STREET D
ALLEY 1
ALLEY 2
ALLEY 3
EUSTIS AIRPORT RD

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.
Date: March 10, 2026
FL Registration #58775
Certificate of Authorization #29665

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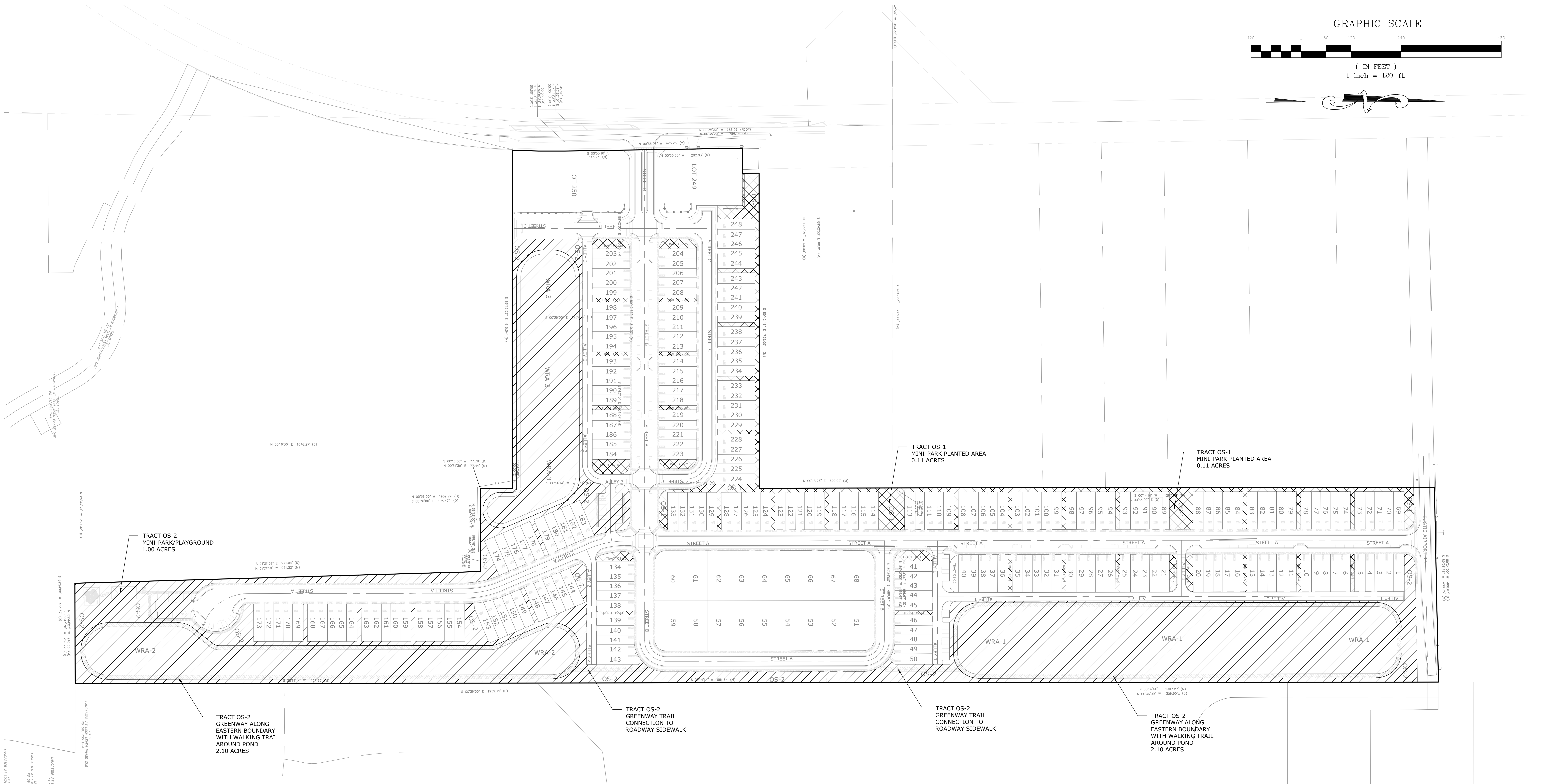
4 OF 32



GRAPHIC SCALE
120
0
60
120
240
480
(IN FEET)
1 inch = 120 ft.
LOT 250
LOT 249
STREET A
STREET B
STREET C
STREET D
ALLEY 1
ALLEY 2
ALLEY 3
WRA-1
WRA-2
WRA-3
OS-1
OS-2
TRACT OS-1
MINI-PARK PLANTED AREA
0.11 ACRES
TRACT OS-1
MINI-PARK PLANTED AREA
0.11 ACRES
TRACT OS-2
MINI-PARK/PLAYGROUND
1.00 ACRES
TRACT OS-2
GREENWAY ALONG
EASTERN BOUNDARY
WITH WALKING TRAIL
AROUND POND
2.10 ACRES
TRACT OS-2
GREENWAY TRAIL
CONNECTION TO
ROADWAY SIDEWALK
TRACT OS-2
GREENWAY TRAIL
CONNECTION TO
ROADWAY SIDEWALK
TRACT OS-2
GREENWAY ALONG
EASTERN BOUNDARY
WITH WALKING TRAIL
AROUND POND
2.10 ACRES

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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Open Space Plan

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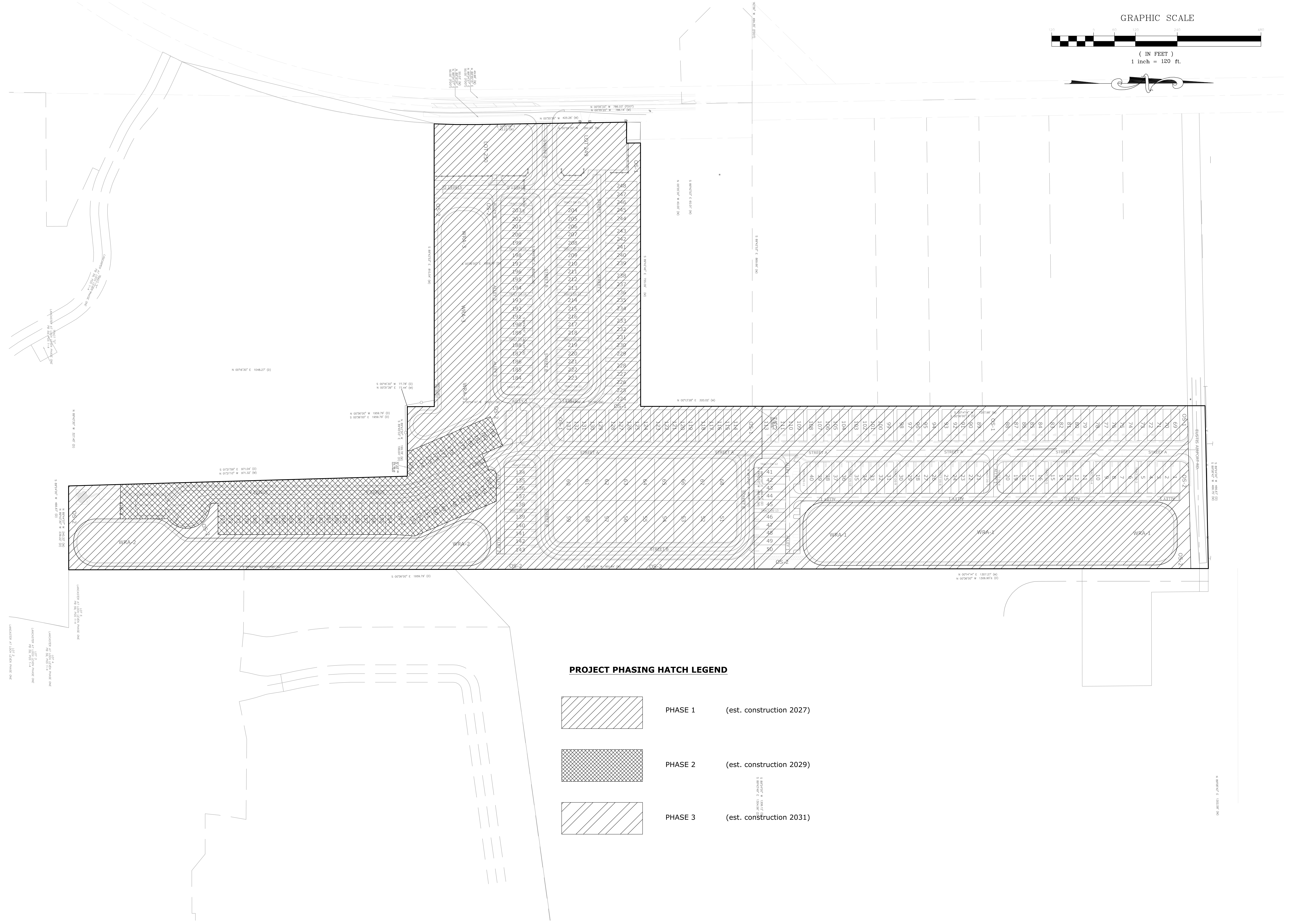
GRAPHIC SCALE
(IN FEET)
1 inch = 120 ft.
LOT 250
LOT 249
WRA-1
WRA-2
WRA-3
STREET A
STREET B
OS-1
OS-2

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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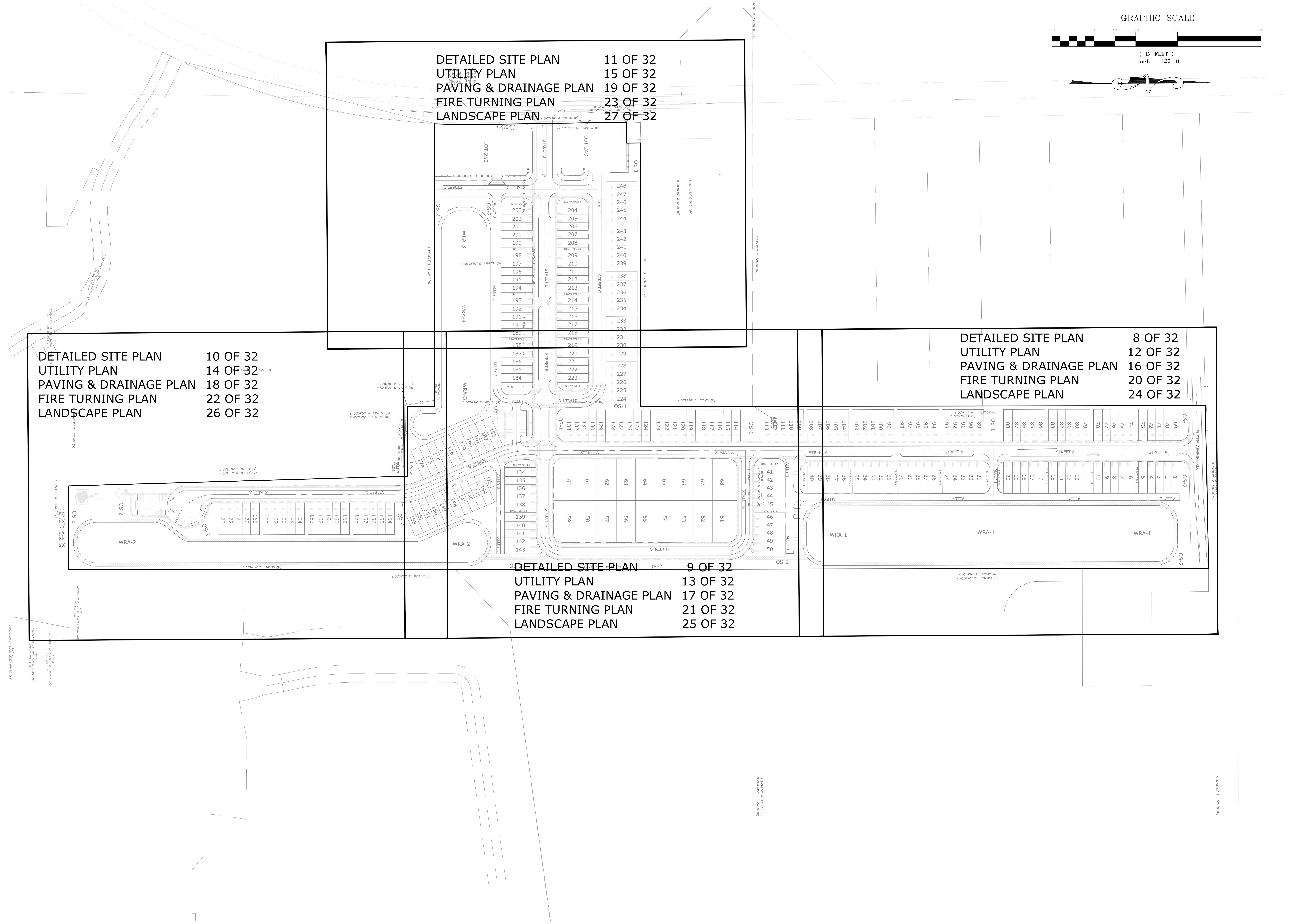
GRAPHIC SCALE
(IN FEET)
1 inch = 120 ft.
DETAILED SITE PLAN 11 OF 32
UTILITY PLAN 15 OF 32
PAVING & DRAINAGE PLAN 19 OF 32
FIRE TURNING PLAN 23 OF 32
LANDSCAPE PLAN 27 OF 32
DETAILED SITE PLAN 10 OF 32
UTILITY PLAN 14 OF 32
PAVING & DRAINAGE PLAN 18 OF 32
FIRE TURNING PLAN 22 OF 32
LANDSCAPE PLAN 26 OF 32
DETAILED SITE PLAN 8 OF 32
UTILITY PLAN 12 OF 32
PAVING & DRAINAGE PLAN 16 OF 32
FIRE TURNING PLAN 20 OF 32
LANDSCAPE PLAN 24 OF 32
DETAILED SITE PLAN 9 OF 32
UTILITY PLAN 13 OF 32
PAVING & DRAINAGE PLAN 17 OF 32
FIRE TURNING PLAN 21 OF 32
LANDSCAPE PLAN 25 OF 32
LOT 250
LOT 249
WRA-1
WRA-2
WRA-3
STREET A
STREET B
STREET C
STREET D
ALLEY 1
ALLEY 2
ALLEY 3
OS-1
OS-2

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Preliminary Subdivision Plan

Planview Key Map

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SHEET NUMBER
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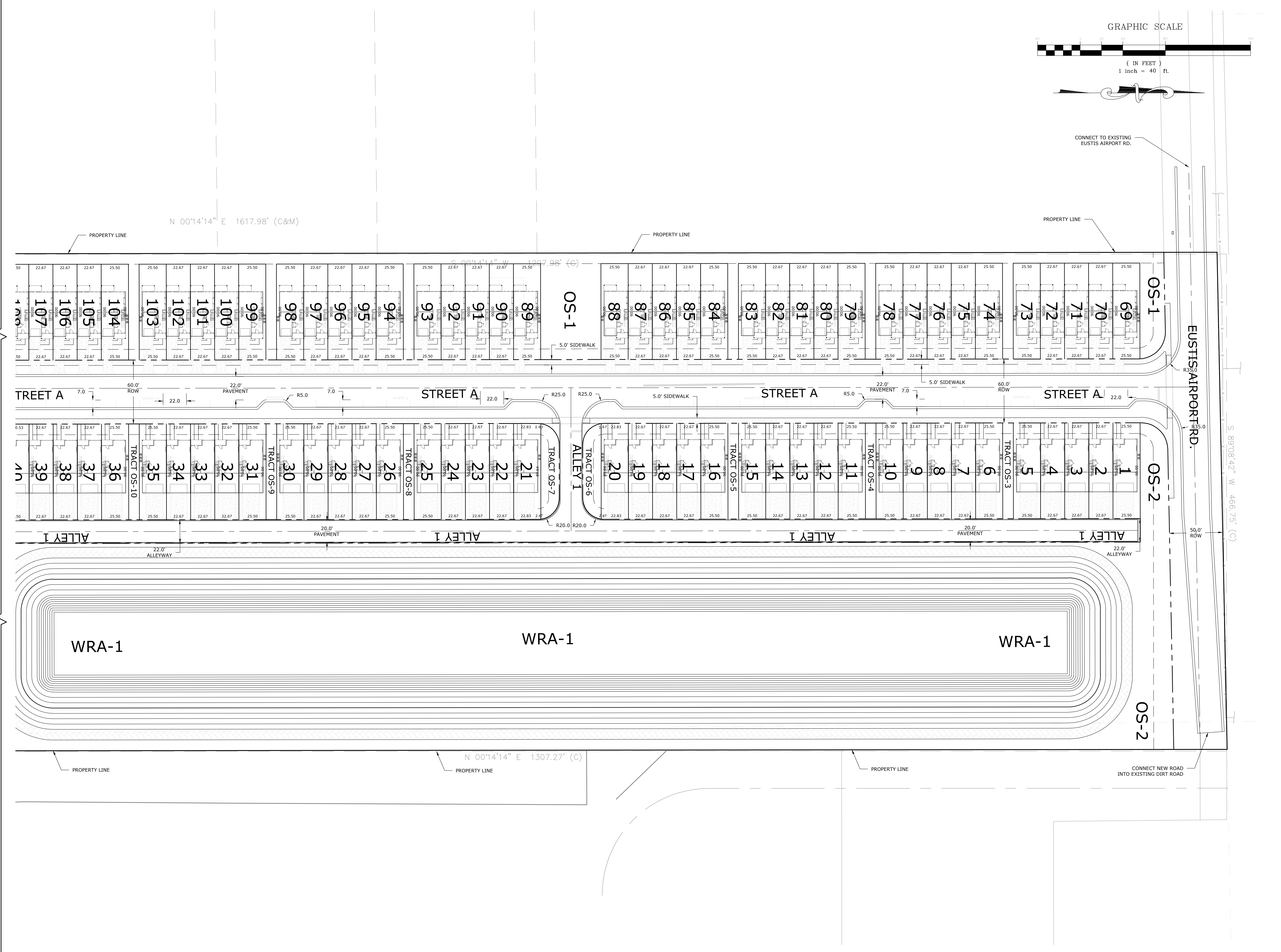
SEE SHEET 9 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
CONNECT TO EXISTING EUSTIS AIRPORT RD.
PROPERTY LINE
N 00°14'14" E 1617.98' (C&M)
S 00°14'14" W 1297.98' (C)
OS-1
5.0' SIDEWALK
STREET A
60.0' ROW
22.0' PAVEMENT
R5.0
7.0
22.0
R25.0
R35.0
EUSTIS AIRPORT RD.
TRACT OS-10
TRACT OS-9
TRACT OS-8
TRACT OS-7
TRACT OS-6
TRACT OS-5
TRACT OS-4
TRACT OS-3
ALLEY 1
R20.0
20.0' PAVEMENT
22.0' ALLEYWAY
OS-2
50.0' ROW
S 89°08'42" W 466.75' (C)
WRA-1
N 00°14'14" E 1307.27' (C)
CONNECT NEW ROAD INTO EXISTING DIRT ROAD
25.50
22.67
22.83
0.53
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39
69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107

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Site Plan 1

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SHEET NUMBER
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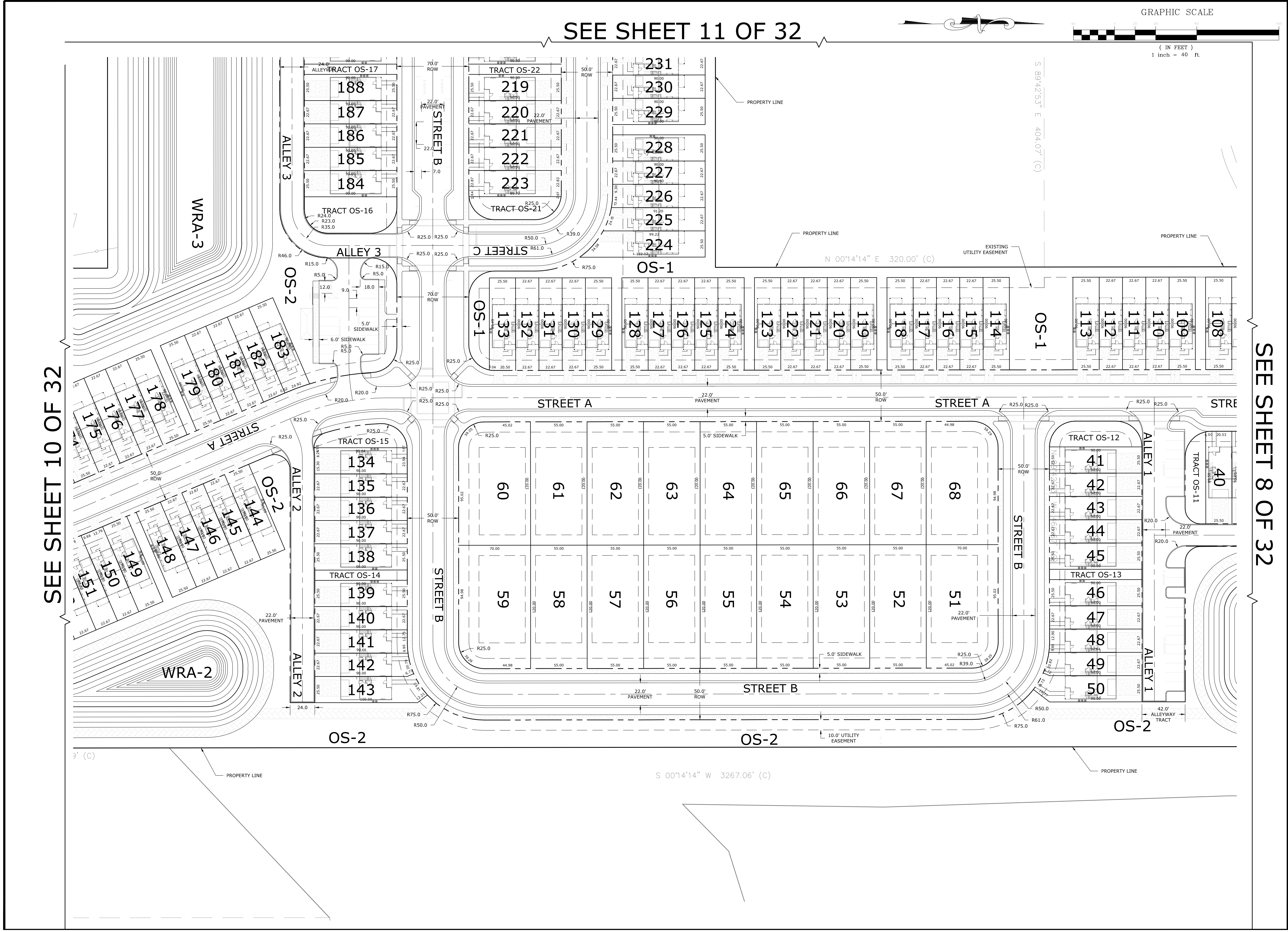
SEE SHEET 11 OF 32
SEE SHEET 10 OF 32
SEE SHEET 8 OF 32
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
S 89°42'53" E 404.07' (C)
N 00°14'14" E 320.00' (C)
S 00°14'14" W 3267.06' (C)
PROPERTY LINE
EXISTING UTILITY EASEMENT
10.0' UTILITY EASEMENT
STREET A
STREET B
STREET C
ALLEY 1
ALLEY 2
ALLEY 3
ALLEYWAY TRACT
WRA-2
WRA-3
OS-1
OS-2
TRACT OS-11
TRACT OS-12
TRACT OS-13
TRACT OS-14
TRACT OS-15
TRACT OS-16
TRACT OS-17
TRACT OS-21
TRACT OS-22
22.0' PAVEMENT
50.0' ROW
70.0' ROW
5.0' SIDEWALK
6.0' SIDEWALK
41
42
43
44
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Doris Park
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Preliminary
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Site Plan 2

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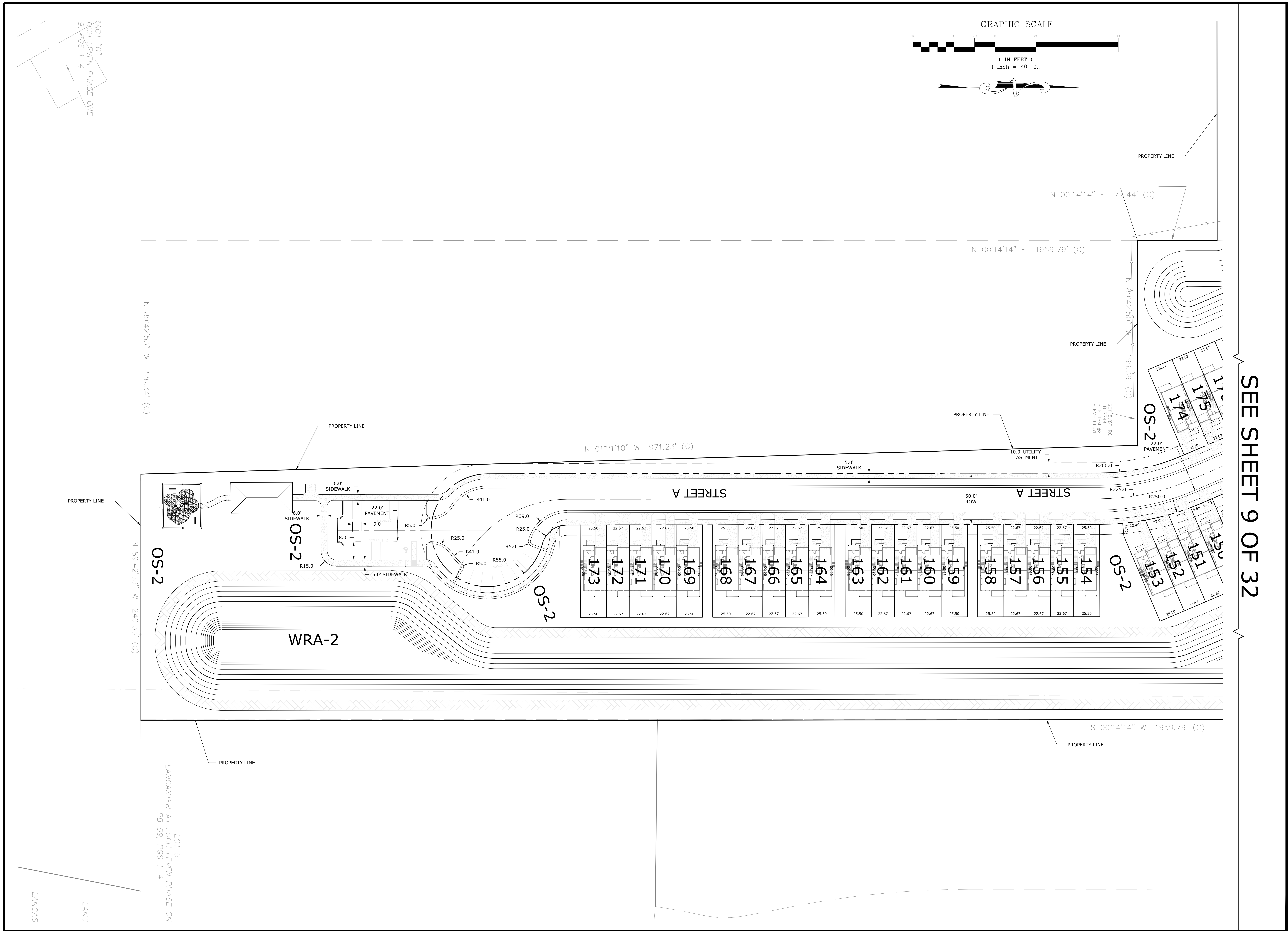
SHEET NUMBER

9 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
SEE SHEET 9 OF 32
PROPERTY LINE
N 00°14'14" E 77.44' (C)
N 00°14'14" E 1959.79' (C)
N 89°42'50" W 199.39' (C)
SET 5/8" IRC LB 7744 SITE TBM #2 ELEV=166.51
N 89°42'53" W 226.34' (C)
N 01°21'10" W 971.23' (C)
N 89°42'53" W 240.33' (C)
S 00°14'14" W 1959.79' (C)
10.0' UTILITY EASEMENT
5.0' SIDEWALK
6.0' SIDEWALK
22.0' PAVEMENT
50.0' ROW
STREET A
R200.0
R225.0
R250.0
R41.0
R39.0
R25.0
R5.0
R15.0
R55.0
9.0
18.0
OS-2
WRA-2
173
172
171
170
169
168
167
166
165
164
163
162
161
160
159
158
157
156
155
154
153
152
151
174
175
25.50
22.67
22.76
23.03
22.40
12.71
9.88
12.79
90.00
TRACT "G" LOCH LEVEN PHASE ONE PB 59, PGS 1-4
LOT 5 LANCASTER AT LOCH LEVEN PHASE ONE PB 59, PGS 1-4

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Site Plan 3

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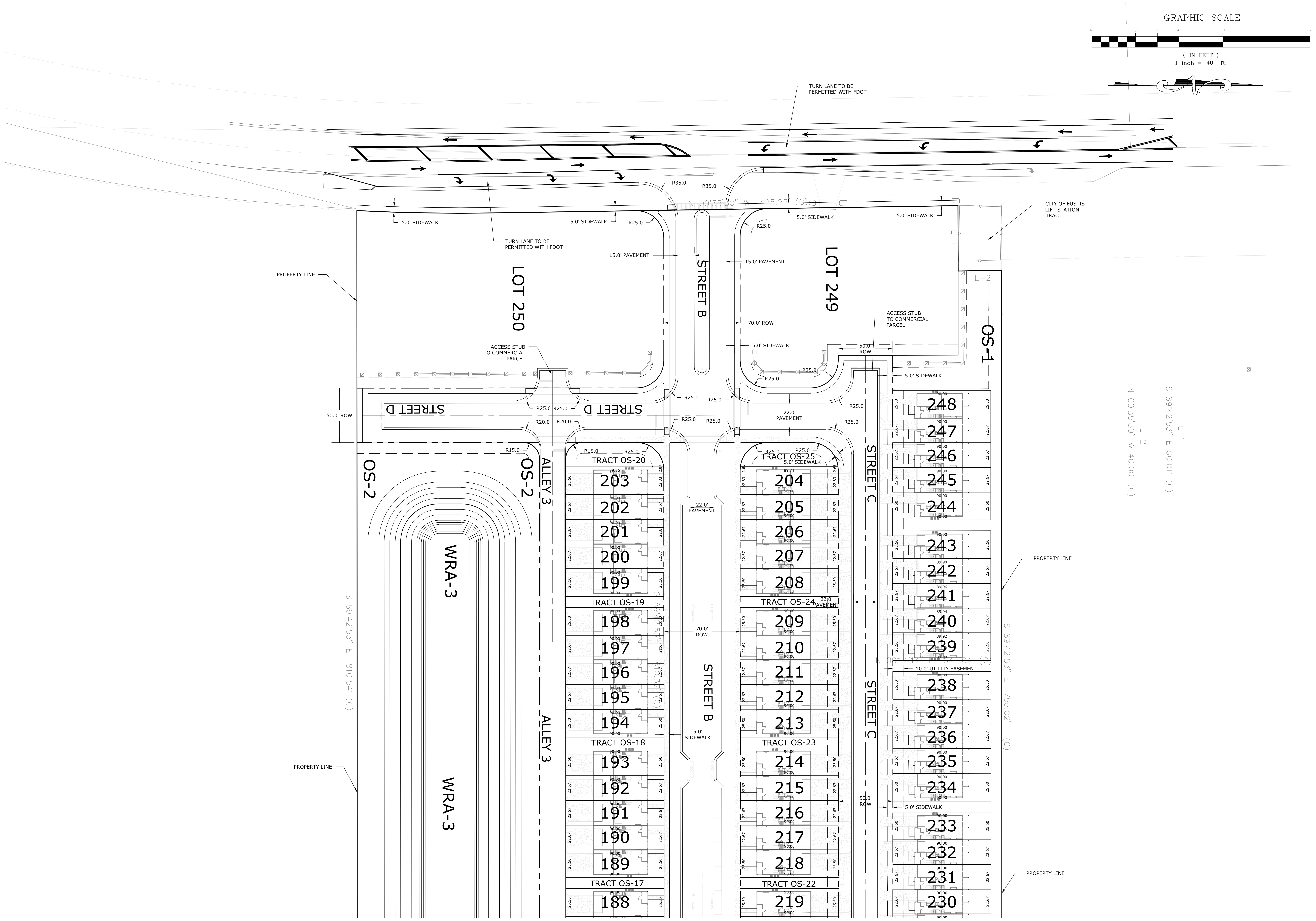
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
TURN LANE TO BE PERMITTED WITH FDOT
R35.0
N 00°35'30" W 425.22' (C)
5.0' SIDEWALK
R25.0
CITY OF EUSTIS LIFT STATION TRACT
15.0' PAVEMENT
PROPERTY LINE
LOT 250
STREET B
LOT 249
70.0' ROW
ACCESS STUB TO COMMERCIAL PARCEL
50.0' ROW
OS-1
STREET D
22.0' PAVEMENT
R20.0
R15.0
OS-2
ALLEY 3
TRACT OS-20
TRACT OS-25
STREET C
WRA-3
TRACT OS-19
TRACT OS-24
TRACT OS-18
TRACT OS-23
TRACT OS-17
TRACT OS-22
10.0' UTILITY EASEMENT
L-1
S 89°42'53" E 60.01' (C)
L-2
N 00°35'30" W 40.00' (C)
S 89°42'53" E 810.54' (C)
S 89°42'53" E 755.02' (C)
203
202
201
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234
233
232
231
230
25.50
22.67
90.00

SEE SHEET 9 OF 32

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Doris Park
Landing Subdivision
City of Eustis, Florida

Preliminary
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Site Plan 4

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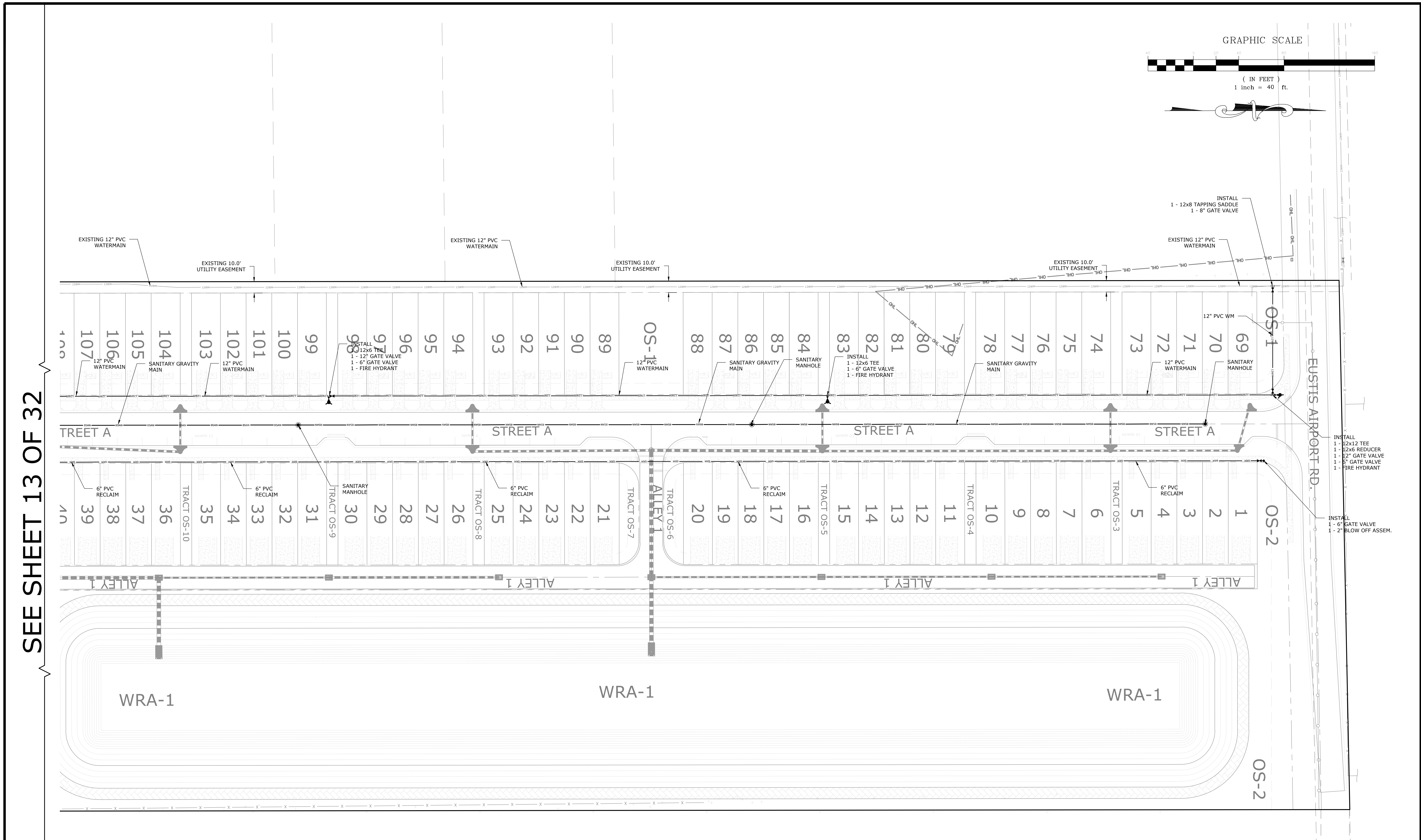
SHEET NUMBER
11 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
SEE SHEET 13 OF 32
EXISTING 12" PVC WATERMAIN
EXISTING 10.0' UTILITY EASEMENT
INSTALL
1 - 12x8 TAPPING SADDLE
1 - 8" GATE VALVE
12" PVC WM
12" PVC WATERMAIN
SANITARY GRAVITY MAIN
SANITARY MANHOLE
INSTALL
1 - 12x6 TEE
1 - 12" GATE VALVE
1 - 6" GATE VALVE
1 - FIRE HYDRANT
INSTALL
1 - 12x6 TEE
1 - 6" GATE VALVE
1 - FIRE HYDRANT
INSTALL
1 - 12x12 TEE
1 - 12x6 REDUCER
1 - 12" GATE VALVE
1 - 6" GATE VALVE
1 - FIRE HYDRANT
INSTALL
1 - 6" GATE VALVE
1 - 2" BLOW OFF ASSEM.
6" PVC RECLAIM
OHL
STREET A
ALLEY 1
EUSTIS AIRPORT RD.
OS-1
OS-2
TRACT OS-3
TRACT OS-4
TRACT OS-5
TRACT OS-6
TRACT OS-7
TRACT OS-8
TRACT OS-9
TRACT OS-10
WRA-1
107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89
88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69
39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21
20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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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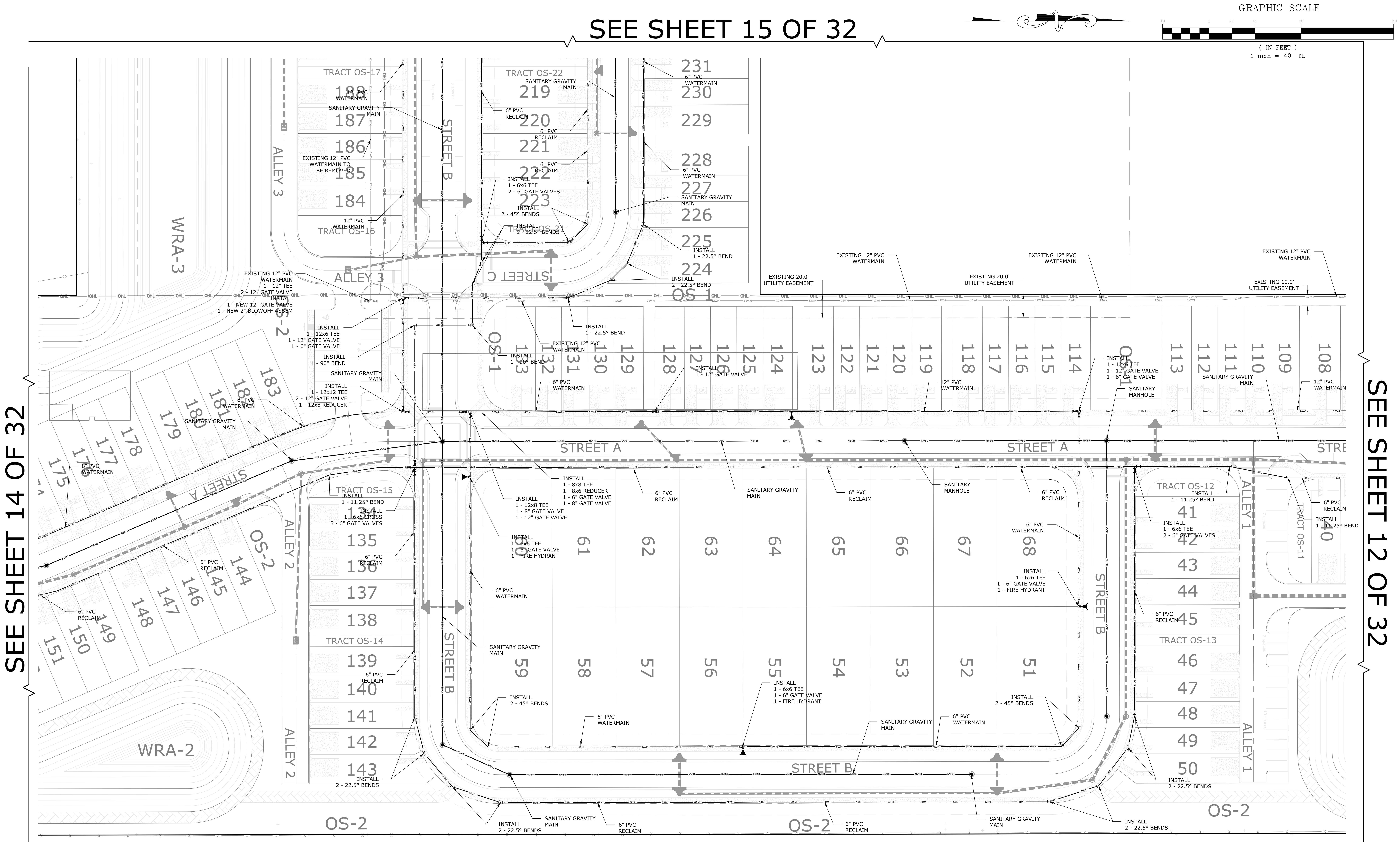
SEE SHEET 15 OF 32
SEE SHEET 14 OF 32
SEE SHEET 12 OF 32
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
WRA-3
WRA-2
ALLEY 3
ALLEY 2
ALLEY 1
STREET A
STREET B
STREET C
TRACT OS-17
TRACT OS-16
TRACT OS-22
TRACT OS-21
TRACT OS-15
TRACT OS-14
TRACT OS-12
TRACT OS-13
TRACT OS-11
OS-1
OS-2
EXISTING 12" PVC WATERMAIN
EXISTING 20.0' UTILITY EASEMENT
EXISTING 10.0' UTILITY EASEMENT
EXISTING 12" PVC WATERMAIN TO BE REMOVED
INSTALL 1 - 12" TEE 2 - 12" GATE VALVE
INSTALL 1 - NEW 12" GATE VALVE 1 - NEW 2" BLOWOFF ASSEM
INSTALL 1 - 12x6 TEE 1 - 12" GATE VALVE 1 - 6" GATE VALVE
INSTALL 1 - 90° BEND
INSTALL 1 - 12x12 TEE 2 - 12" GATE VALVE 1 - 12x8 REDUCER
INSTALL 1 - 8x8 TEE 1 - 8x6 REDUCER 1 - 6" GATE VALVE 1 - 8" GATE VALVE
INSTALL 1 - 12x8 TEE 1 - 8" GATE VALVE 1 - 12" GATE VALVE
INSTALL 1 - 6x6 TEE 1 - 6" GATE VALVE 1 - FIRE HYDRANT
INSTALL 1 - 6x6 TEE 2 - 6" GATE VALVES
INSTALL 1 - 6x6 CROSS 3 - 6" GATE VALVES
INSTALL 1 - 12x6 TEE 1 - 12" GATE VALVE 1 - 6" GATE VALVE
INSTALL 1 - 12" GATE VALVE
INSTALL 1 - 11.25° BEND
INSTALL 1 - 22.5° BEND
INSTALL 2 - 22.5° BENDS
INSTALL 2 - 45° BENDS
6" PVC WATERMAIN
12" PVC WATERMAIN
8" PVC WATERMAIN
6" PVC RECLAIM
SANITARY GRAVITY MAIN
SANITARY MANHOLE

NOTES:

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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

Utility Plan 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
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2	03-10-26	Revised Per City Comments
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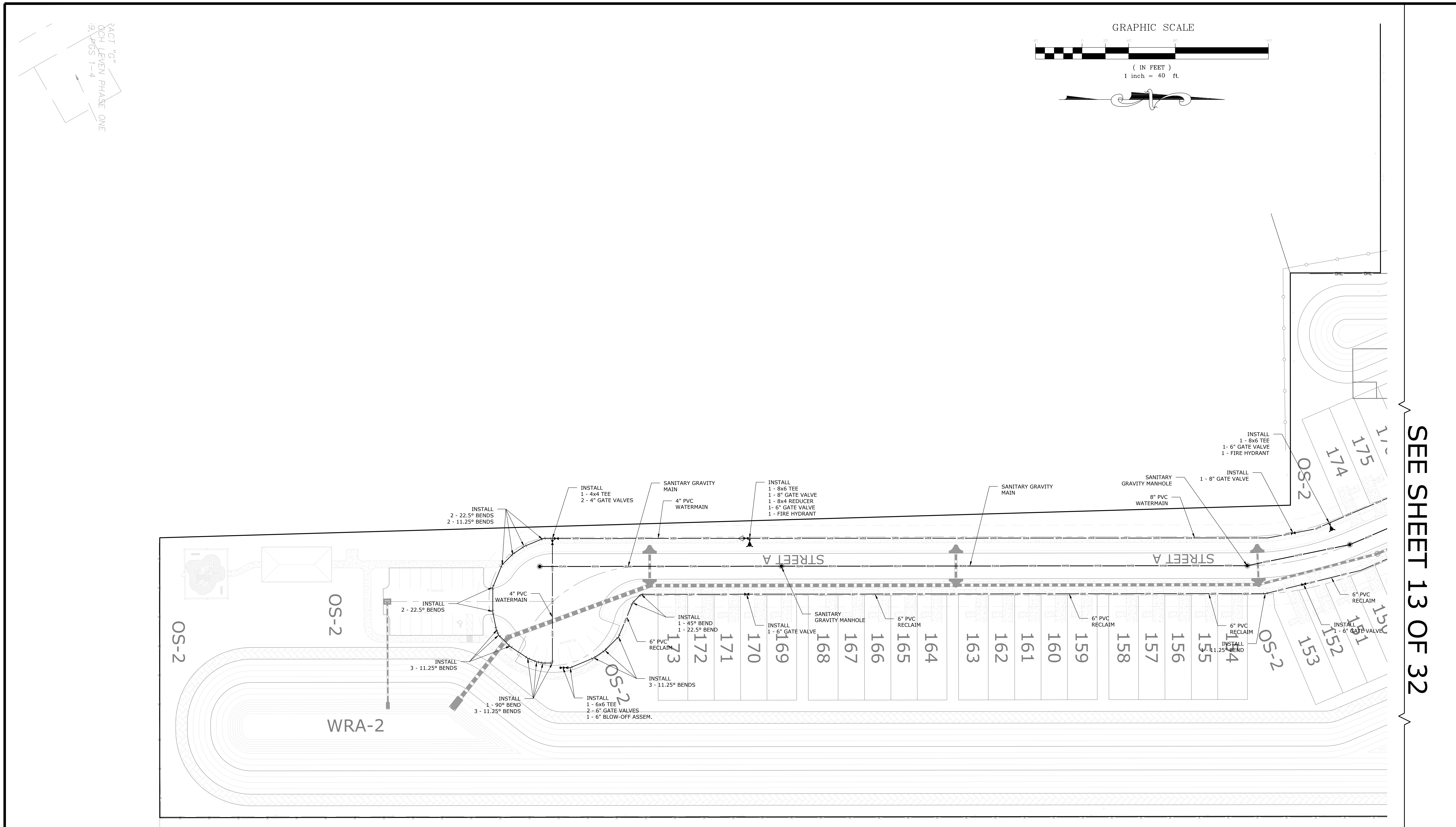
SHEET NUMBER

13 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
TRACT "G"
LOCH LEVEN PHASE ONE
9, PGS 1-4
INSTALL
2 - 22.5° BENDS
2 - 11.25° BENDS
INSTALL
1 - 4x4 TEE
2 - 4" GATE VALVES
SANITARY GRAVITY
MAIN
4" PVC
WATERMAIN
INSTALL
1 - 8x6 TEE
1 - 8" GATE VALVE
1 - 8x4 REDUCER
1- 6" GATE VALVE
1 - FIRE HYDRANT
SANITARY GRAVITY
MAIN
SANITARY
GRAVITY MANHOLE
8" PVC
WATERMAIN
INSTALL
1 - 8" GATE VALVE
INSTALL
1 - 8x6 TEE
1- 6" GATE VALVE
1 - FIRE HYDRANT
STREET A
STREET A
OS-2
OS-2
OS-2
OS-2
OS-2
WRA-2
INSTALL
2 - 22.5° BENDS
4" PVC
WATERMAIN
INSTALL
3 - 11.25° BENDS
INSTALL
1 - 90° BEND
3 - 11.25° BENDS
INSTALL
1 - 6x6 TEE
2 - 6" GATE VALVES
1 - 6" BLOW-OFF ASSEM.
INSTALL
3 - 11.25° BENDS
6" PVC
RECLAIM
INSTALL
1 - 45° BEND
1 - 22.5° BEND
INSTALL
1 - 6" GATE VALVE
SANITARY
GRAVITY MANHOLE
6" PVC
RECLAIM
6" PVC
RECLAIM
6" PVC
RECLAIM
INSTALL
1 - 11.25° BEND
INSTALL
1 - 6" GATE VALVE
6" PVC
RECLAIM
173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 174 175
SEE SHEET 13 OF 32
LOT 5
LANCASTER AT LOCH LEVEN PHASE ON
PB 59, PGS 1-4
LANCAS
LANC

NOTES:

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Doris Park
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Preliminary
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Utility Plan 3

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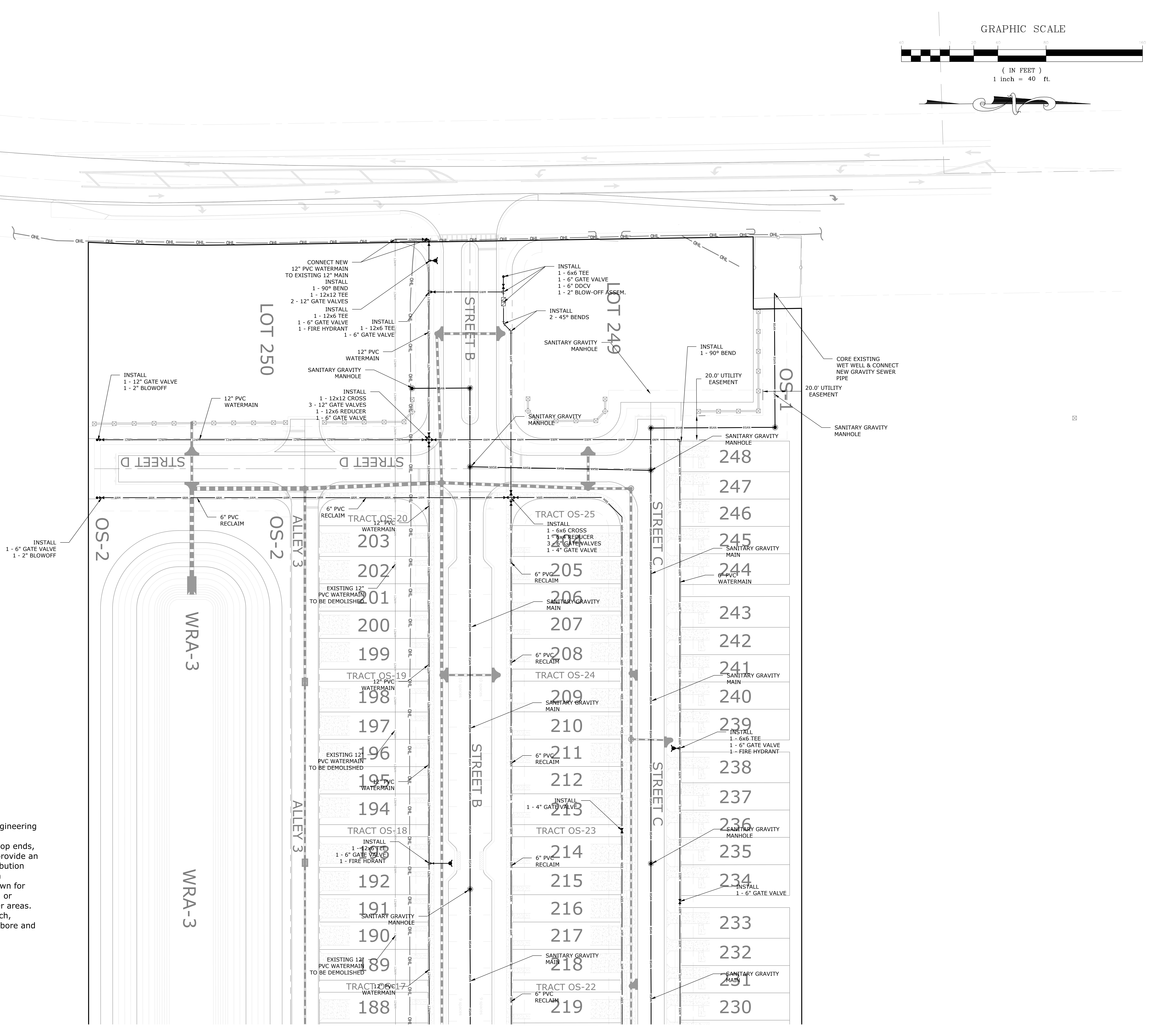
SHEET NUMBER
14 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
CONNECT NEW
12" PVC WATERMAIN
TO EXISTING 12" MAIN
INSTALL
1 - 90° BEND
1 - 12x12 TEE
2 - 12" GATE VALVES
INSTALL
1 - 12x6 TEE
1 - 6" GATE VALVE
1 - FIRE HYDRANT
INSTALL
1 - 12x6 TEE
1 - 6" GATE VALVE
12" PVC
WATERMAIN
SANITARY GRAVITY
MANHOLE
INSTALL
1 - 12x12 CROSS
3 - 12" GATE VALVES
1 - 12x6 REDUCER
1 - 6" GATE VALVE
INSTALL
1 - 6x6 TEE
1 - 6" GATE VALVE
1 - 6" DDCV
1 - 2" BLOW-OFF ASSEM.
INSTALL
2 - 45° BENDS
SANITARY GRAVITY
MANHOLE
SANITARY GRAVITY
MANHOLE
INSTALL
1 - 90° BEND
20.0' UTILITY
EASEMENT
20.0' UTILITY
EASEMENT
CORE EXISTING
WET WELL & CONNECT
NEW GRAVITY SEWER
PIPE
SANITARY GRAVITY
MANHOLE
SANITARY GRAVITY
MANHOLE
INSTALL
1 - 12" GATE VALVE
1 - 2" BLOWOFF
12" PVC
WATERMAIN
6" PVC
RECLAIM
INSTALL
1 - 6" GATE VALVE
1 - 2" BLOWOFF
LOT 250
LOT 249
STREET B
STREET C
STREET D
STREET D
OS-1
OS-2
OS-2
ALLEY 3
WRA-3
WRA-3
TRACT OS-25
INSTALL
1 - 6x6 CROSS
1 - 6x4 REDUCER
3 - 6" GATE VALVES
1 - 4" GATE VALVE
6" PVC
RECLAIM
SANITARY GRAVITY
MAIN
6" PVC
WATERMAIN
6" PVC
RECLAIM
TRACT OS-24
SANITARY GRAVITY
MAIN
6" PVC
RECLAIM
INSTALL
1 - 4" GATE VALVE
TRACT OS-23
6" PVC
RECLAIM
SANITARY GRAVITY
MAIN
TRACT OS-22
6" PVC
RECLAIM
SANITARY GRAVITY
MAIN
INSTALL
1 - 6x6 TEE
1 - 6" GATE VALVE
1 - FIRE HYDRANT
SANITARY GRAVITY
MANHOLE
INSTALL
1 - 6" GATE VALVE
SANITARY GRAVITY
MAIN
6" PVC
RECLAIM
TRACT OS-20
12" PVC
WATERMAIN
EXISTING 12"
PVC WATERMAIN
TO BE DEMOLISHED
TRACT OS-19
12" PVC
WATERMAIN
EXISTING 12"
PVC WATERMAIN
TO BE DEMOLISHED
12" PVC
WATERMAIN
TRACT OS-18
INSTALL
1 - 12x6 TEE
1 - 6" GATE VALVE
1 - FIRE HYDRANT
SANITARY GRAVITY
MANHOLE
EXISTING 12"
PVC WATERMAIN
TO BE DEMOLISHED
TRACT OS-17
12" PVC
WATERMAIN
OHL
12WM
6WM
8SAN
6RM
188
189
190
191
192
193
194
195
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NOTES:

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SEE SHEET 13 OF 32

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Doris Park
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City of Eustis, Florida

Preliminary
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Utility Plan 4

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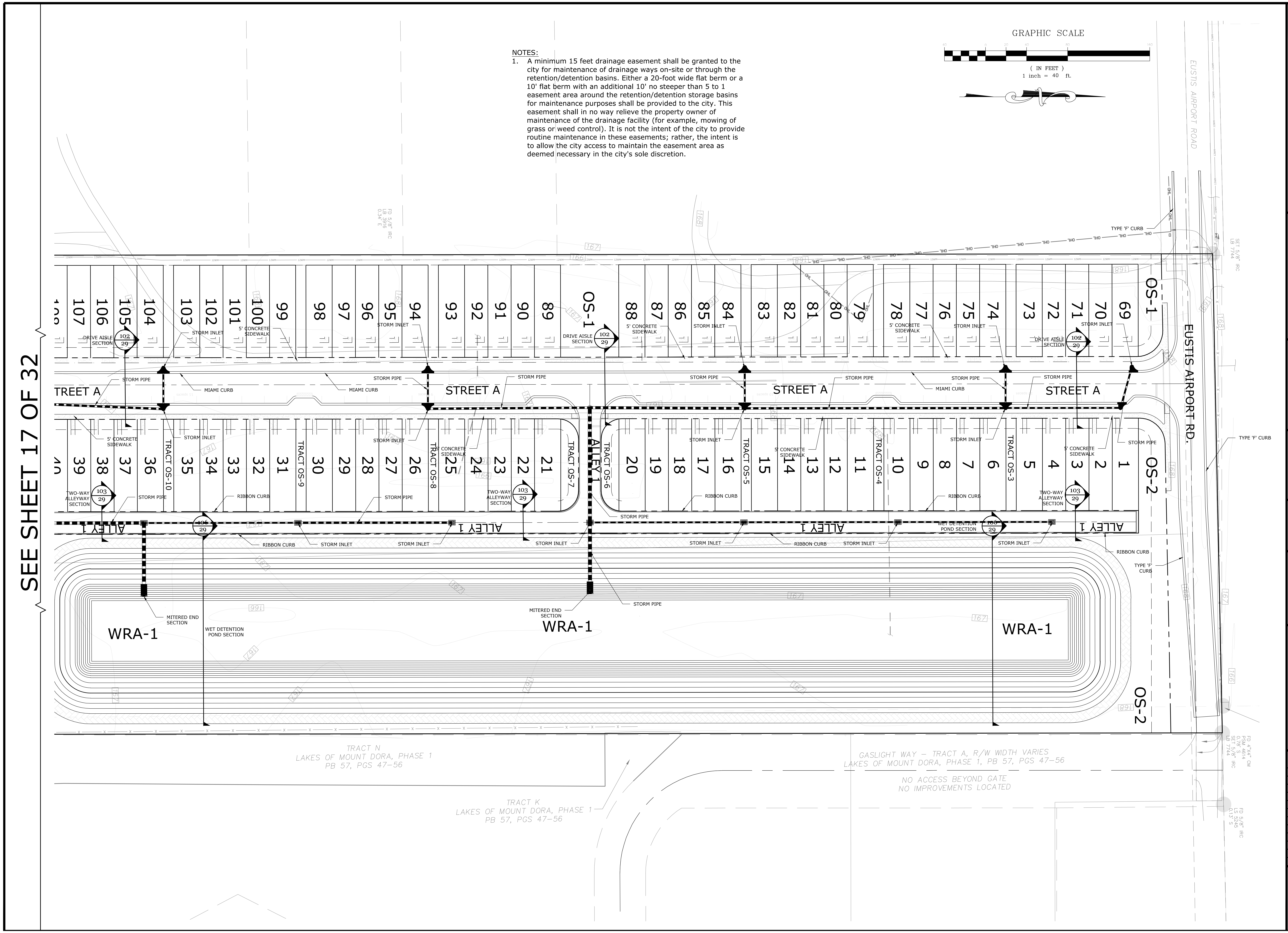
SHEET NUMBER
15 OF 32

NOTES:
1. A minimum 15 feet drainage easement shall be granted to the city for maintenance of drainage ways on-site or through the retention/detention basins. Either a 20-foot wide flat berm or a 10' flat berm with an additional 10' no steeper than 5 to 1 easement area around the retention/detention storage basins for maintenance purposes shall be provided to the city. This easement shall in no way relieve the property owner of maintenance of the drainage facility (for example, mowing of grass or weed control). It is not the intent of the city to provide routine maintenance in these easements; rather, the intent is to allow the city access to maintain the easement area as deemed necessary in the city's sole discretion.


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
SEE SHEET 17 OF 32
EUSTIS AIRPORT ROAD
EUSTIS AIRPORT RD.
STREET A
STREET A
STREET A
STREET A
ALLEY 1
ALLEY 1
ALLEY 1
ALLEY 1
OS-1
OS-1
OS-2
OS-2
TRACT OS-10
TRACT OS-9
TRACT OS-8
TRACT OS-7
TRACT OS-6
TRACT OS-5
TRACT OS-4
TRACT OS-3
107
106
105
104
103
102
101
100
99
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97
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19
18
17
16
15
14
13
12
11
10
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8
7
6
5
4
3
2
1
DRIVE AISLE SECTION
102 29
STORM INLET
5' CONCRETE SIDEWALK
STORM PIPE
MIAMI CURB
CONCRETE SIDEWALK
TWO-WAY ALLEYWAY SECTION
103 29
RIBBON CURB
106 29
WET DETENTION POND SECTION
MITERED END SECTION
TYPE 'F' CURB
WRA-1
WRA-1
WRA-1
TRACT N
LAKES OF MOUNT DORA, PHASE 1
PB 57, PGS 47–56
TRACT K
LAKES OF MOUNT DORA, PHASE 1
PB 57, PGS 47–56
GASLIGHT WAY – TRACT A, R/W WIDTH VARIES
LAKES OF MOUNT DORA, PHASE 1, PB 57, PGS 47–56
NO ACCESS BEYOND GATE
NO IMPROVEMENTS LOCATED
FD 5/8" IRC
SET 5/8" IRC LB 7744
FD 4"X4" CM
FD 5/8" IRC LS 5245
167
168
166

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Doris Park
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Preliminary
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Paving & Drainage 1

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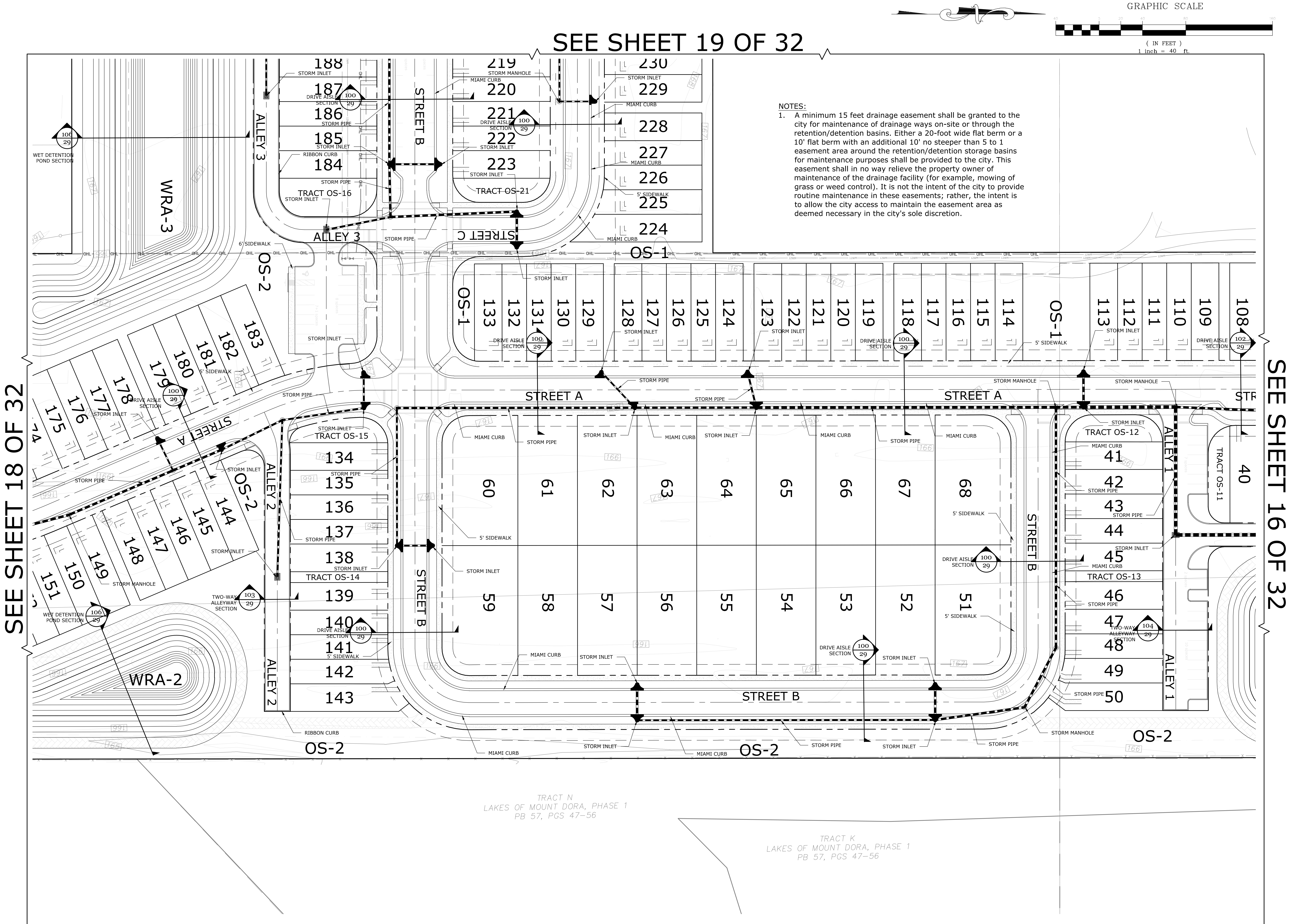
SHEET NUMBER
16 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
SEE SHEET 19 OF 32
SEE SHEET 18 OF 32
SEE SHEET 16 OF 32
WRA-3
WRA-2
WET DETENTION POND SECTION
ALLEY 3
ALLEY 2
ALLEY 1
STREET A
STREET B
STREET C
OS-1
OS-2
TRACT OS-16
TRACT OS-21
TRACT OS-15
TRACT OS-14
TRACT OS-13
TRACT OS-12
TRACT OS-11
STORM INLET
STORM PIPE
STORM MANHOLE
MIAMI CURB
RIBBON CURB
5' SIDEWALK
6' SIDEWALK
DRIVE AISLE SECTION
TWO-WAY ALLEYWAY SECTION
TRACT N
LAKES OF MOUNT DORA, PHASE 1
PB 57, PGS 47-56
TRACT K
LAKES OF MOUNT DORA, PHASE 1
PB 57, PGS 47-56

NOTES:

1. A minimum 15 feet drainage easement shall be granted to the city for maintenance of drainage ways on-site or through the retention/detention basins. Either a 20-foot wide flat berm or a 10' flat berm with an additional 10' no steeper than 5 to 1 easement area around the retention/detention storage basins for maintenance purposes shall be provided to the city. This easement shall in no way relieve the property owner of maintenance of the drainage facility (for example, mowing of grass or weed control). It is not the intent of the city to provide routine maintenance in these easements; rather, the intent is to allow the city access to maintain the easement area as deemed necessary in the city's sole discretion.

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Doris Park
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City of Eustis, Florida

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Paving & Drainage 2

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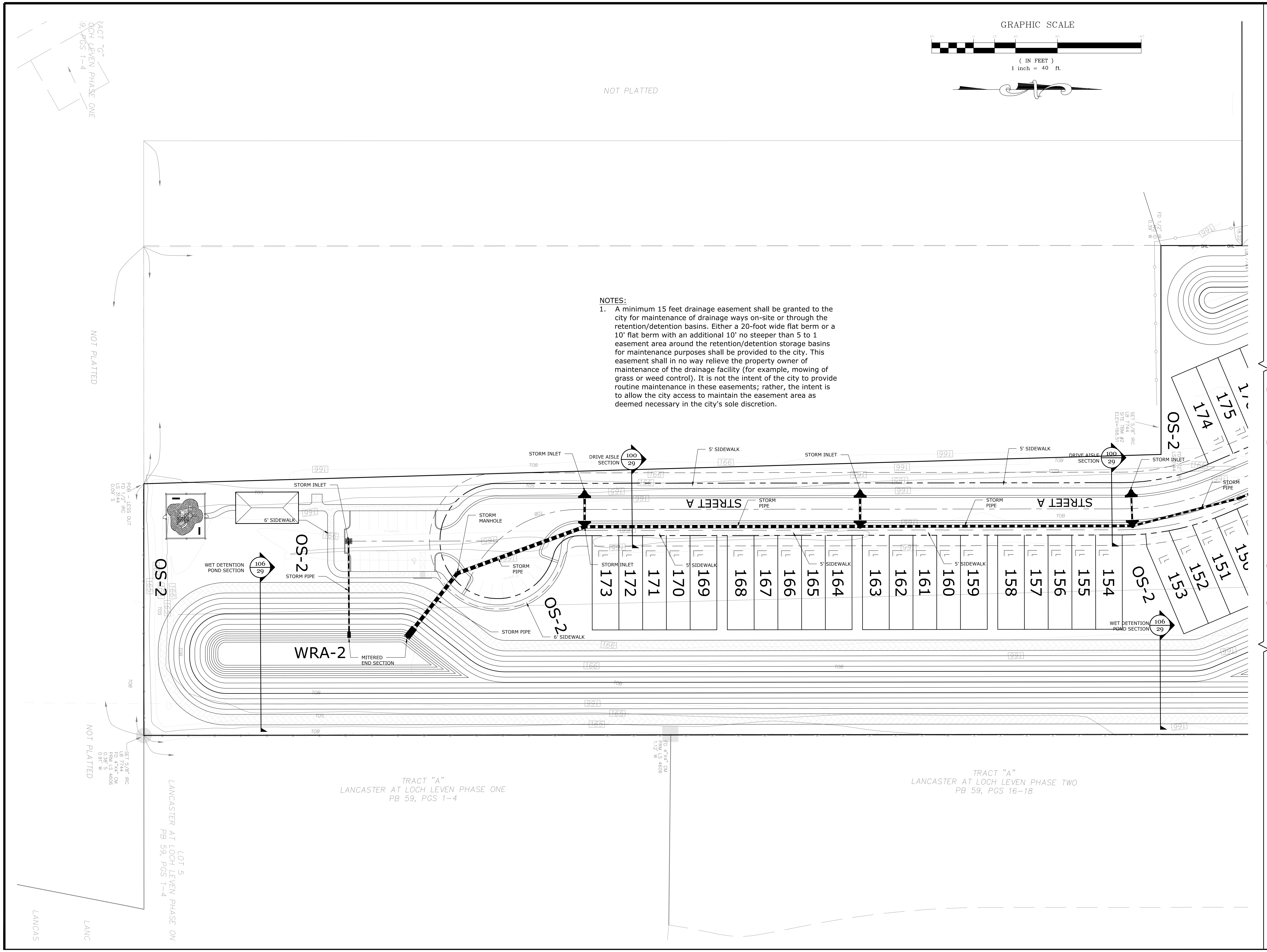
17 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
NOT PLATTED
NOT PLATTED
NOT PLATTED
TRACT "G"
LOCH LEVEN PHASE ONE
9, PGS 1-4
STORM INLET
DRIVE AISLE SECTION
100
29
5' SIDEWALK
STORM INLET
DRIVE AISLE SECTION
STORM INLET
STORM PIPE
STREET A
STREET A
STORM PIPE
STORM PIPE
STORM MANHOLE
6' SIDEWALK
OS-2
OS-2
OS-2
OS-2
OS-2
WET DETENTION POND SECTION
106
29
STORM PIPE
STORM PIPE
STORM INLET
5' SIDEWALK
5' SIDEWALK
5' SIDEWALK
6' SIDEWALK
WRA-2
MITERED END SECTION
173
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152
151
174
175
TOB
TOS
166
165
SEE SHEET 17 OF 32
TRACT "A"
LANCASTER AT LOCH LEVEN PHASE ONE
PB 59, PGS 1-4
TRACT "A"
LANCASTER AT LOCH LEVEN PHASE TWO
PB 59, PGS 16-18
LOT 5
LANCASTER AT LOCH LEVEN PHASE ONE
PB 59, PGS 1-4
SET 5/8" IRC
FD 4"X4" CM
PRM LS 4606

NOTES:

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Doris Park
Landing Subdivision
City of Eustis, Florida

Preliminary
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Paving &
Drainage 3

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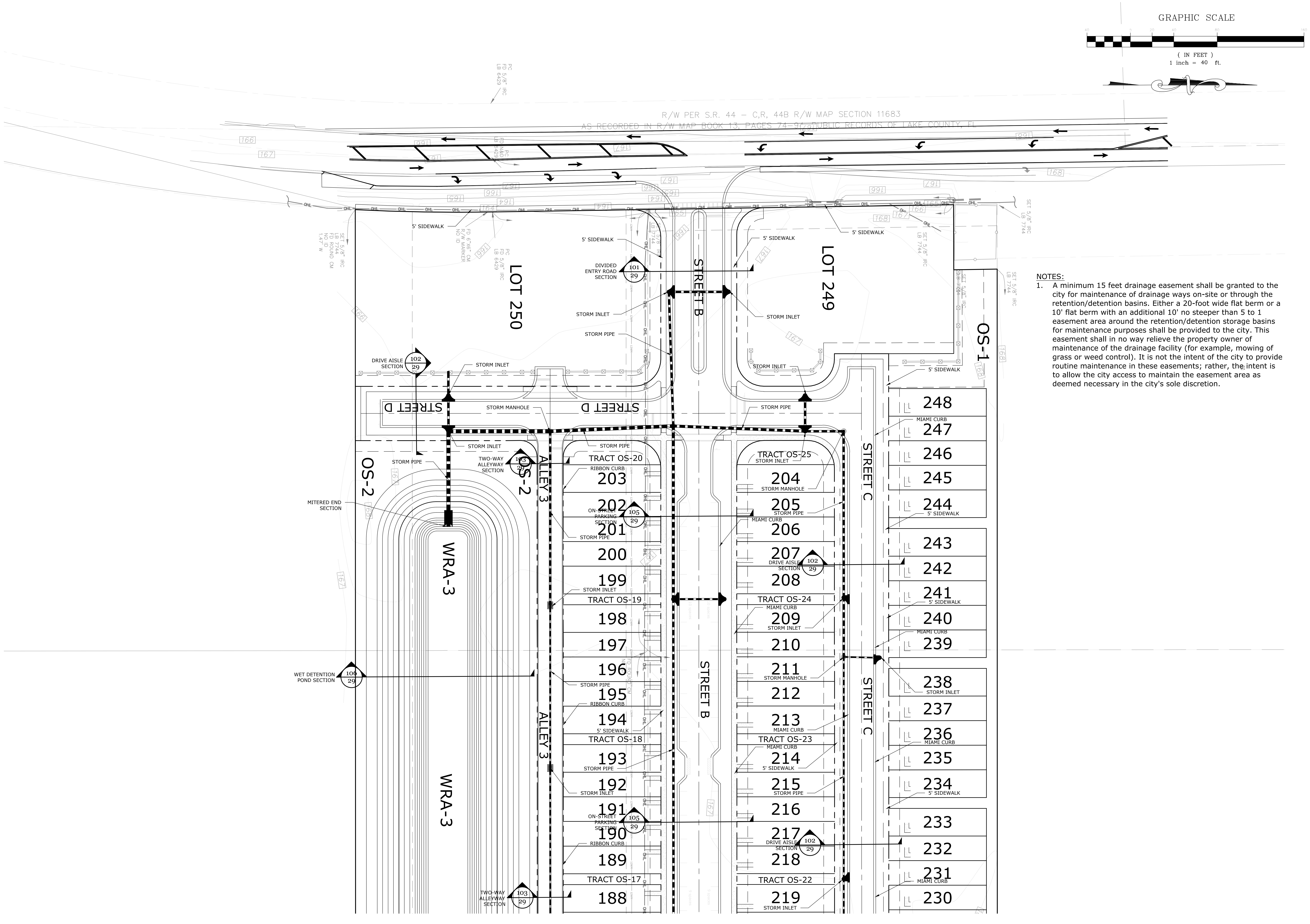
18 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
R/W PER S.R. 44 – C.R. 44B R/W MAP SECTION 11683
AS RECORDED IN R/W MAP BOOK 13, PAGES 74-96, PUBLIC RECORDS OF LAKE COUNTY, FL
LOT 250
LOT 249
STREET B
STREET C
STREET D
ALLEY 3
OS-1
OS-2
WRA-3
TRACT OS-17
TRACT OS-18
TRACT OS-19
TRACT OS-20
TRACT OS-22
TRACT OS-23
TRACT OS-24
TRACT OS-25
5' SIDEWALK
DIVIDED ENTRY ROAD SECTION
DRIVE AISLE SECTION
TWO-WAY ALLEYWAY SECTION
ON-STREET PARKING SECTION
WET DETENTION POND SECTION
MITERED END SECTION
STORM INLET
STORM PIPE
STORM MANHOLE
RIBBON CURB
MIAMI CURB
100 29
101 29
102 29
103 29
105 29
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NOTES:

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SEE SHEET 17 OF 32

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Paving & Drainage 4

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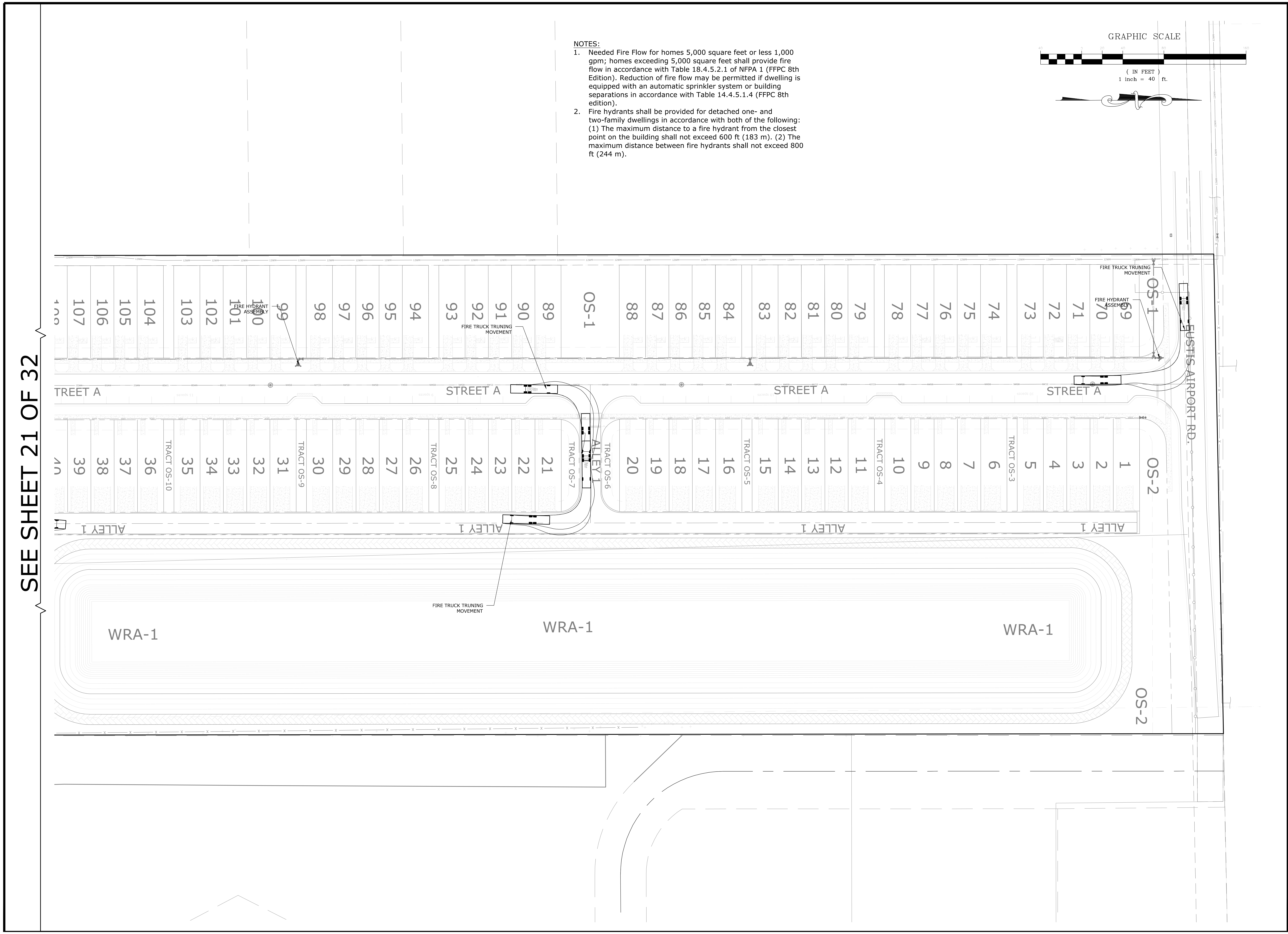
SHEET NUMBER

19 OF 32

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)
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SEE SHEET 21 OF 32
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OS-1
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72
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69
OS-1
FIRE HYDRANT ASSEMBLY
FIRE TRUCK TRUNING MOVEMENT
STREET A
EUSTIS AIRPORT RD.
39
38
37
36
TRACT OS-10
35
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33
32
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TRACT OS-9
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TRACT OS-8
25
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TRACT OS-7
ALLEY 1
TRACT OS-6
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TRACT OS-5
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TRACT OS-4
10
9
8
7
6
TRACT OS-3
5
4
3
2
1
OS-2
WRA-1
OS-2

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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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GEOFFREY L. SUMMITT, P.E.
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FL Registration #58775
Certificate of Authorization #29665

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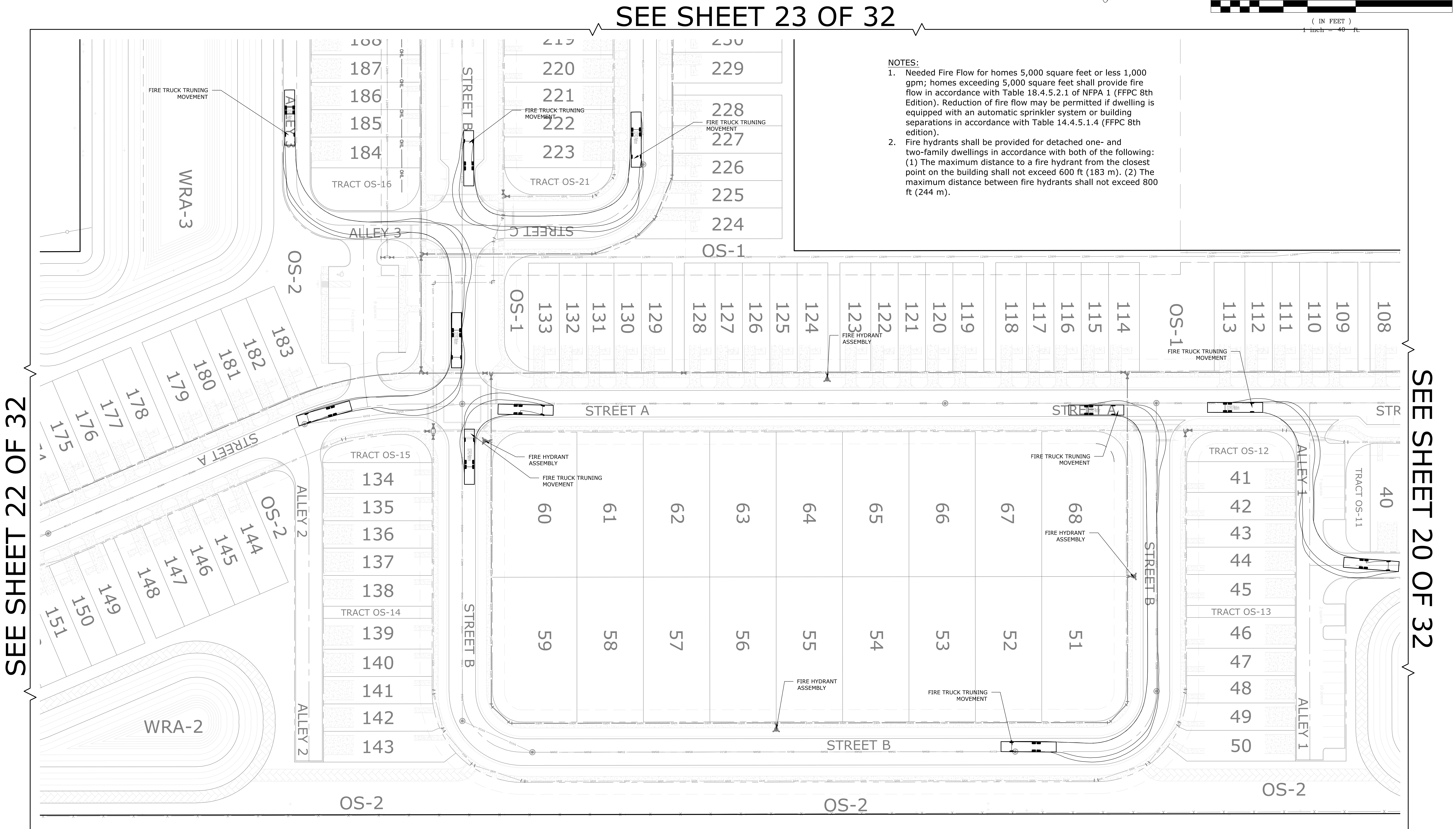
SHEET NUMBER
20 OF 32


SEE SHEET 23 OF 32
SEE SHEET 22 OF 32
SEE SHEET 20 OF 32
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
STREET A
STREET B
STREET C
ALLEY 1
ALLEY 2
ALLEY 3
WRA-2
WRA-3
OS-1
OS-2
TRACT OS-11
TRACT OS-12
TRACT OS-13
TRACT OS-14
TRACT OS-15
TRACT OS-16
TRACT OS-21
FIRE TRUCK TRUNING MOVEMENT
FIRE HYDRANT ASSEMBLY
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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).

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Doris Park
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Fire Turning Plan 2

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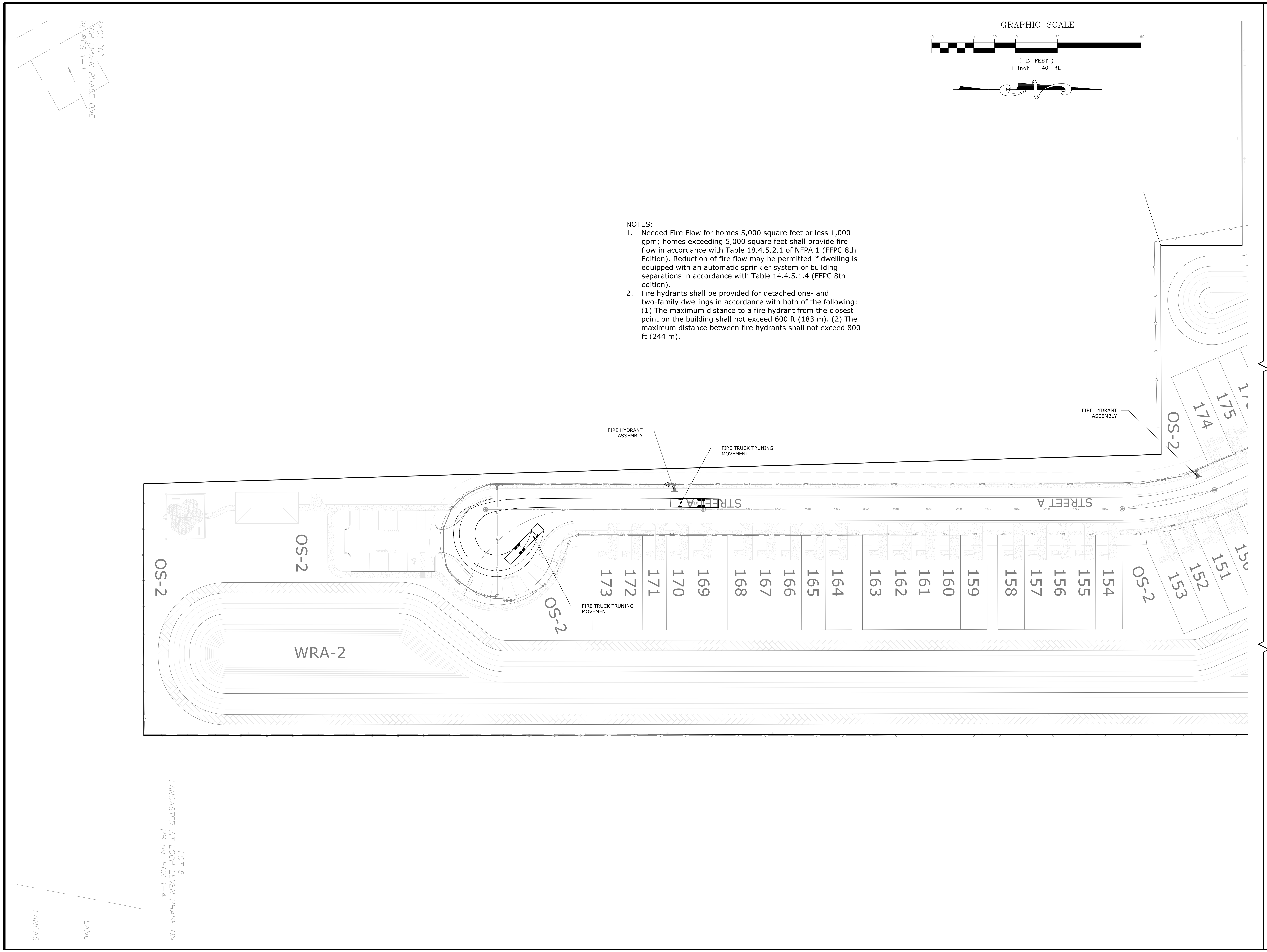
SHEET NUMBER

21 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
FIRE HYDRANT ASSEMBLY
FIRE TRUCK TRUNING MOVEMENT
FIRE HYDRANT ASSEMBLY
FIRE TRUCK TRUNING MOVEMENT
STREET A
STREET A
OS-2
OS-2
OS-2
OS-2
OS-2
WRA-2
173
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166
165
164
163
162
161
160
159
158
157
156
155
154
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175
TRACT "G" LOCH LEVEN PHASE ONE PB 59, PGS 1-4
LOT 5 LANCASTER AT LOCH LEVEN PHASE ON PB 59, PGS 1-4
SEE SHEET 21 OF 32

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).
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Doris Park
Landing Subdivision
City of Eustis, Florida

Preliminary
Subdivision Plan

Fire Turning Plan 3

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SHEET NUMBER
22 OF 32

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).
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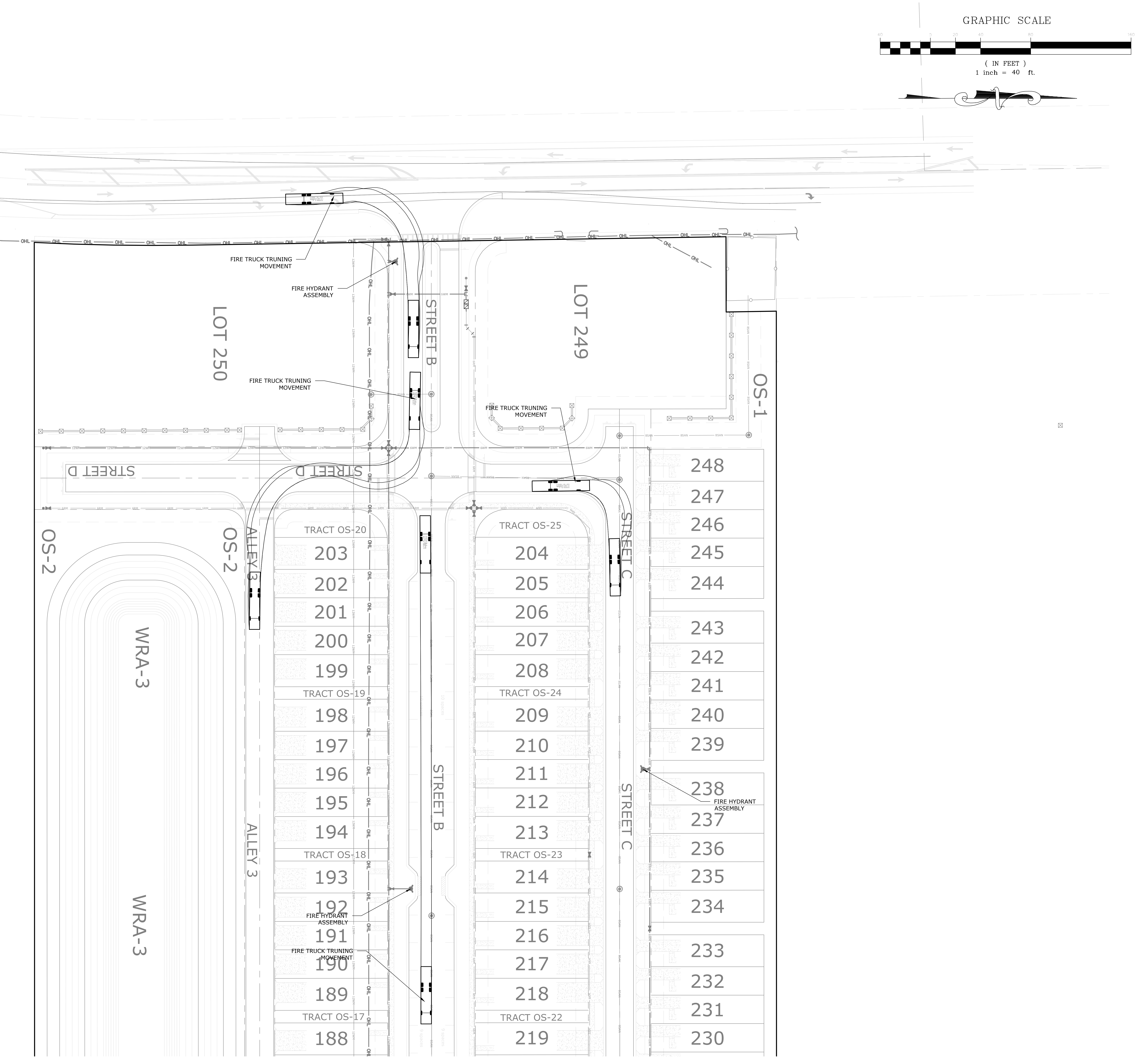
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
OHL
FIRE TRUCK TRUNING MOVEMENT
FIRE HYDRANT ASSEMBLY
LOT 250
LOT 249
STREET B
STREET C
STREET D
ALLEY 3
OS-1
OS-2
WRA-3
TRACT OS-20
TRACT OS-25
TRACT OS-19
TRACT OS-24
TRACT OS-18
TRACT OS-23
TRACT OS-17
TRACT OS-22
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SEE SHEET 21 OF 32

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Doris Park
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City of Eustis, Florida

Preliminary
Subdivision Plan

Fire Turning
Plan 4

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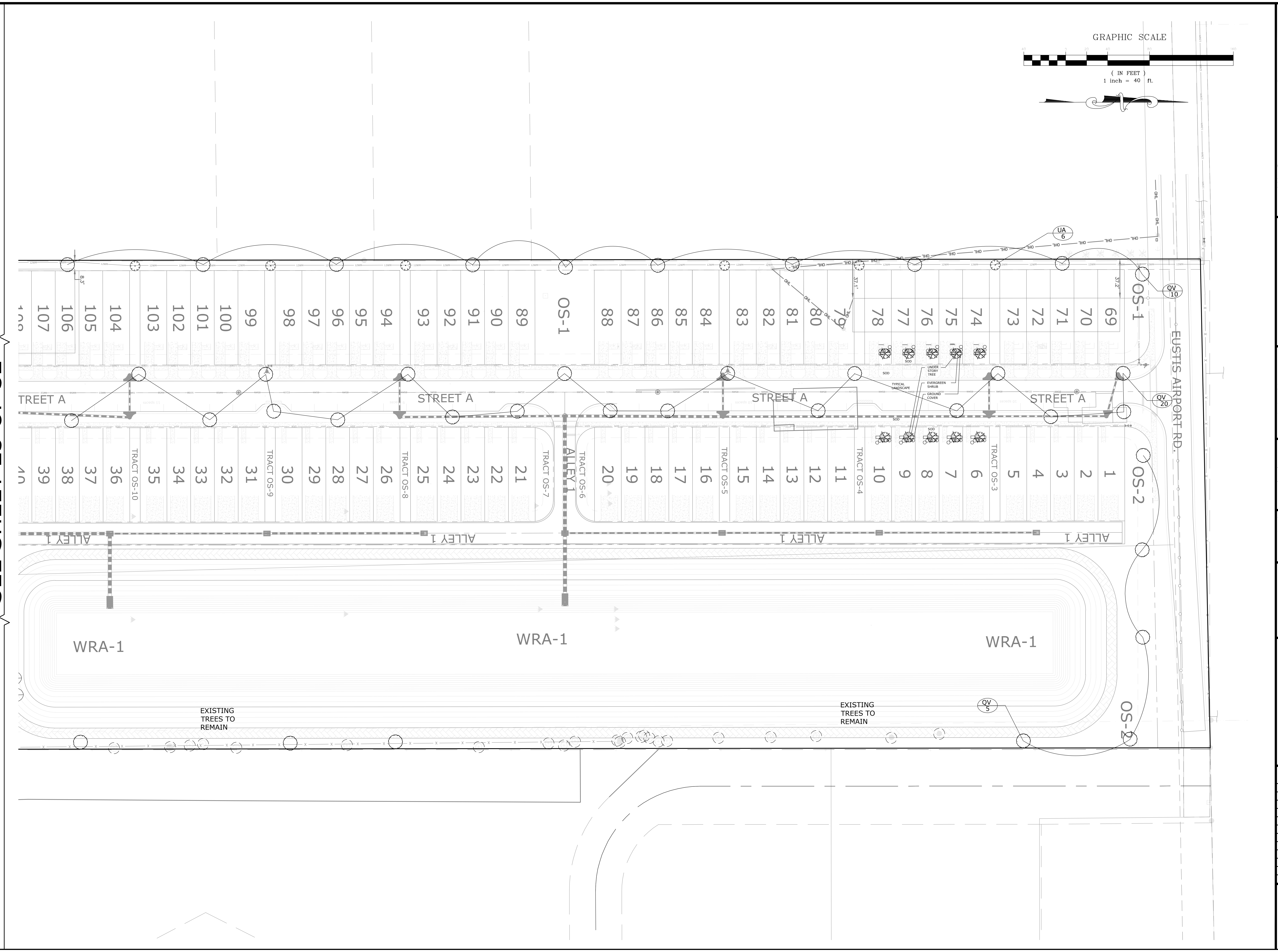
SHEET NUMBER
23 OF 32

SEE SHEET 25 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
STREET A
ALLEY 1
OS-1
OS-2
EUSTIS AIRPORT RD.
WRA-1
WRA-1
WRA-1
TRACT OS-3
TRACT OS-4
TRACT OS-5
TRACT OS-6
TRACT OS-7
TRACT OS-8
TRACT OS-9
TRACT OS-10
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
UA 6
QV 10
QV 20
QV 5
SOD
UNDER STORY TREE
EVERGREEN SHRUB
GROUND COVER
TYPICAL LANDSCAPE
8.3'
37.1'
37.2'
1
2
3
4
5
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9
10
11
12
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Doris Park
Landing Subdivision
City of Eustis, Florida

Preliminary
Subdivision Plan

Landscape Plan
1

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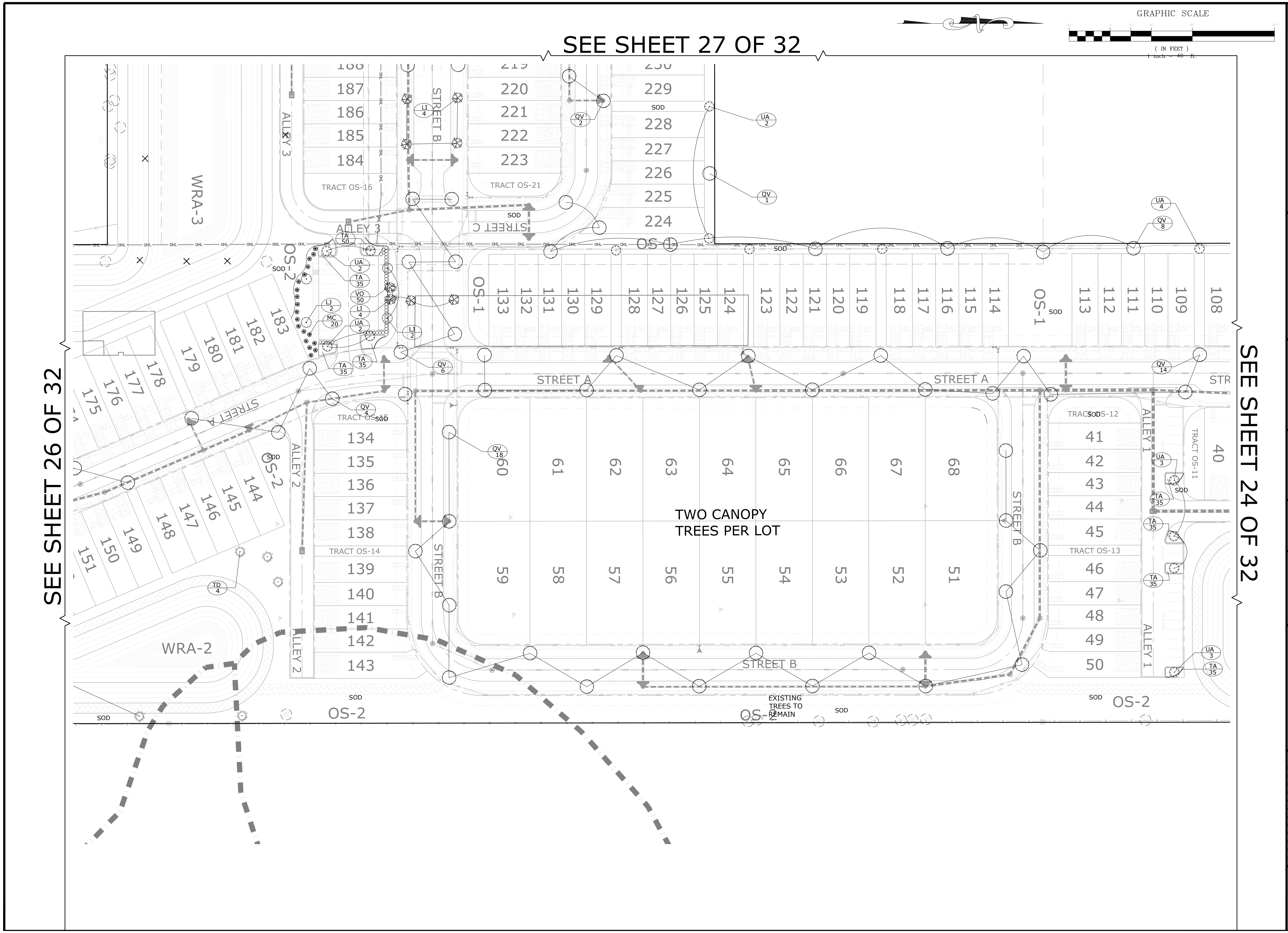
SHEET NUMBER
24 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
SEE SHEET 27 OF 32
SEE SHEET 26 OF 32
SEE SHEET 24 OF 32
WRA-3
WRA-2
ALLEY 3
ALLEY 2
ALLEY 1
STREET A
STREET B
STREET C
TRACT OS-16
TRACT OS-21
TRACT OS-14
TRACT OS-13
TRACT OS-12
TRACT OS-11
OS-1
OS-2
SOD
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40
TWO CANOPY TREES PER LOT
EXISTING TREES TO REMAIN
LI 4
QV 2
UA 2
QV 1
UA 4
QV 8
TA 50
UA 2
TA 35
VO 50
LI 4
LJ 2
MC 20
UA 2
LJ 2
TA 35
TA 35
QV 6
QV 4
QV 18
QV 14
UA 3
TA 35
TA 35
TA 35
UA 3
TA 35
TD 4

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Doris Park
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City of Eustis, Florida

Preliminary
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Landscape Plan
2

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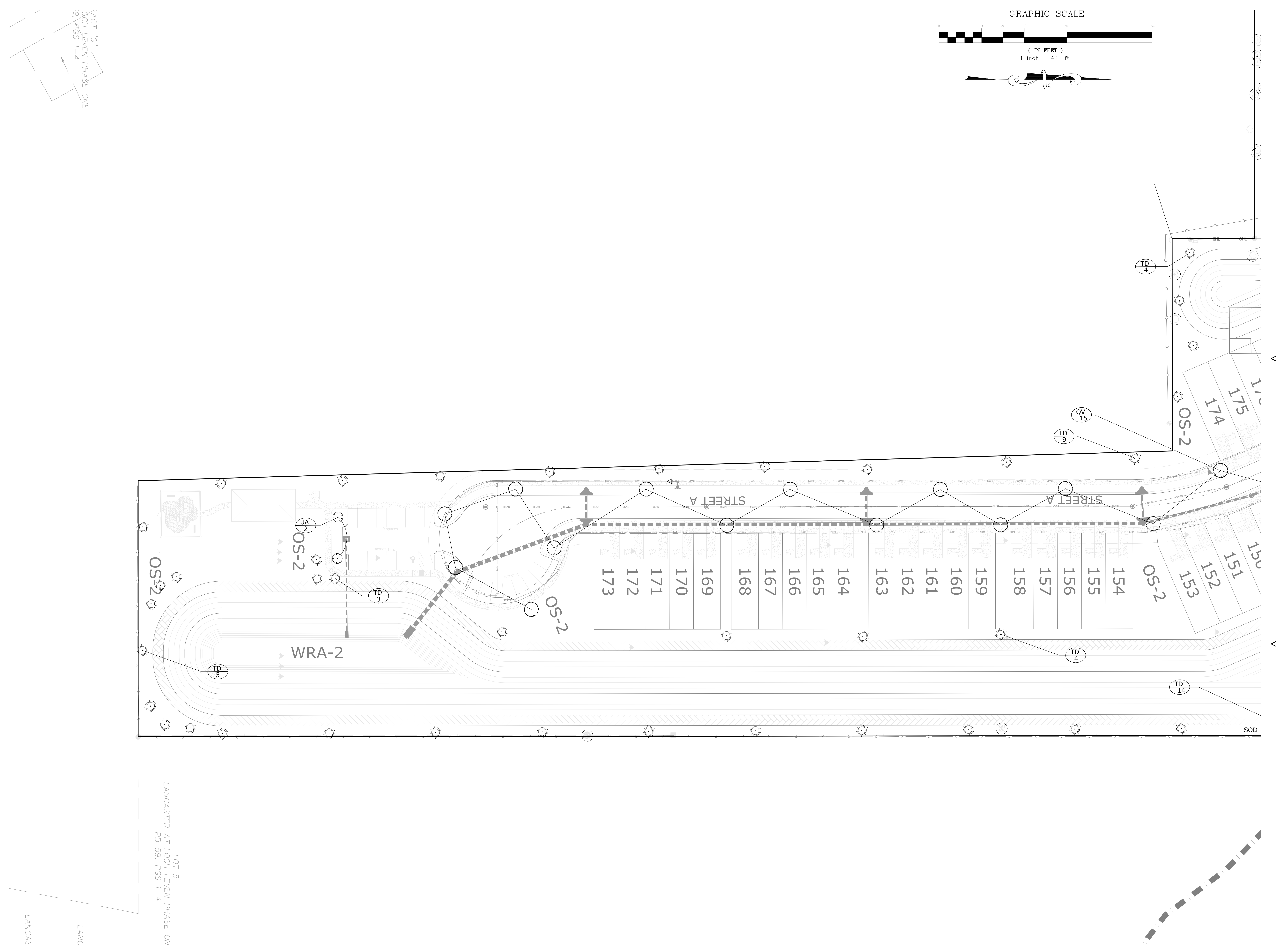
SHEET NUMBER
25 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
STREET A
STREET A
OS-2
OS-2
OS-2
OS-2
OS-2
WRA-2
UA 2
TD 3
TD 4
TD 4
TD 5
TD 9
TD 14
QV 15
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172
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154
153
152
151
174
175
SOD
LOT 5
LANCASTER AT LOCH LEVEN PHASE ON
PB 59, PGS 1-4
LOCH LEVEN PHASE ONE
9, PGS 1-4

SEE SHEET 27 OF 32

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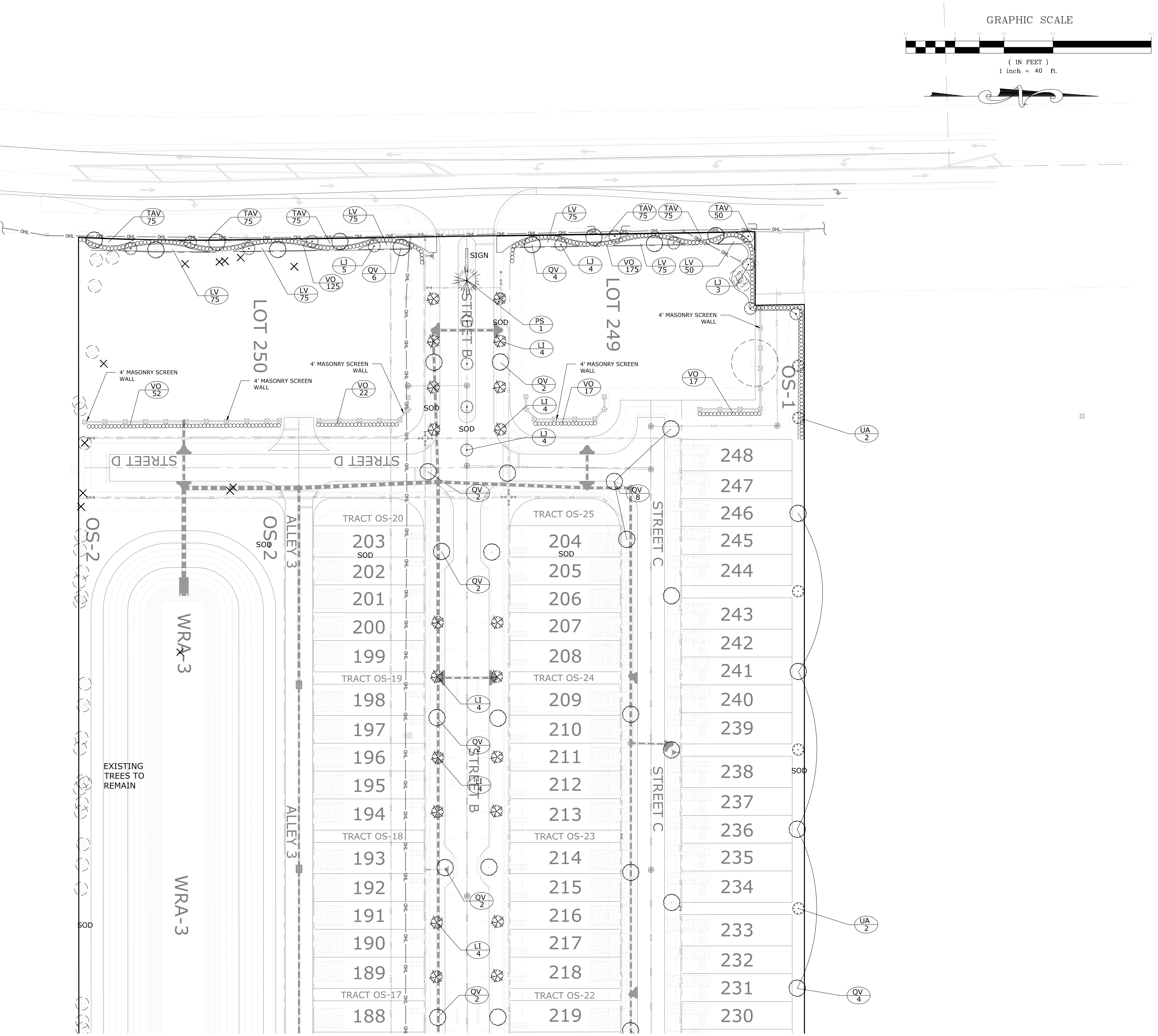
26 OF 32


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
LOT 250
LOT 249
STREET B
STREET C
STREET D
ALLEY 3
OS-1
OS-2
WRA-3
SIGN
SOD
4' MASONRY SCREEN WALL
EXISTING TREES TO REMAIN
TRACT OS-17
TRACT OS-18
TRACT OS-19
TRACT OS-20
TRACT OS-22
TRACT OS-23
TRACT OS-24
TRACT OS-25
TAV 75
TAV 50
LV 75
LV 50
LJ 5
LJ 4
LJ 3
QV 6
QV 4
QV 2
QV 8
VO 125
VO 175
VO 52
VO 22
VO 17
PS 1
LI 4
UA 2
203
202
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SEE SHEET 25 OF 32

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SHEET NUMBER
27 OF 32

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

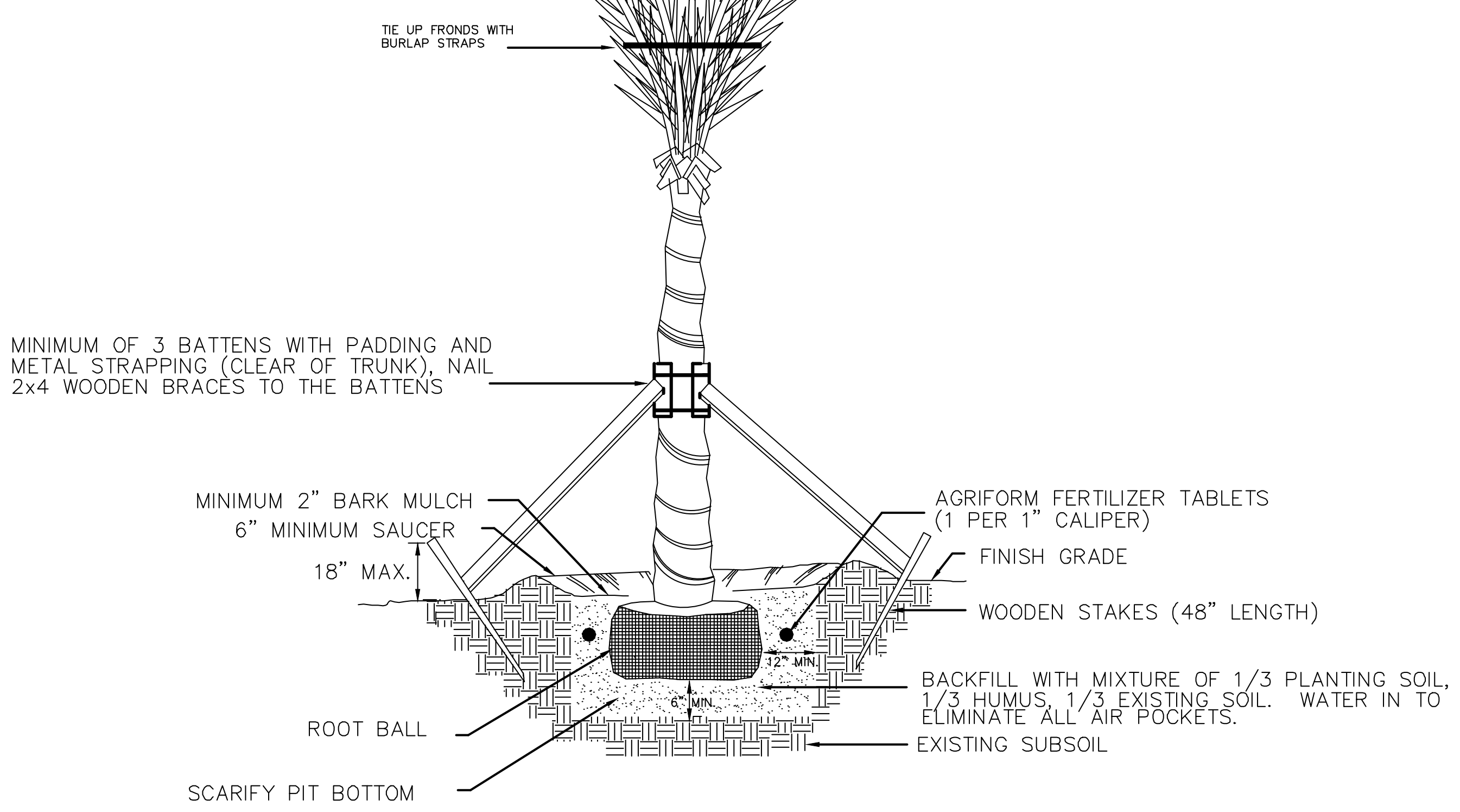
TREE CALCULATIONS

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

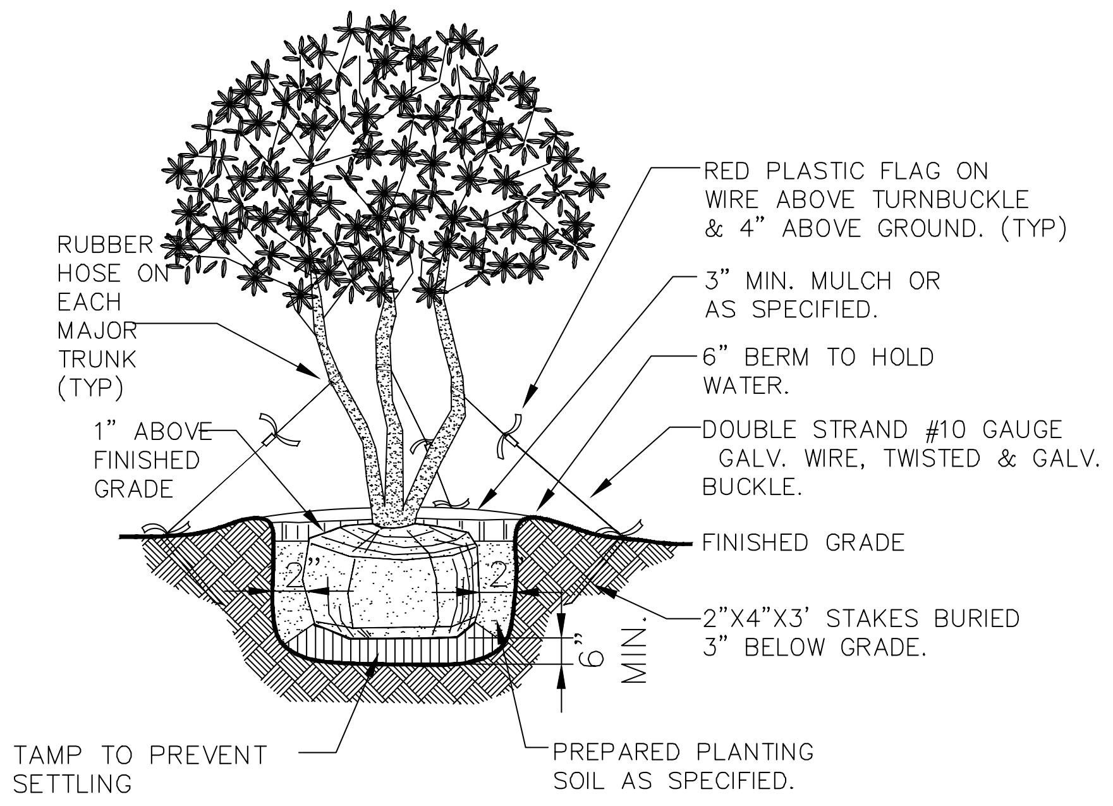
TOTAL 1510" – 316" = 1194"CREDIT

GENERAL LANDSCAPE NOTES

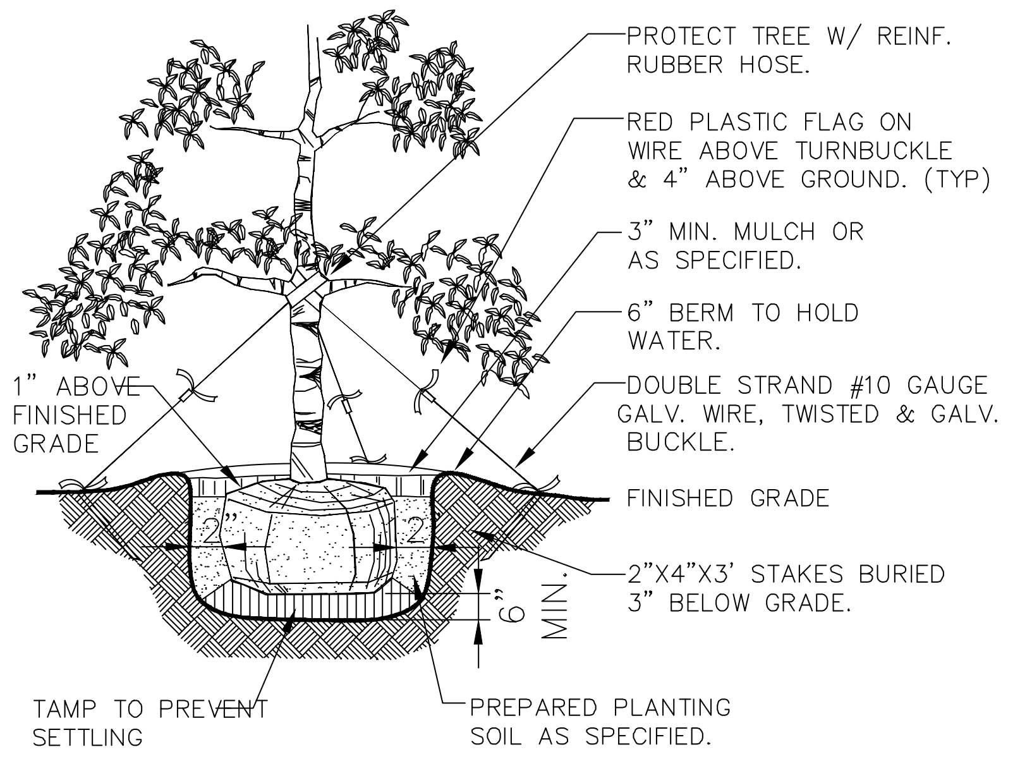
1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS 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.


TIE UP FRONDS WITH BURLAP STRAPS
MINIMUM OF 3 BATTENS WITH PADDING AND METAL STRAPPING (CLEAR OF TRUNK), NAIL 2x4 WOODEN BRACES TO THE BATTENS
MINIMUM 2" BARK MULCH
6" MINIMUM SAUCER
18" MAX.
AGRIFORM FERTILIZER TABLETS (1 PER 1" CALIPER)
FINISH GRADE
WOODEN STAKES (48" LENGTH)
12" MIN.
6" MIN.
BACKFILL WITH MIXTURE OF 1/3 PLANTING SOIL, 1/3 HUMUS, 1/3 EXISTING SOIL. WATER IN TO ELIMINATE ALL AIR POCKETS.
ROOT BALL
EXISTING SUBSOIL
SCARIFY PIT BOTTOM

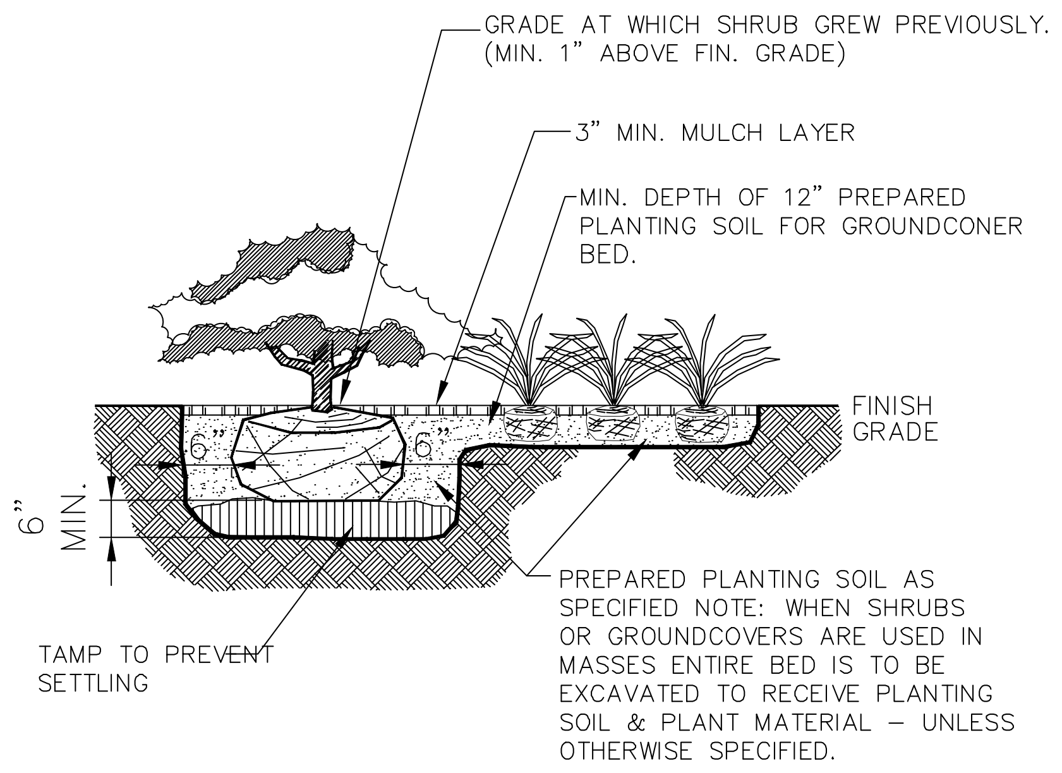
PALM PLANTING DETAIL


RUBBER HOSE ON EACH MAJOR TRUNK (TYP)
1" ABOVE FINISHED GRADE
RED PLASTIC FLAG ON WIRE ABOVE TURNBUCKLE & 4" ABOVE GROUND. (TYP)
3" MIN. MULCH OR AS SPECIFIED.
6" BERM TO HOLD WATER.
DOUBLE STRAND #10 GAUGE GALV. WIRE, TWISTED & GALV. BUCKLE.
FINISHED GRADE
2"
2"
2"X4"X3' STAKES BURIED 3" BELOW GRADE.
6" MIN.
TAMP TO PREVENT SETTLING
PREPARED PLANTING SOIL AS SPECIFIED.

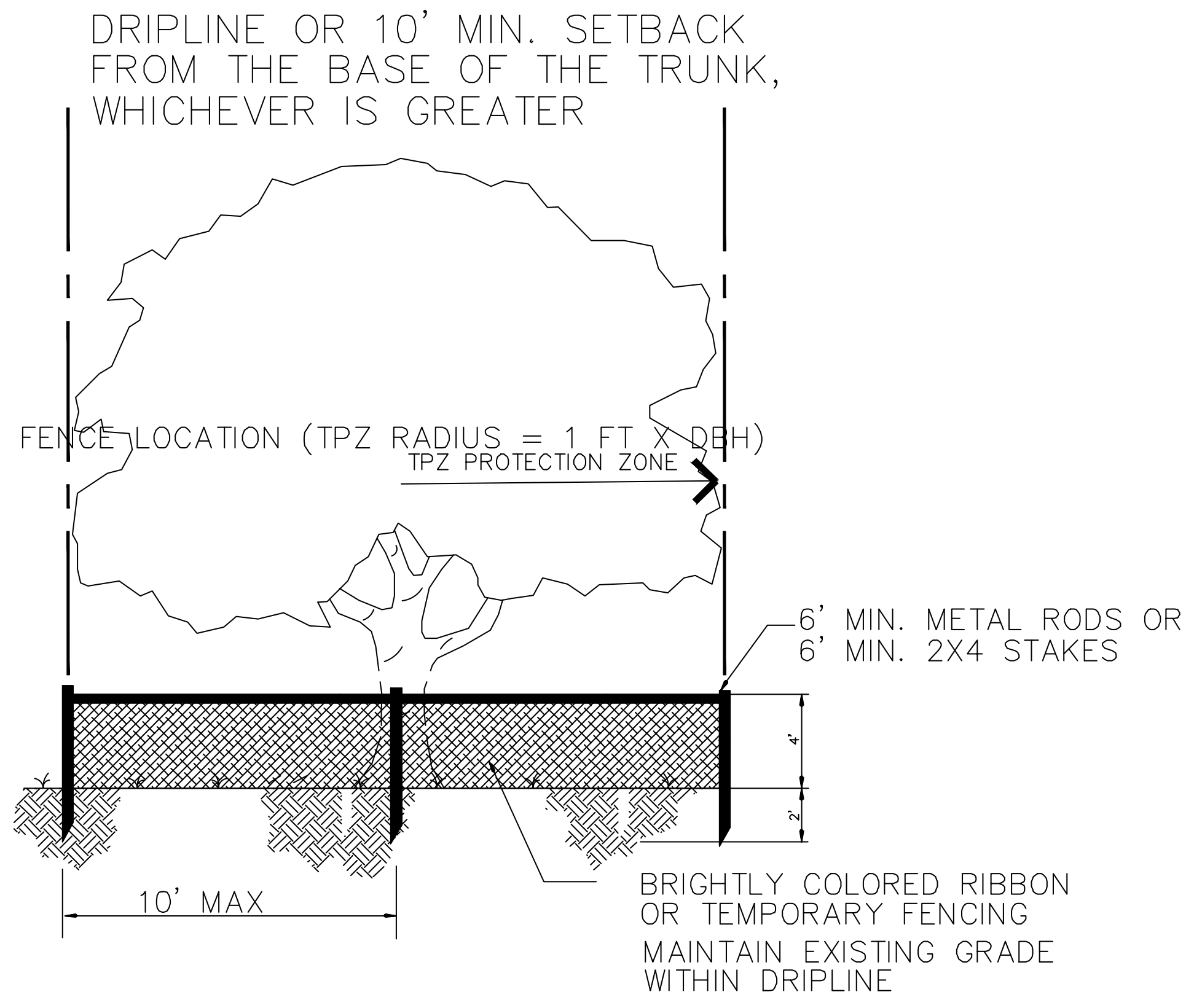
MULTI–TRUNK DETAIL


PROTECT TREE W/ REINF. RUBBER HOSE.
RED PLASTIC FLAG ON WIRE ABOVE TURNBUCKLE & 4" ABOVE GROUND. (TYP)
3" MIN. MULCH OR AS SPECIFIED.
6" BERM TO HOLD WATER.
DOUBLE STRAND #10 GAUGE GALV. WIRE, TWISTED & GALV. BUCKLE.
1" ABOVE FINISHED GRADE
FINISHED GRADE
2"
2"
2"X4"X3' STAKES BURIED 3" BELOW GRADE.
6" MIN.
TAMP TO PREVENT SETTLING
PREPARED PLANTING SOIL AS SPECIFIED.

TREE PLANTING DETAIL


GRADE AT WHICH SHRUB GREW PREVIOUSLY. (MIN. 1" ABOVE FIN. GRADE)
3" MIN. MULCH LAYER
MIN. DEPTH OF 12" PREPARED PLANTING SOIL FOR GROUNDCONER BED.
FINISH GRADE
6"
6"
6" MIN.
TAMP TO PREVENT SETTLING
PREPARED PLANTING SOIL AS SPECIFIED NOTE: WHEN SHRUBS OR GROUNDCOVERS ARE USED IN MASSES ENTIRE BED IS TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL – UNLESS OTHERWISE SPECIFIED.

SHRUB AND GROUND COVER DETAIL


DRIPLINE OR 10' MIN. SETBACK FROM THE BASE OF THE TRUNK, WHICHEVER IS GREATER
FENCE LOCATION (TPZ RADIUS = 1 FT X DBH)
TPZ PROTECTION ZONE
6' MIN. METAL RODS OR 6' MIN. 2X4 STAKES
4'
2'
10' MAX
BRIGHTLY COLORED RIBBON OR TEMPORARY FENCING
MAINTAIN EXISTING GRADE WITHIN DRIPLINE

TREE BARRICADE DETAIL

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

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

Landscape
Details

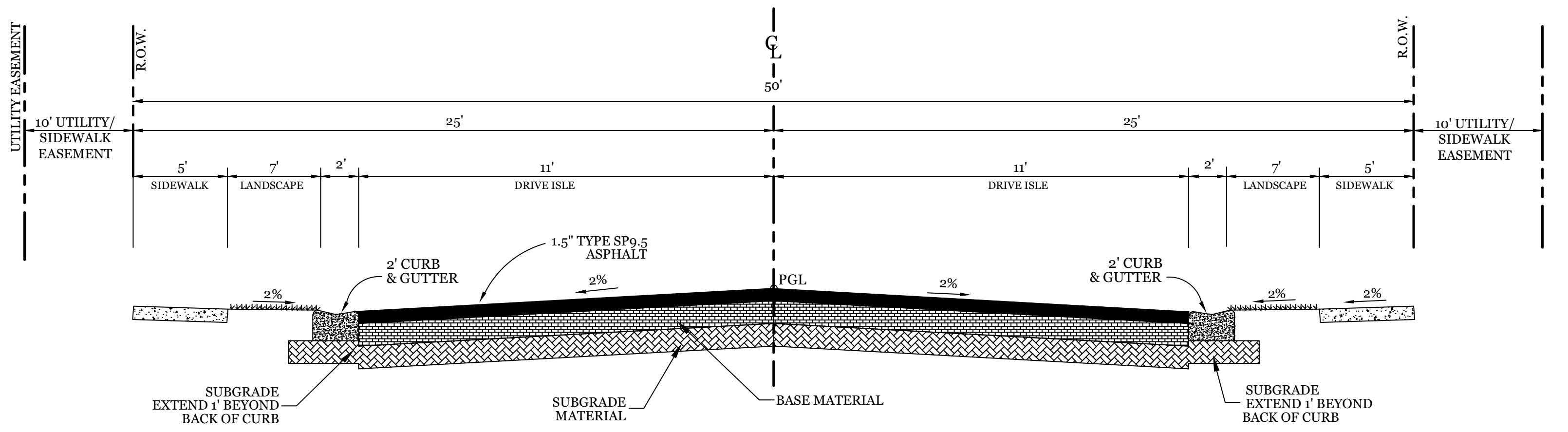
Plans not valid unless Signed,
Dated and Sealed below.

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

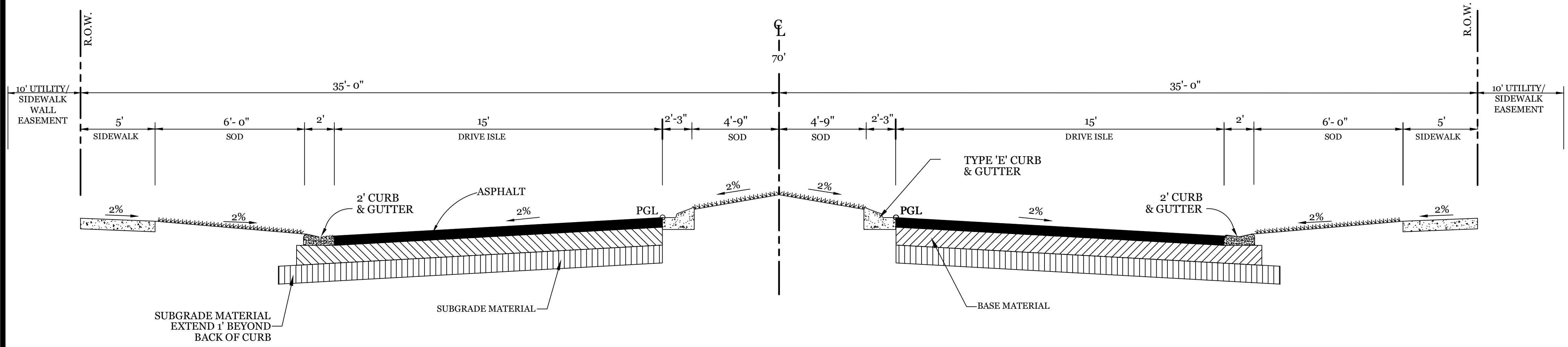
Revisions

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

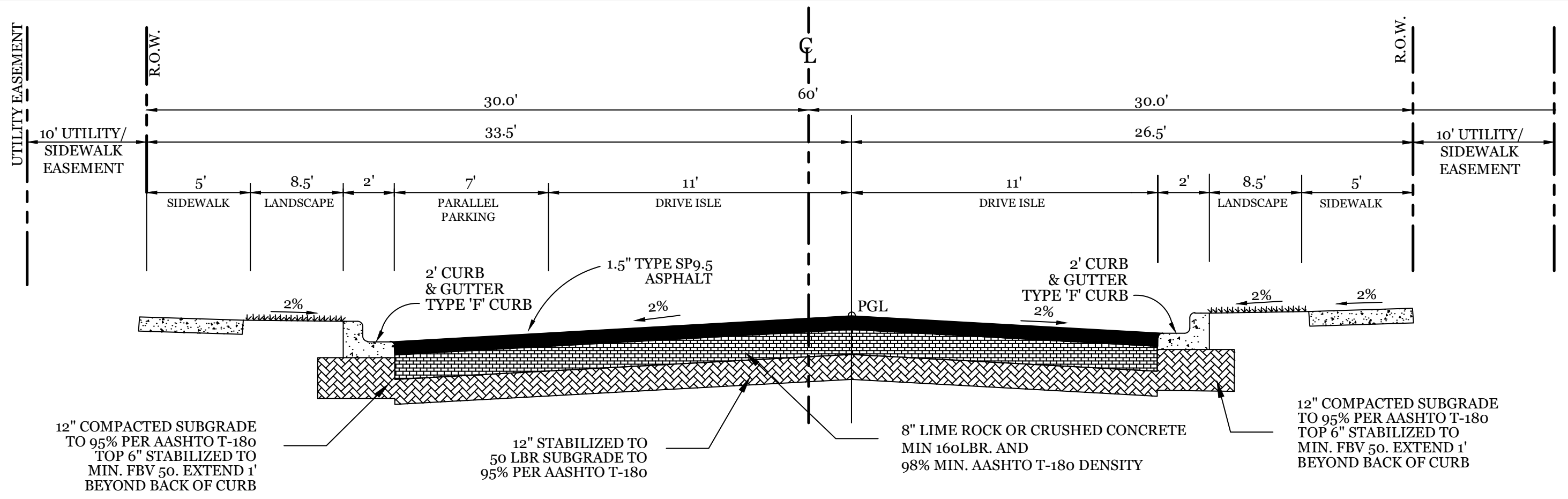
SHEET NUMBER
28 OF 32


UTILITY EASEMENT
R.O.W.
CL
50'
10' UTILITY/ SIDEWALK EASEMENT
25'
5' SIDEWALK
7' LANDSCAPE
2'
11' DRIVE ISLE
1.5" TYPE SP9.5 ASPHALT
2' CURB & GUTTER
PGL
2%
SUBGRADE EXTEND 1' BEYOND BACK OF CURB
SUBGRADE MATERIAL
BASE MATERIAL

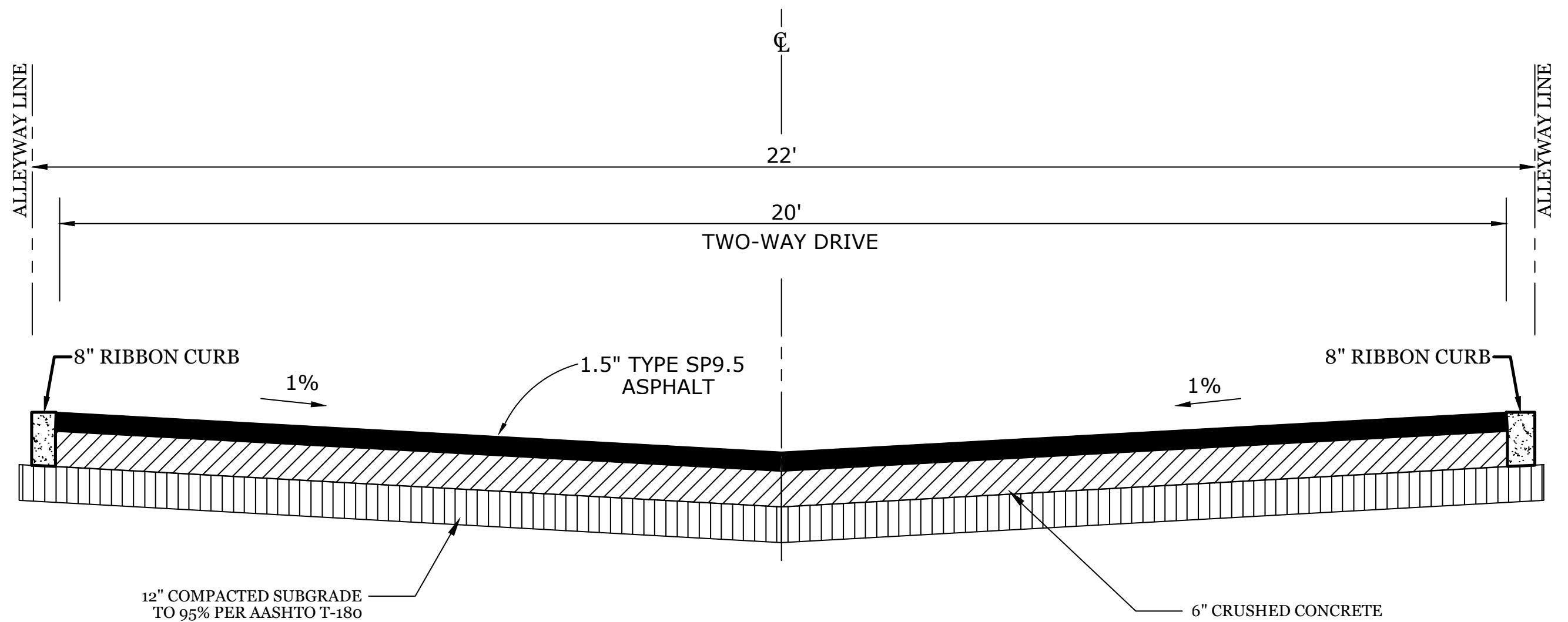
100 TYPICAL 50' ROW ROADWAY CROSS SECTION DETAIL
- N.T.S.


R.O.W.
CL
70'
10' UTILITY/ SIDEWALK WALL EASEMENT
10' UTILITY/ SIDEWALK EASEMENT
35'- 0"
5' SIDEWALK
6'- 0" SOD
2'
15' DRIVE ISLE
2'-3"
4'-9" SOD
TYPE 'E' CURB & GUTTER
2' CURB & GUTTER
ASPHALT
PGL
2%
SUBGRADE MATERIAL EXTEND 1' BEYOND BACK OF CURB
SUBGRADE MATERIAL
BASE MATERIAL

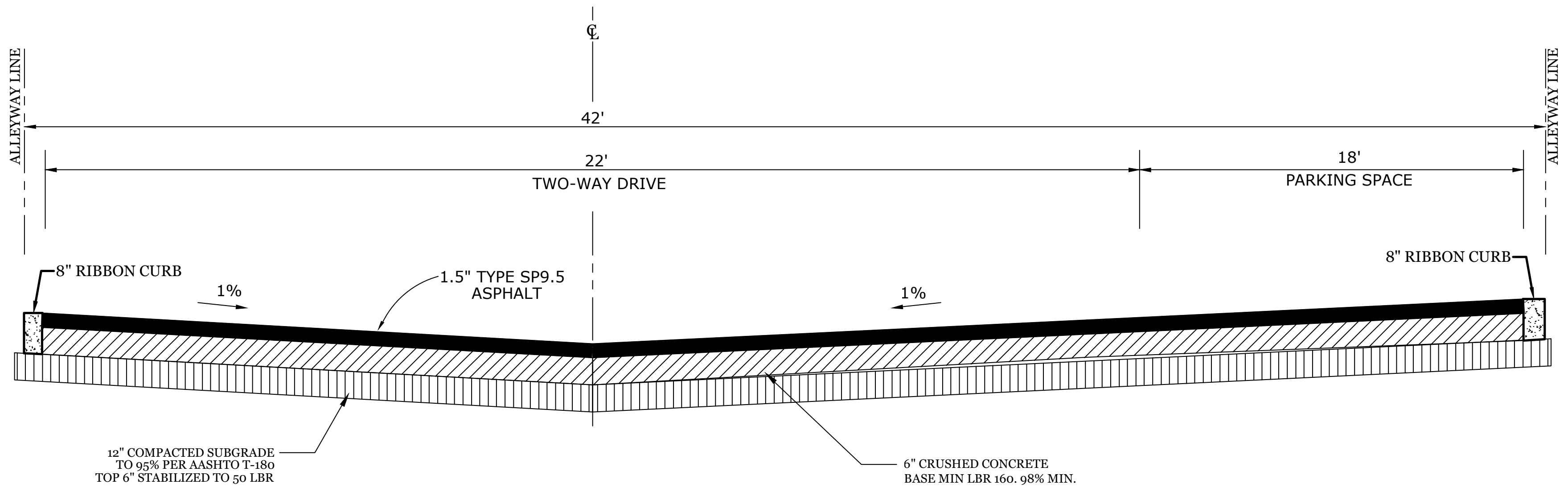
101 TYPICAL DIVIDED ENTRY ROAD CROSS SECTION DETAIL
- N.T.S.


UTILITY EASEMENT
R.O.W.
CL
60'
30.0'
33.5'
26.5'
10' UTILITY/ SIDEWALK EASEMENT
5' SIDEWALK
8.5' LANDSCAPE
2'
7' PARALLEL PARKING
11' DRIVE ISLE
2' CURB & GUTTER TYPE 'F' CURB
1.5" TYPE SP9.5 ASPHALT
PGL
2%
12" COMPACTED SUBGRADE TO 95% PER AASHTO T-180 TOP 6" STABILIZED TO MIN. FBV 50. EXTEND 1' BEYOND BACK OF CURB
12" STABILIZED TO 50 LBR SUBGRADE TO 95% PER AASHTO T-180
8" LIME ROCK OR CRUSHED CONCRETE MIN 160LBR. AND 98% MIN. AASHTO T-180 DENSITY

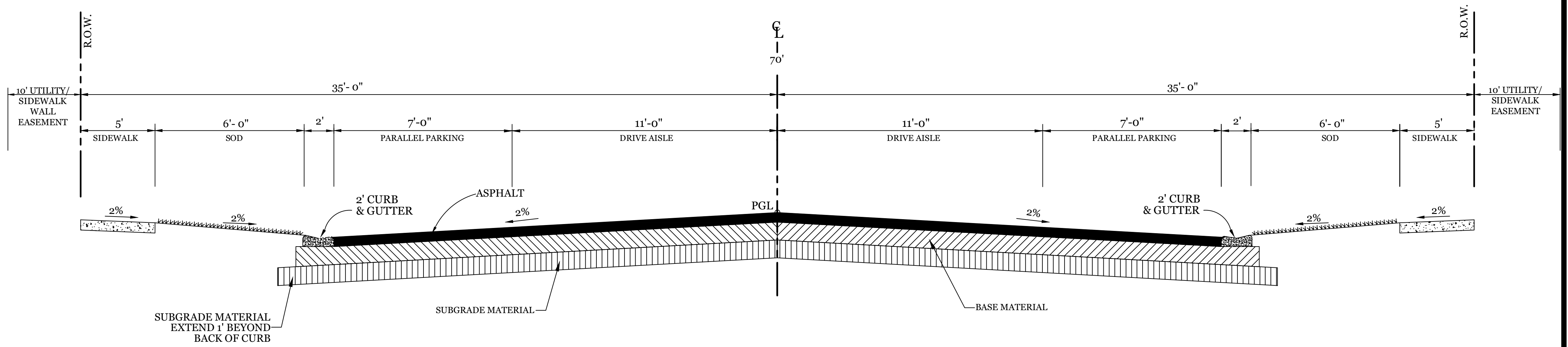
102 TYPICAL 55' ROW ON-STREET PARKING CROSS SECTION DETAIL
- N.T.S.


CL
ALLEYWAY LINE
22'
20'
TWO-WAY DRIVE
8" RIBBON CURB
1%
1.5" TYPE SP9.5 ASPHALT
12" COMPACTED SUBGRADE TO 95% PER AASHTO T-180 TOP 6" STABILIZED TO 50 LBR
6" CRUSHED CONCRETE BASE MIN LBR 160. 98% MIN. AASHTO T-180 DENSITY

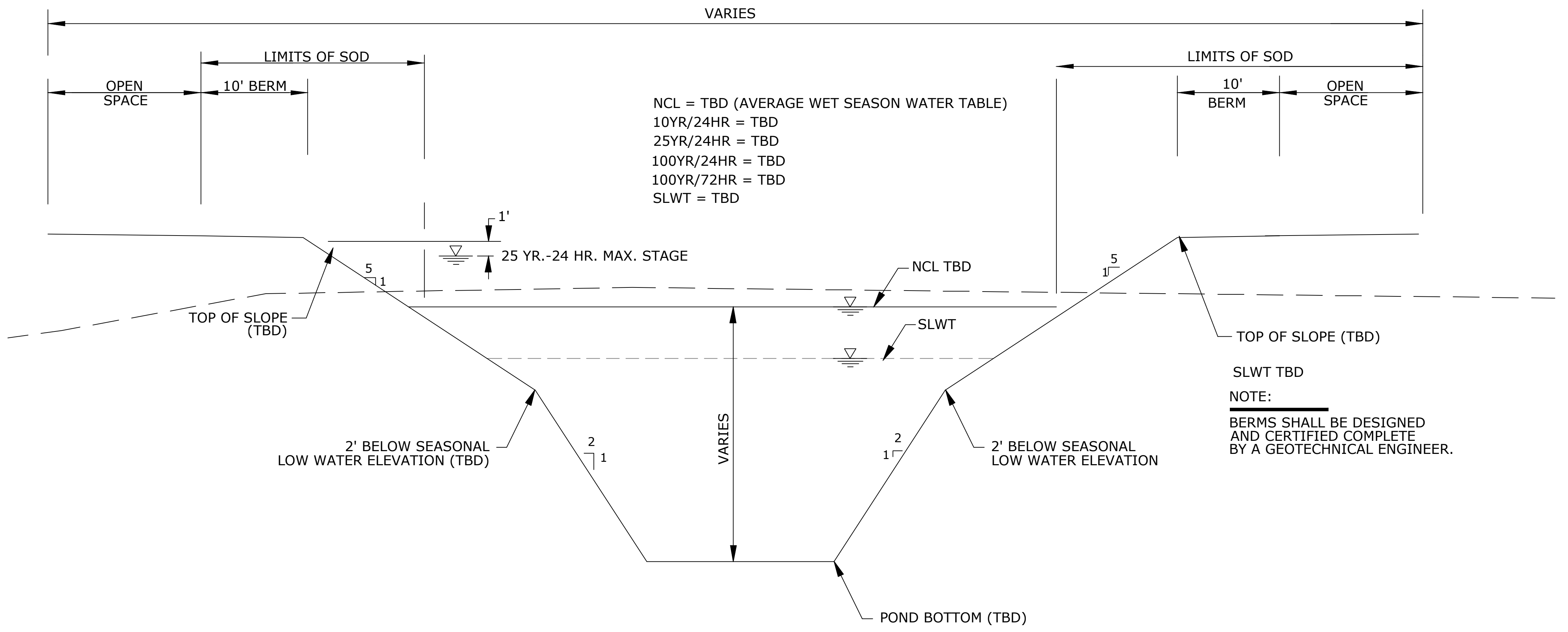
103 TYPICAL TWO-WAY ALLEYWAY SECTION
- N.T.S.


CL
ALLEYWAY LINE
42'
22'
TWO-WAY DRIVE
18'
PARKING SPACE
8" RIBBON CURB
1%
1.5" TYPE SP9.5 ASPHALT
12" COMPACTED SUBGRADE TO 95% PER AASHTO T-180 TOP 6" STABILIZED TO 50 LBR
6" CRUSHED CONCRETE BASE MIN LBR 160. 98% MIN. AASHTO T-180 DENSITY

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

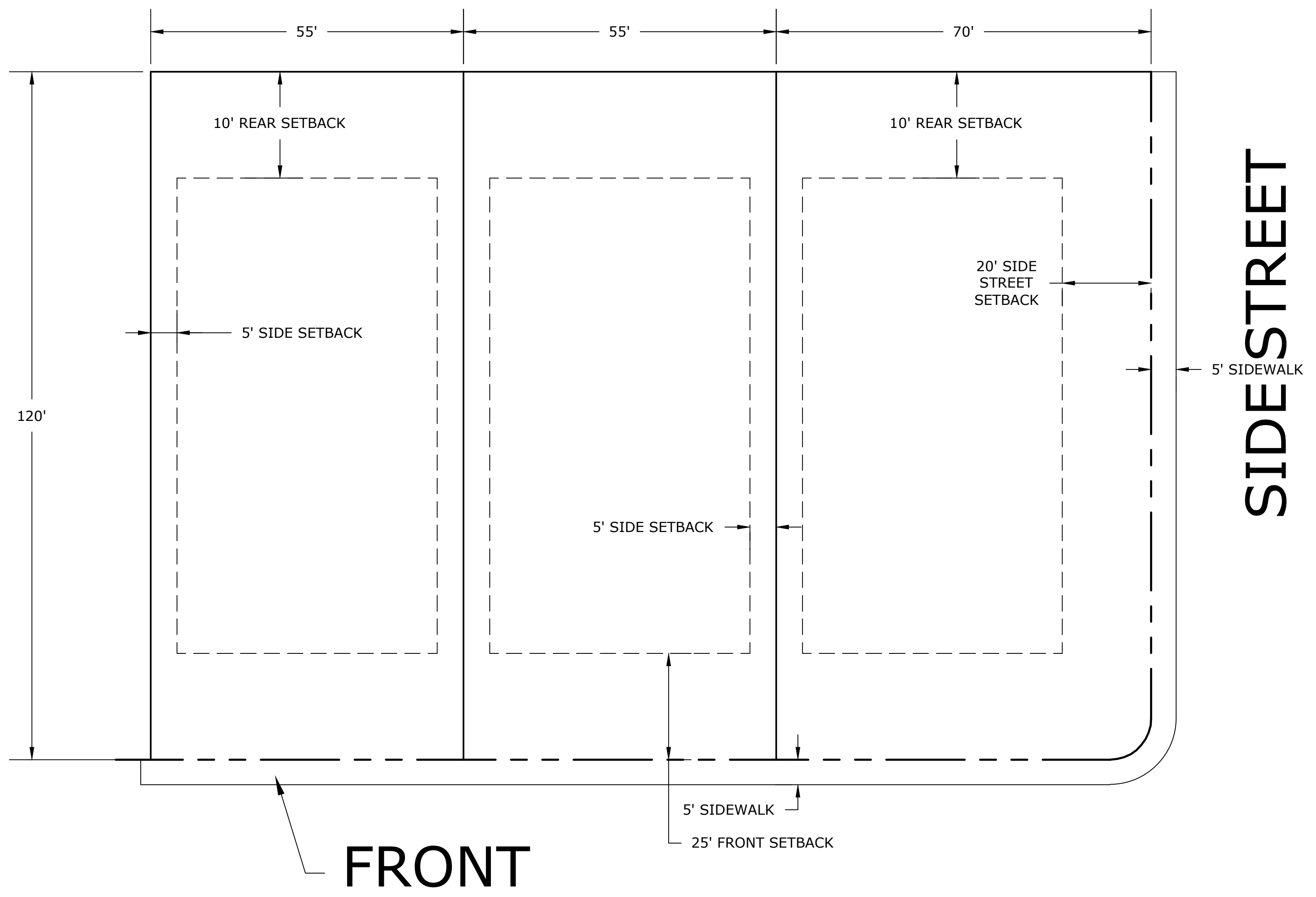

R.O.W.
CL
70'
10' UTILITY/ SIDEWALK WALL EASEMENT
10' UTILITY/ SIDEWALK EASEMENT
35'- 0"
5' SIDEWALK
6'- 0" SOD
2'
7'-0" PARALLEL PARKING
11'-0" DRIVE AISLE
2' CURB & GUTTER
ASPHALT
PGL
2%
SUBGRADE MATERIAL EXTEND 1' BEYOND BACK OF CURB
SUBGRADE MATERIAL
BASE MATERIAL

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


VARIES
LIMITS OF SOD
OPEN SPACE
10' BERM
NCL = TBD (AVERAGE WET SEASON WATER TABLE)
10YR/24HR = TBD
25YR/24HR = TBD
100YR/24HR = TBD
100YR/72HR = TBD
SLWT = TBD
1'
25 YR.-24 HR. MAX. STAGE
NCL TBD
SLWT
5
1
TOP OF SLOPE (TBD)
2
2' BELOW SEASONAL LOW WATER ELEVATION (TBD)
2' BELOW SEASONAL LOW WATER ELEVATION
POND BOTTOM (TBD)
SLWT TBD

NOTE:
BERMS SHALL BE DESIGNED AND CERTIFIED COMPLETE BY A GEOTECHNICAL ENGINEER.

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


55'
55'
70'
120'
10' REAR SETBACK
5' SIDE SETBACK
20' SIDE STREET SETBACK
5' SIDEWALK
25' FRONT SETBACK
SIDE STREET
FRONT
MAIN STREET

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

G L SUMMITT
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2200 NW 102 AVE
UNIT 5B
Doral, FL 33172

Doris Park
Landing Subdivision
City of Eustis, Florida

Preliminary
Subdivision Plan

General Details 1

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GEOFFREY L. SUMMITT, P.E.
Date: March 10, 2026
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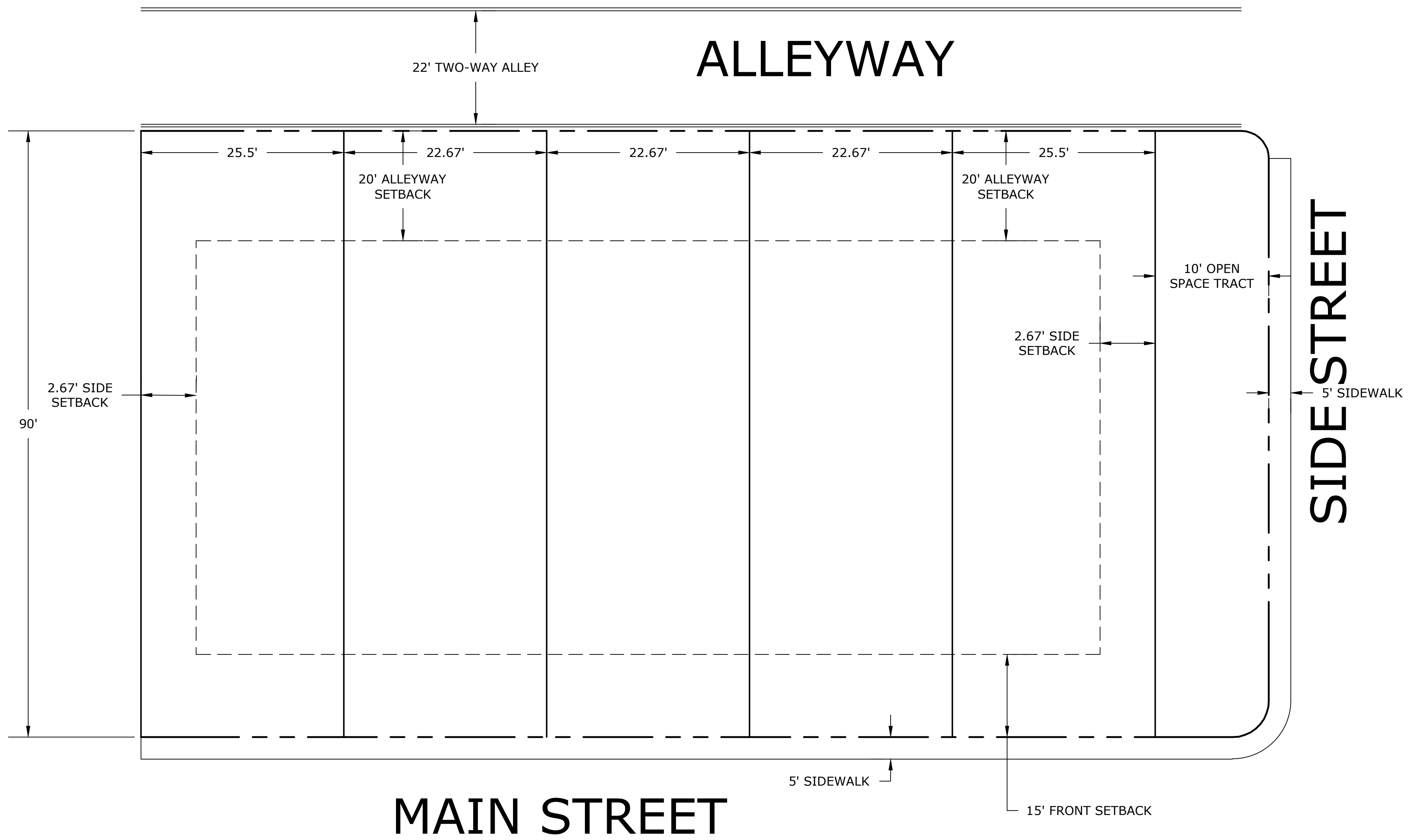
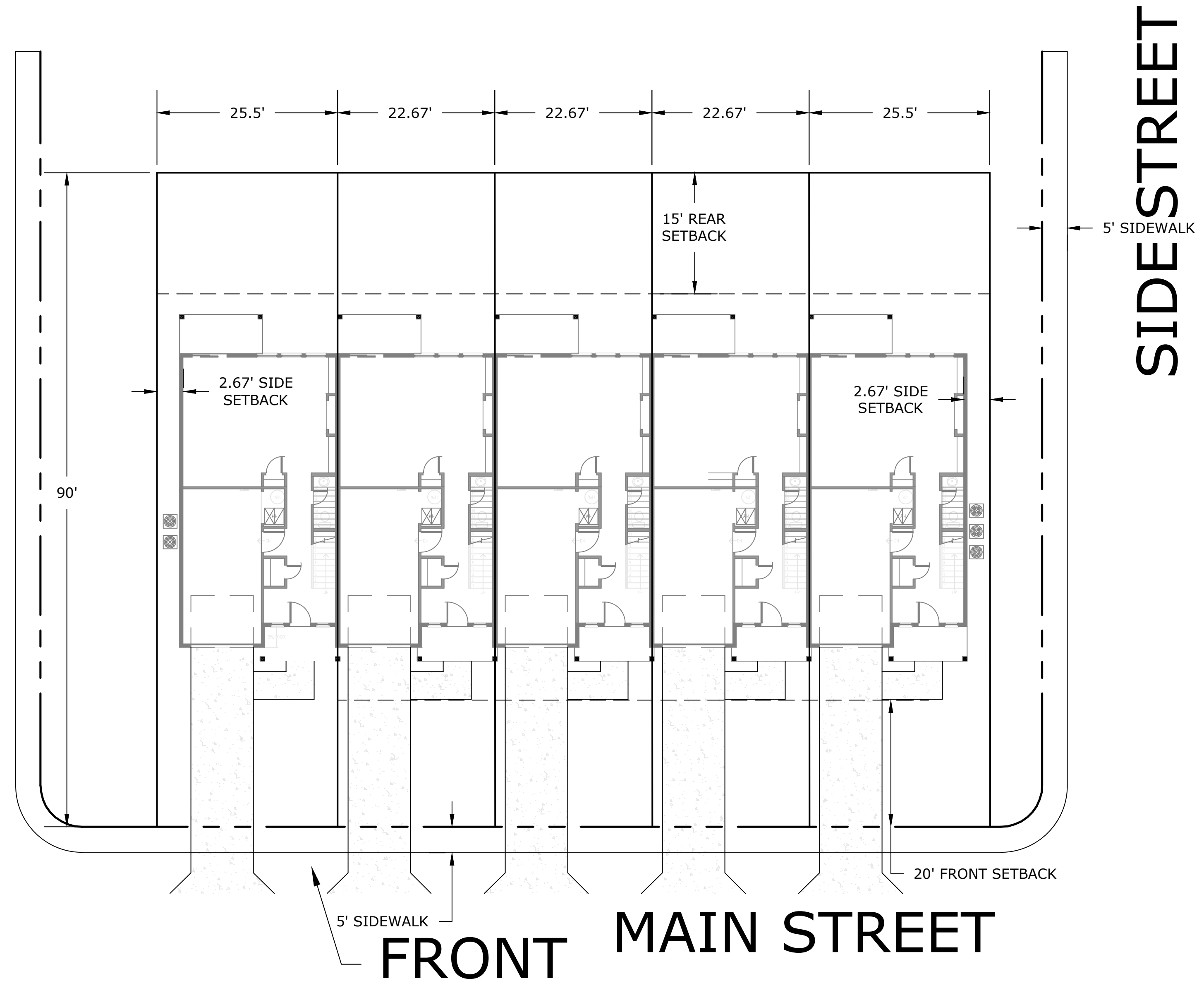
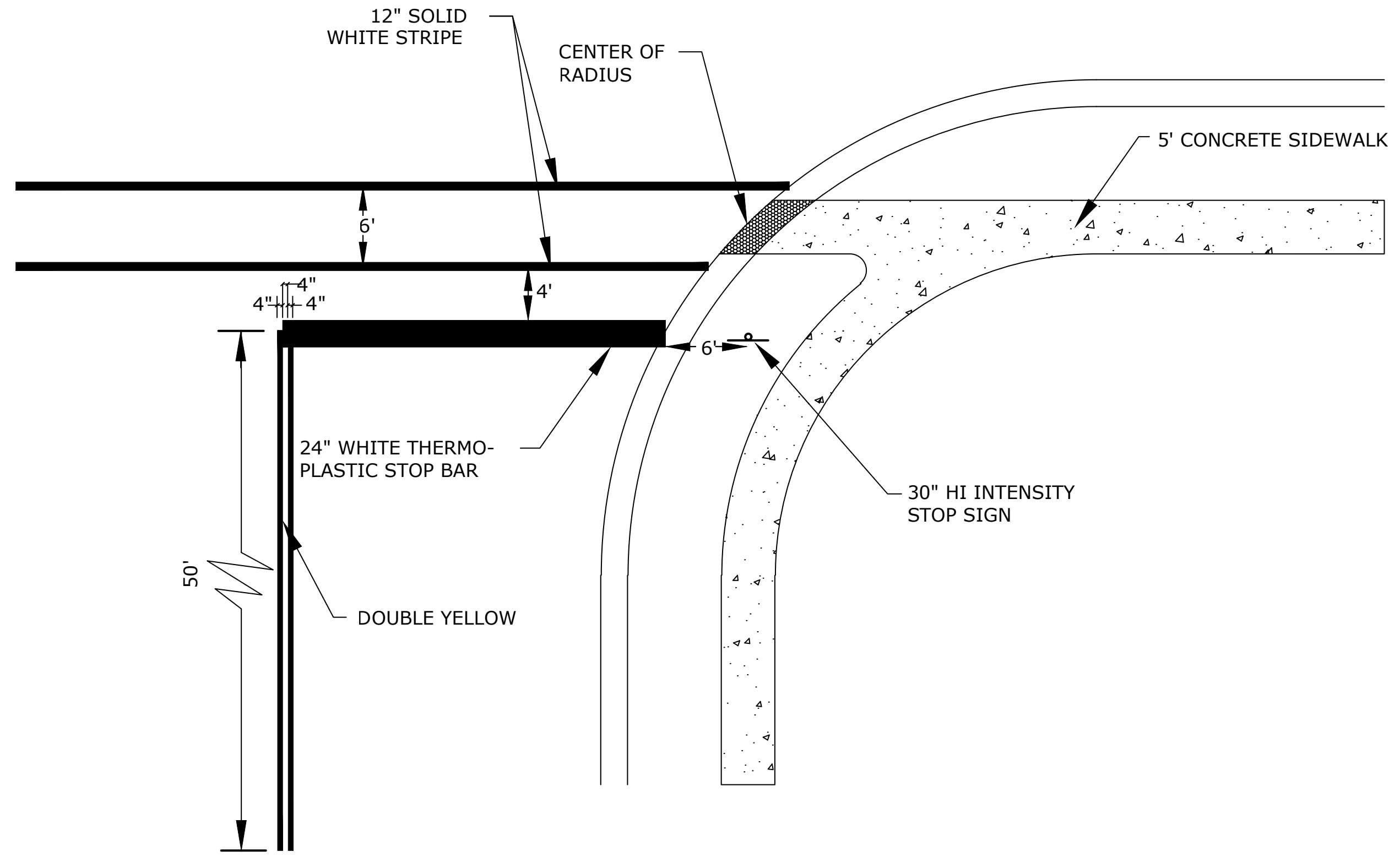
SHEET NUMBER
29 OF 32


22' TWO-WAY ALLEY
ALLEYWAY
25.5'
22.67'
22.67'
22.67'
25.5'
20' ALLEYWAY SETBACK
20' ALLEYWAY SETBACK
10' OPEN SPACE TRACT
2.67' SIDE SETBACK
2.67' SIDE SETBACK
90'
SIDE STREET
5' SIDEWALK
MAIN STREET
5' SIDEWALK
15' FRONT SETBACK

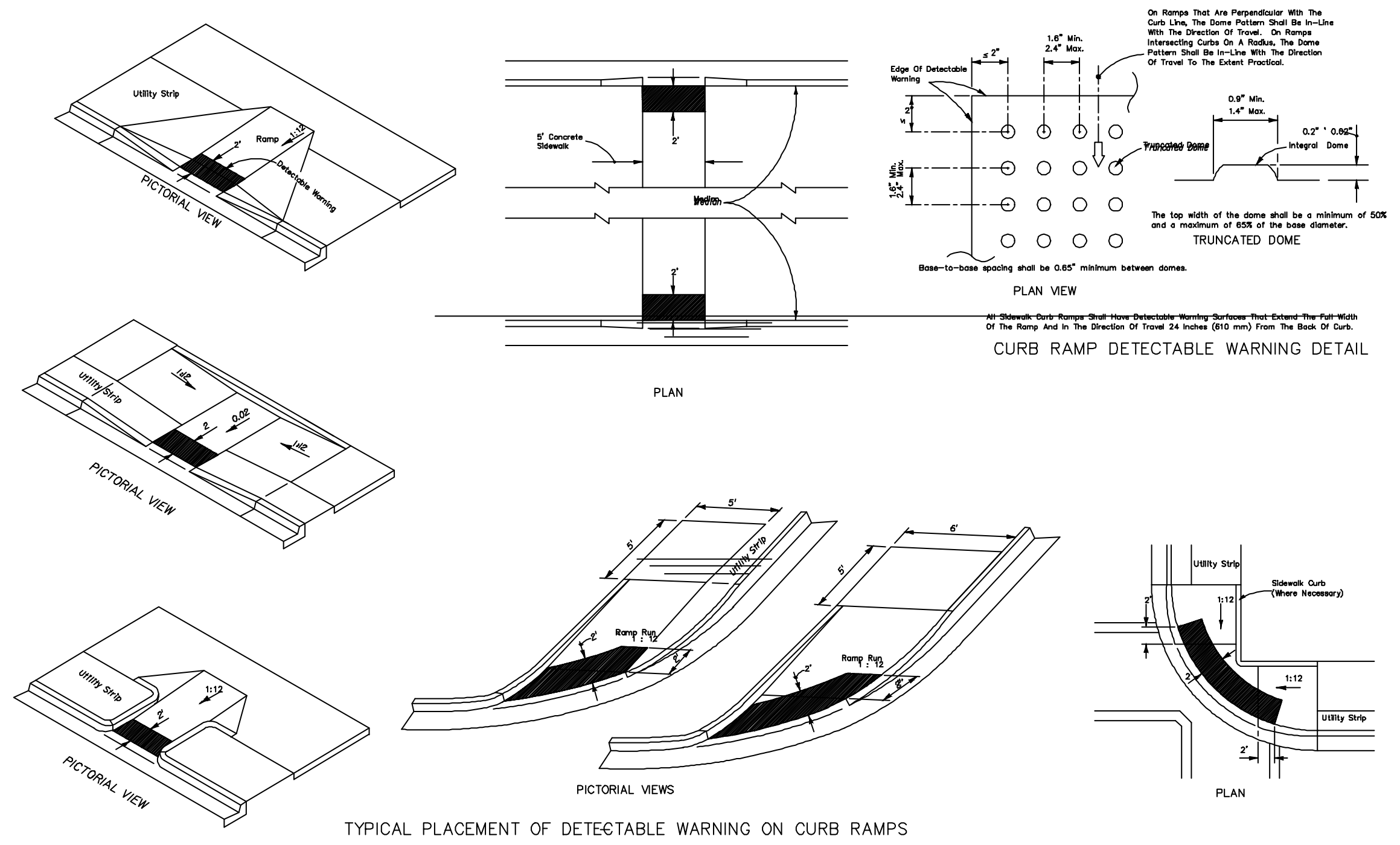
200 TYPICAL REAR-LOADED TOWNHOME LOT CONFIGURATION
N.T.S.


25.5'
22.67'
22.67'
22.67'
25.5'
15' REAR SETBACK
5' SIDEWALK
SIDE STREET
2.67' SIDE SETBACK
2.67' SIDE SETBACK
90'
20' FRONT SETBACK
5' SIDEWALK
FRONT
MAIN STREET

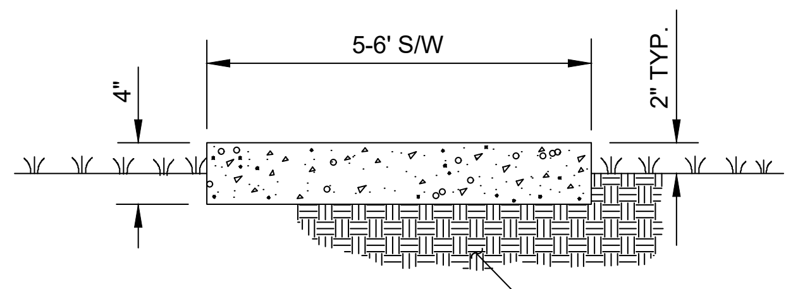
201 TYPICAL FRONT-LOADED TOWNHOME LOT CONFIGURATION
N.T.S.


12" SOLID WHITE STRIPE
CENTER OF RADIUS
5' CONCRETE SIDEWALK
6'
4"
4"
4'
6"
24" WHITE THERMO-PLASTIC STOP BAR
30" HI INTENSITY STOP SIGN
50'
DOUBLE YELLOW

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


Utility Strip
Ramp
1:12
Detectable Warning
PICTORIAL VIEW
5' Concrete Sidewalk
2'
Median
PLAN
Edge Of Detectable Warning
≤ 2"
1.6" Min.
2.4" Max.
On Ramps That Are Perpendicular With The Curb Line, The Dome Pattern Shall Be In-Line With The Direction Of Travel. On Ramps Intersecting Curbs On A Radius, The Dome Pattern Shall Be In-Line With The Direction Of Travel To The Extent Practical.
0.9" Min.
1.4" Max.
0.2" ' 0.62"
Truncated Dome
Integral Dome
The top width of the dome shall be a minimum of 50% and a maximum of 65% of the base diameter.
TRUNCATED DOME
Base-to-base spacing shall be 0.65" minimum between domes.
PLAN VIEW
All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of The Ramp And In The Direction Of Travel 24 Inches (610 mm) From The Back Of Curb.
CURB RAMP DETECTABLE WARNING DETAIL
1:12
0.02
PICTORIAL VIEW
Utility Strip
1:12
PICTORIAL VIEW
5'
5'
6'
Ramp Run 1 : 12
Ramp Run 1 : 12
PICTORIAL VIEWS
Sidewalk Curb (Where Necessary)
PLAN
TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMPS

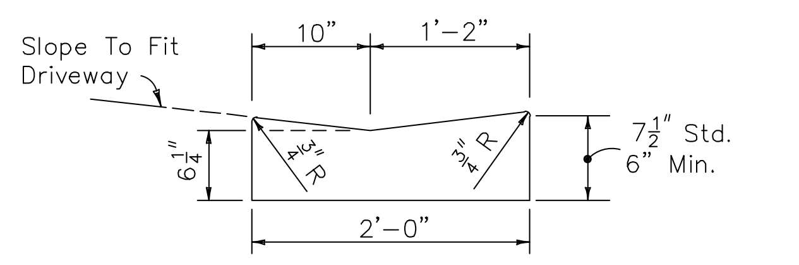
203 TRUNCATED DOME DETAIL
N.T.S.


5-6' S/W
4"
2" TYP.
COMPACTED SUBGRADE

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

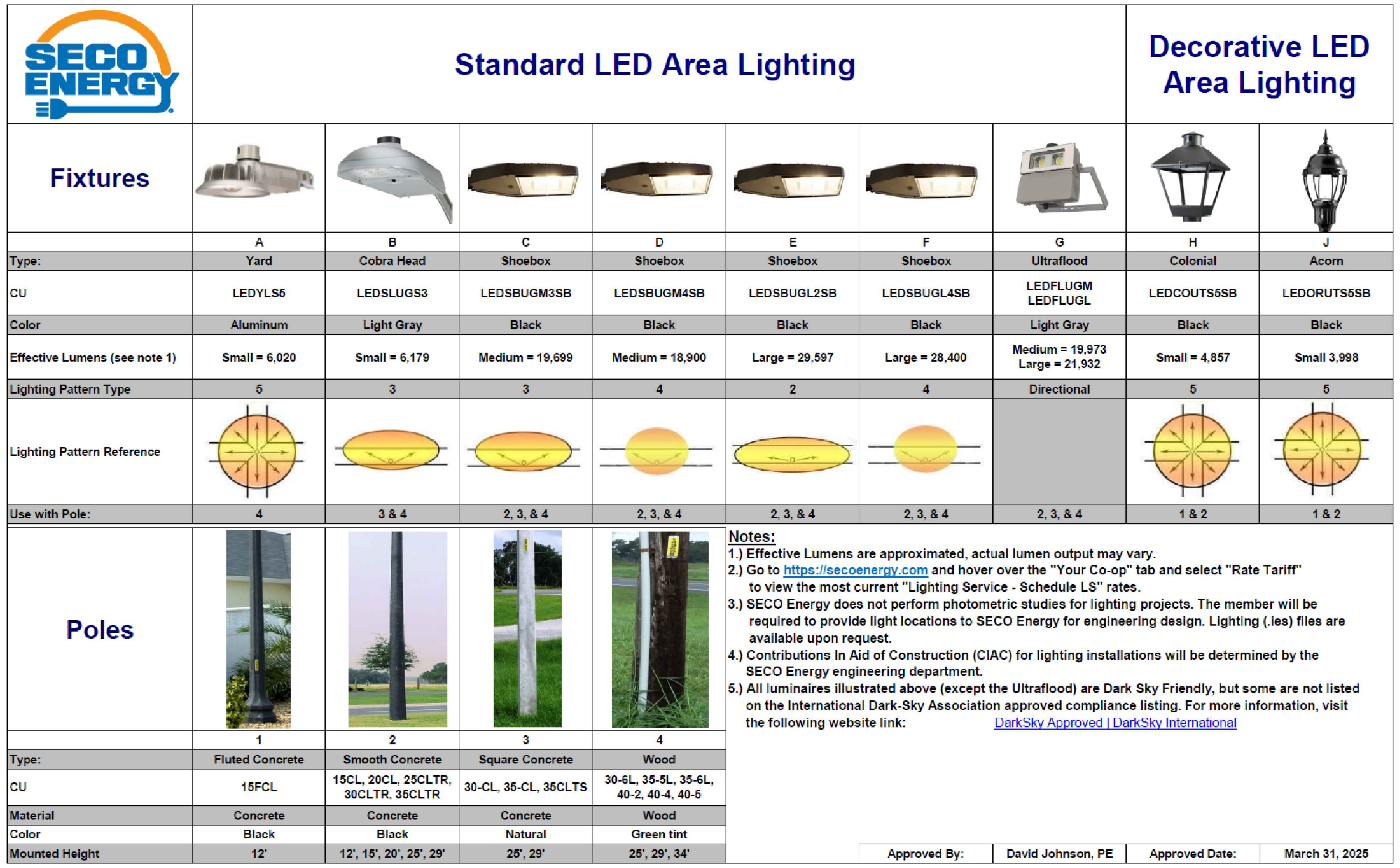
208 STANDARD SIDEWALK DETAIL
N.T.S.


Slope To Fit Driveway
10"
1'-2"
$6\frac{1}{4}$"
$\frac{3}{4}$" R
$\frac{3}{4}$" R
$7\frac{1}{2}$" Std.
6" Min.
2'-0"

For curb, gutter, curb and gutter and traffic separators provide $\frac{1}{4}$" 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.

$\frac{1}{8}$"-

300M MIAMI CURB
N.T.S.



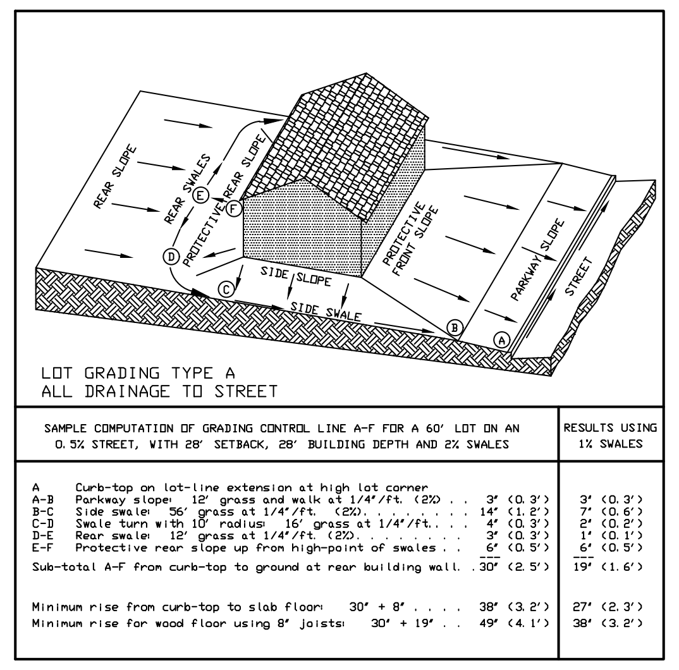
SECO ENERGY	Standard LED Area Lighting						Decorative LED Area Lighting	
Fixtures	A	B	C	D	E	F	G	H	J
Type:	Yard	Cobra Head	Shoebox	Shoebox	Shoebox	Shoebox	Ultraflood	Colonial	Acorn
CU	LEDYLS5	LEDSLUGS3	LEDSBUGM3SB	LEDSBUGM4SB	LEDSBUGL2SB	LEDSBUGL4SB	LEDFLUGM LEDFLUGL	LEDCOUTS5SB	LEDORUTS5SB
Color	Aluminum	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

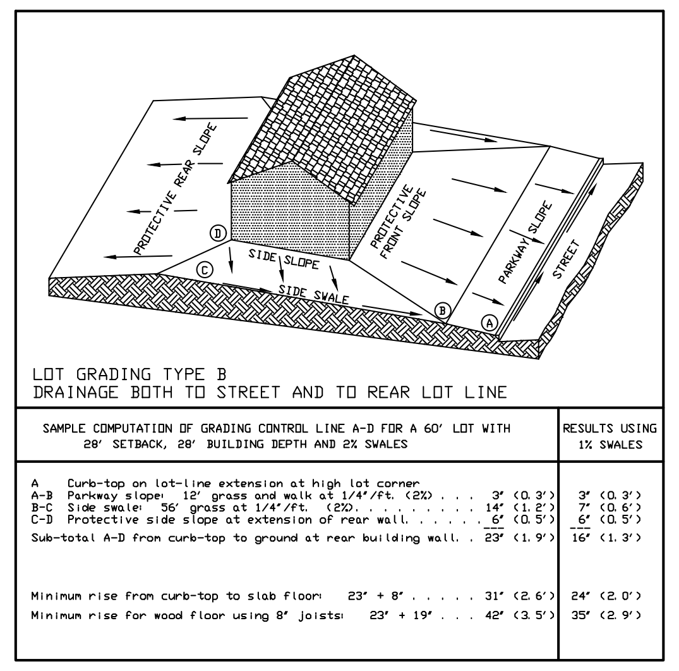
204 SECO ENERGY STREET LIGHT FIXTURE DETAIL
N.T.S.


REAR SLOPE
REAR SWALES
PROTECTIVE REAR SLOPE
SIDE SLOPE
SIDE SWALE
PROTECTIVE FRONT SLOPE
PARKWAY SLOPE
STREET
A
B
C
D
E
F

LOT GRADING TYPE A
ALL DRAINAGE TO STREET

SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A 60' LOT ON AN 0.5% STREET, WITH 28' SETBACK, 28' BUILDING DEPTH AND 2% SWALES			RESULTS USING 1% SWALES
A	Curb-top on lot-line extension at high lot corner		
A-B	Parkway slope: 12' grass and walk at 1/4"/ft. (2%)	3" (0.3')	3" (0.3')
B-C	Side swale: 56' grass at 1/4"/ft. (2%)	14" (1.2')	7" (0.6')
C-D	Swale turn with 10' radius: 16' grass at 1/4"/ft.	4" (0.3')	2" (0.2')
D-E	Rear swale: 12' grass at 1/4"/ft. (2%)	3" (0.3')	1" (0.1')
E-F	Protective rear slope up from high-point of swales	6" (0.5')	6" (0.5')
	Sub-total A-F from curb-top to ground at rear building wall	30" (2.5')	19" (1.6')
	Minimum rise from curb-top to slab floor: 30" + 8"	38" (3.2')	27" (2.3')
	Minimum rise for wood floor using 8" joists: 30" + 19"	49" (4.1')	38" (3.2')

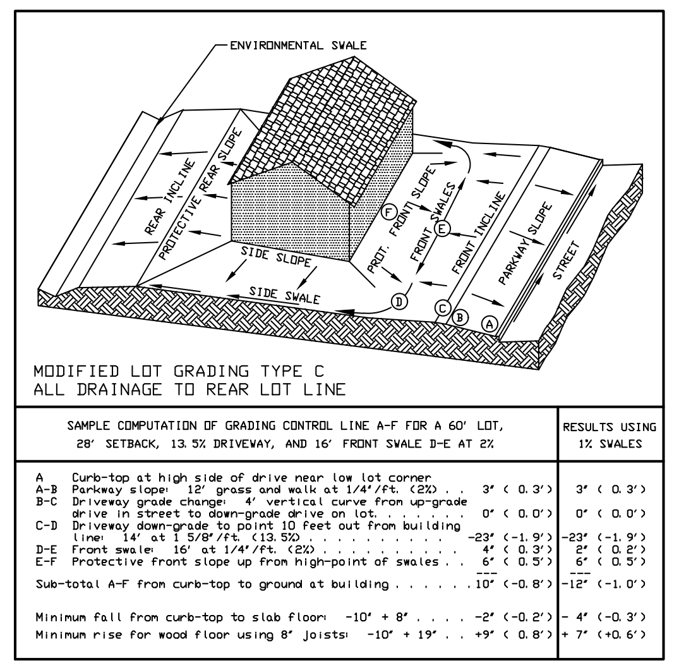
205 TYPE 'A' LOT GRADING
N.T.S.


PROTECTIVE REAR SLOPE
SIDE SLOPE
SIDE SWALE
PROTECTIVE FRONT SLOPE
PARKWAY SLOPE
STREET
A
B
C
D

LOT GRADING TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

SAMPLE COMPUTATION OF GRADING CONTROL LINE A-D FOR A 60' LOT WITH 28' SETBACK, 28' BUILDING DEPTH AND 2% SWALES			RESULTS USING 1% SWALES
A	Curb-top on lot-line extension at high lot corner		
A-B	Parkway slope: 12' grass and walk at 1/4"/ft. (2%)	3" (0.3')	3" (0.3')
B-C	Side swale: 56' grass at 1/4"/ft. (2%)	14" (1.2')	7" (0.6')
C-D	Protective side slope at extension of rear wall	6" (0.5')	6" (0.5')
	Sub-total A-D from curb-top to ground at rear building wall	23" (1.9')	16" (1.3')
	Minimum rise from curb-top to slab floor: 23" + 8"	31" (2.6')	24" (2.0')
	Minimum rise for wood floor using 8" joists: 23" + 19"	42" (3.5')	35" (2.9')

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


ENVIRONMENTAL SWALE
REAR INCLINE
PROTECTIVE REAR SLOPE
SIDE SLOPE
SIDE SWALE
PROT. FRONT SLOPE
FRONT SWALES
FRONT INCLINE
PARKWAY SLOPE
STREET
A
B
C
D
E
F

MODIFIED LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A 60' LOT, 28' SETBACK, 13.5% DRIVEWAY, AND 16' FRONT SWALE D-E AT 2%			RESULTS USING 1% SWALES
A	Curb-top at high side of drive near low lot corner		
A-B	Parkway slope: 12' grass and walk at 1/4"/ft. (2%)	3" (0.3')	3" (0.3')
B-C	Driveway grade change: 4' vertical curve from up-grade drive in street to down-grade drive on lot	0" (0.0')	0" (0.0')
C-D	Driveway down-grade to point 10 feet out from building line: 14' at 1 5/8"/ft. (13.5%)	-23" (-1.9')	-23" (-1.9')
D-E	Front swale: 16' at 1/4"/ft. (2%)	4" (0.3')	2" (0.2')
E-F	Protective front slope up from high-point of swales	6" (0.5')	6" (0.5')
	Sub-total A-F from curb-top to ground at building	10" (-0.8')	-12" (-1.0')
	Minimum fall from curb-top to slab floor: -10" + 8"	-2" (-0.2')	- 4" (-0.3')
	Minimum rise for wood floor using 8" joists: -10" + 19"	+9" (0.8')	+ 7" (+0.6')

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

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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

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

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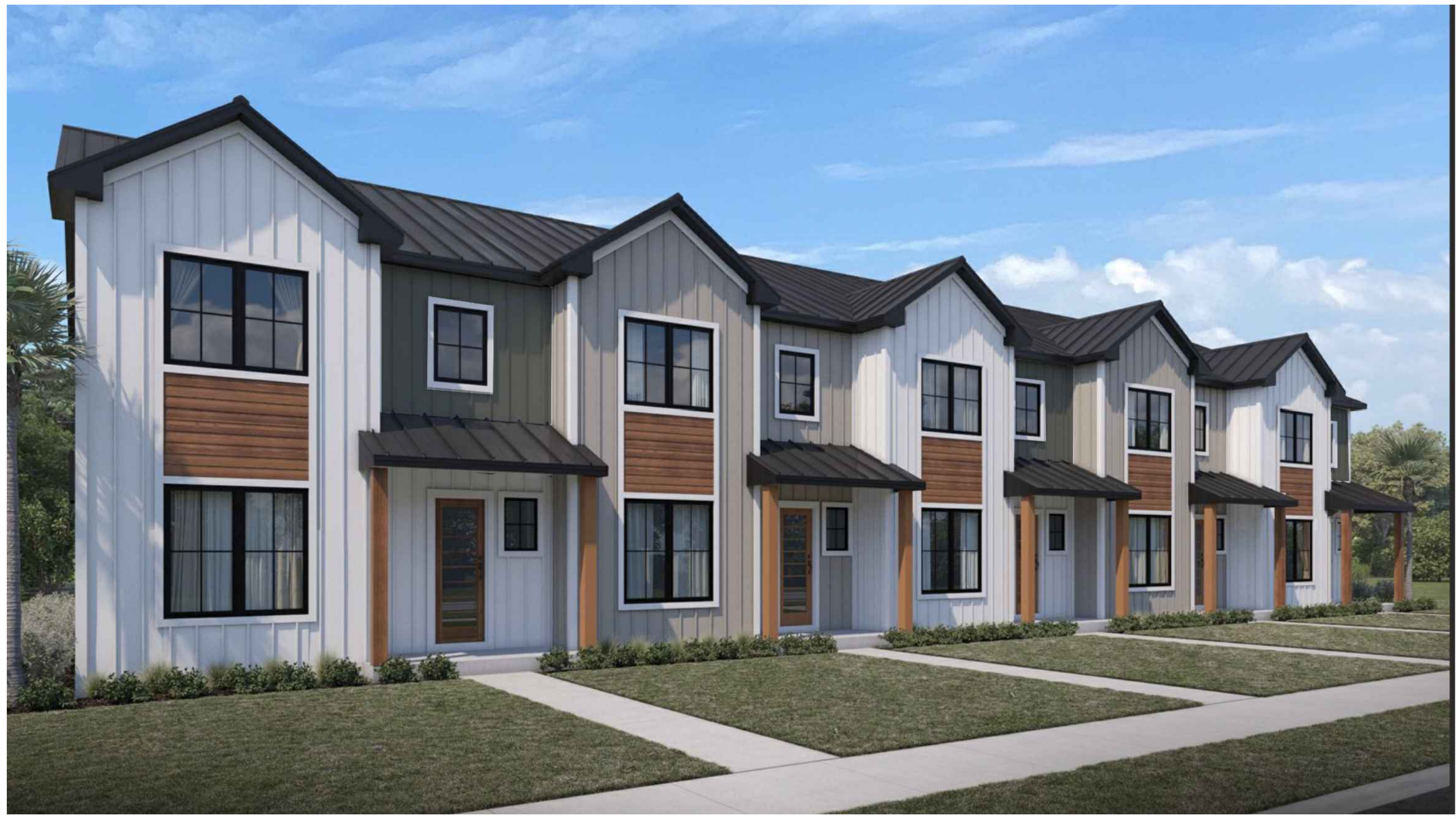
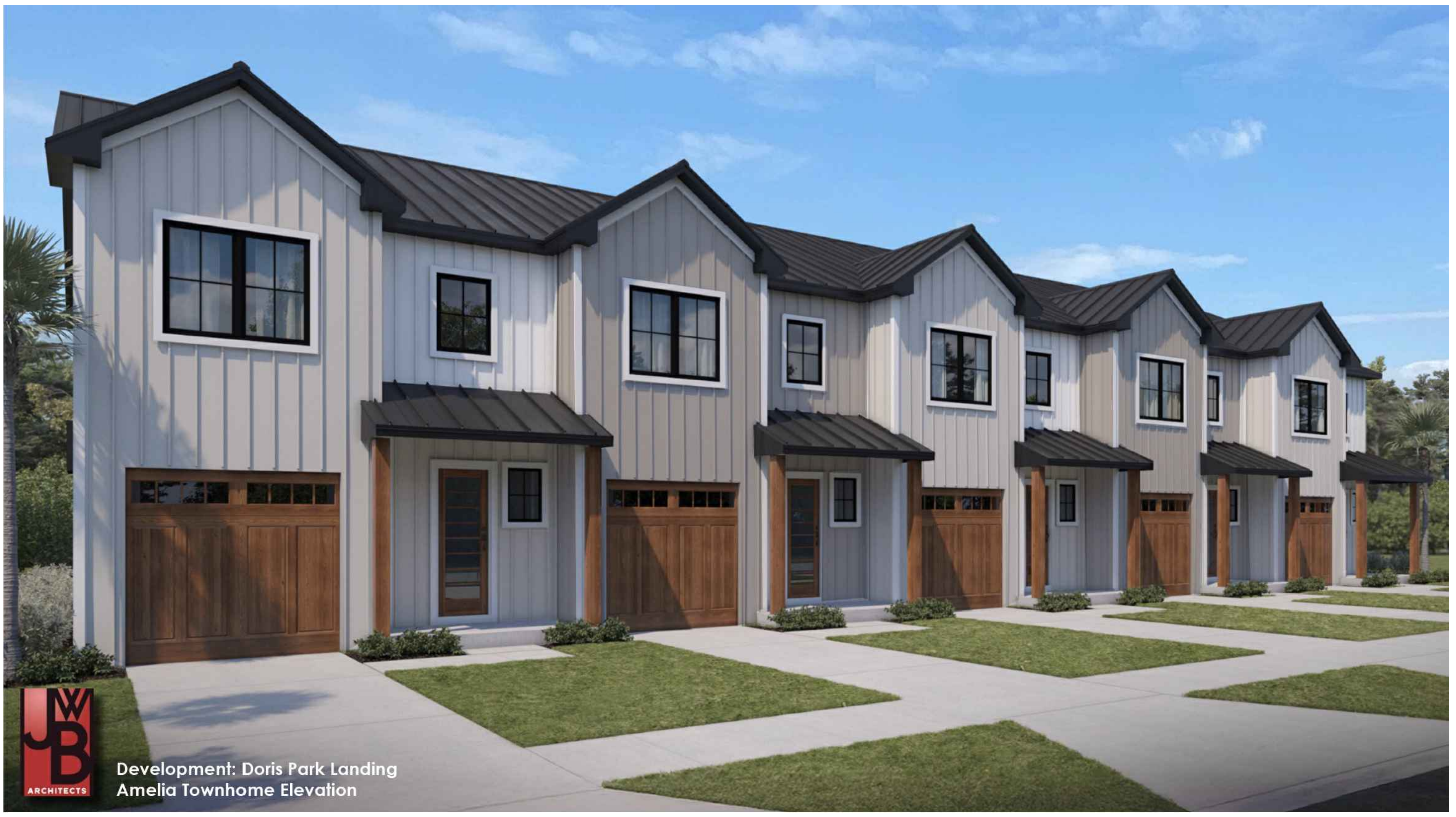
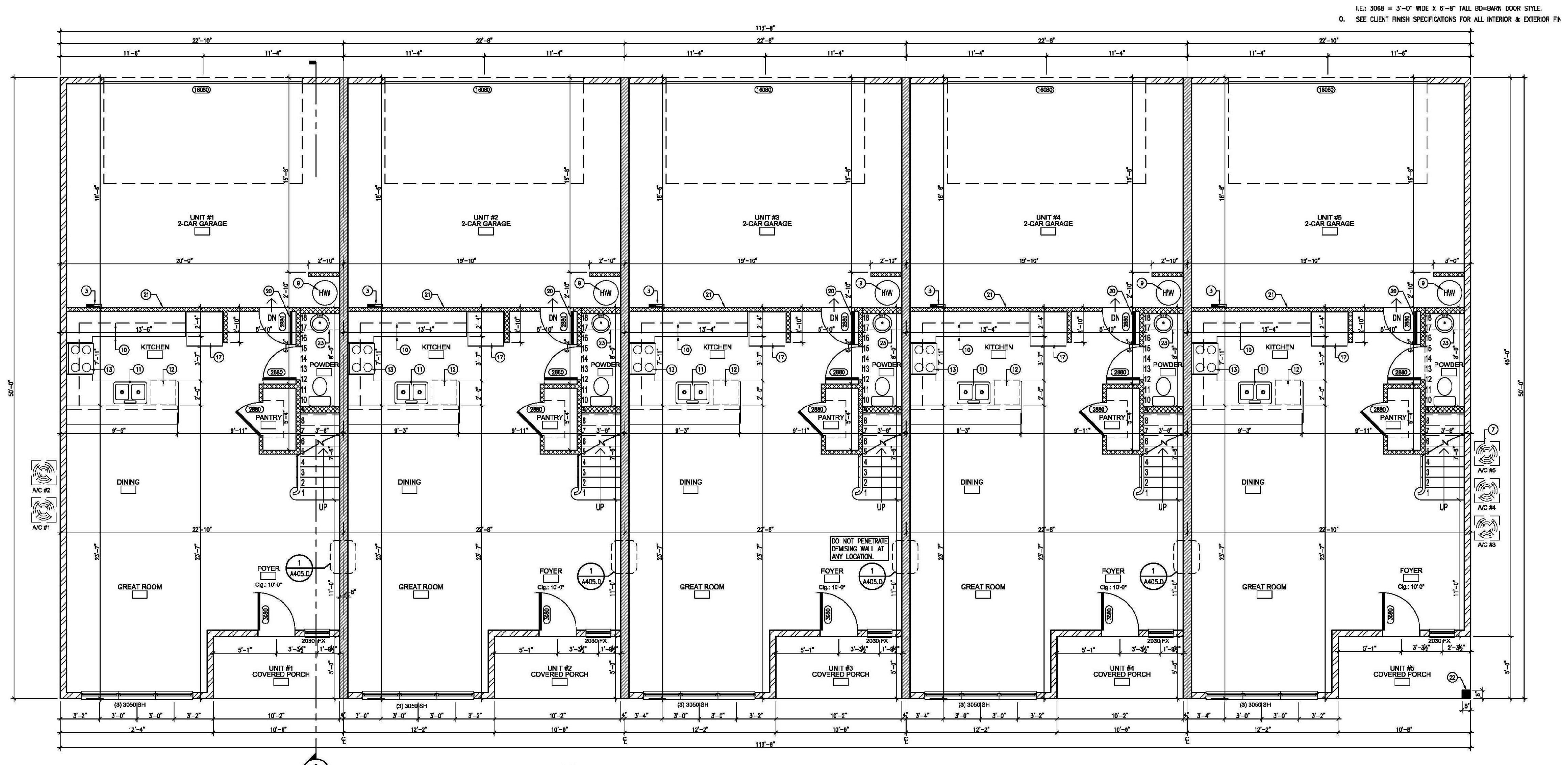
SHEET NUMBER
30 OF 32



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


JWB
ARCHITECTS
Development: Doris Park Landing
Amelia Townhome Elevation

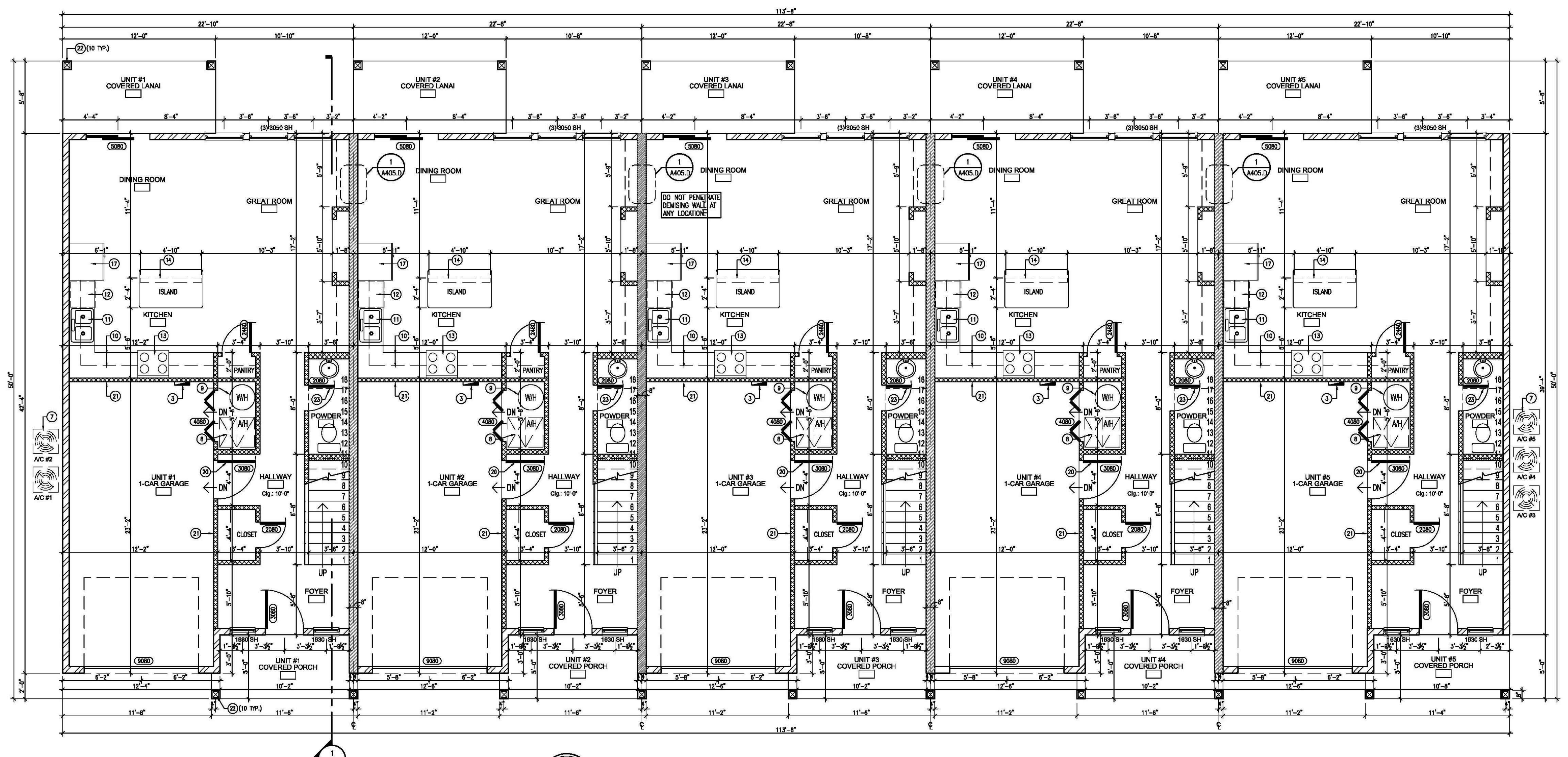
400 - FRONT-LOADED TOWNHOME FRONT COLOR ELEVATION
N.T.S.


I.E.: 3068 = 3'-0" WIDE X 6'-8" TALL BD=BARN DOOR STYLE.
O. SEE CLIENT FINISH SPECIFICATIONS FOR ALL INTERIOR & EXTERIOR FIN
113'-8"
22'-10"
11'-4"
11'-6"
(16080)
UNIT #1 2-CAR GARAGE
UNIT #2 2-CAR GARAGE
UNIT #3 2-CAR GARAGE
UNIT #4 2-CAR GARAGE
UNIT #5 2-CAR GARAGE
KITCHEN
PANTRY
POWDER
DINING
GREAT ROOM
FOYER
UNIT #1 COVERED PORCH
UNIT #2 COVERED PORCH
UNIT #3 COVERED PORCH
UNIT #4 COVERED PORCH
UNIT #5 COVERED PORCH
(3) 3050 SH
DO NOT PENETRATE DEMISING WALL AT ANY LOCATION
A/C #1
A/C #2
A/C #3
A/C #4
A/C #5
TYPICAL

NORTH

1 / A201.E **BESSIE TOWNHOME - FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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


113'-8"
UNIT #1 COVERED LANAI
UNIT #2 COVERED LANAI
UNIT #3 COVERED LANAI
UNIT #4 COVERED LANAI
UNIT #5 COVERED LANAI
DINING ROOM
GREAT ROOM
ISLAND
KITCHEN
PANTRY
POWDER
HALLWAY
CLOSET
UNIT #1 1-CAR GARAGE
UNIT #2 1-CAR GARAGE
UNIT #3 1-CAR GARAGE
UNIT #4 1-CAR GARAGE
UNIT #5 1-CAR GARAGE
FOYER
UNIT #1 COVERED PORCH
UNIT #2 COVERED PORCH
UNIT #3 COVERED PORCH
UNIT #4 COVERED PORCH
UNIT #5 COVERED PORCH
1630 SH
(9080)
DO NOT PENETRATE DEMISING WALL AT ANY LOCATION
A/C #1
A/C #5
TYPICAL

NORTH

1 / A201.D **AMELIA TOWNHOME - FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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

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City of Eustis, Florida

Preliminary
Subdivision Plan

Architectural Elevations 1

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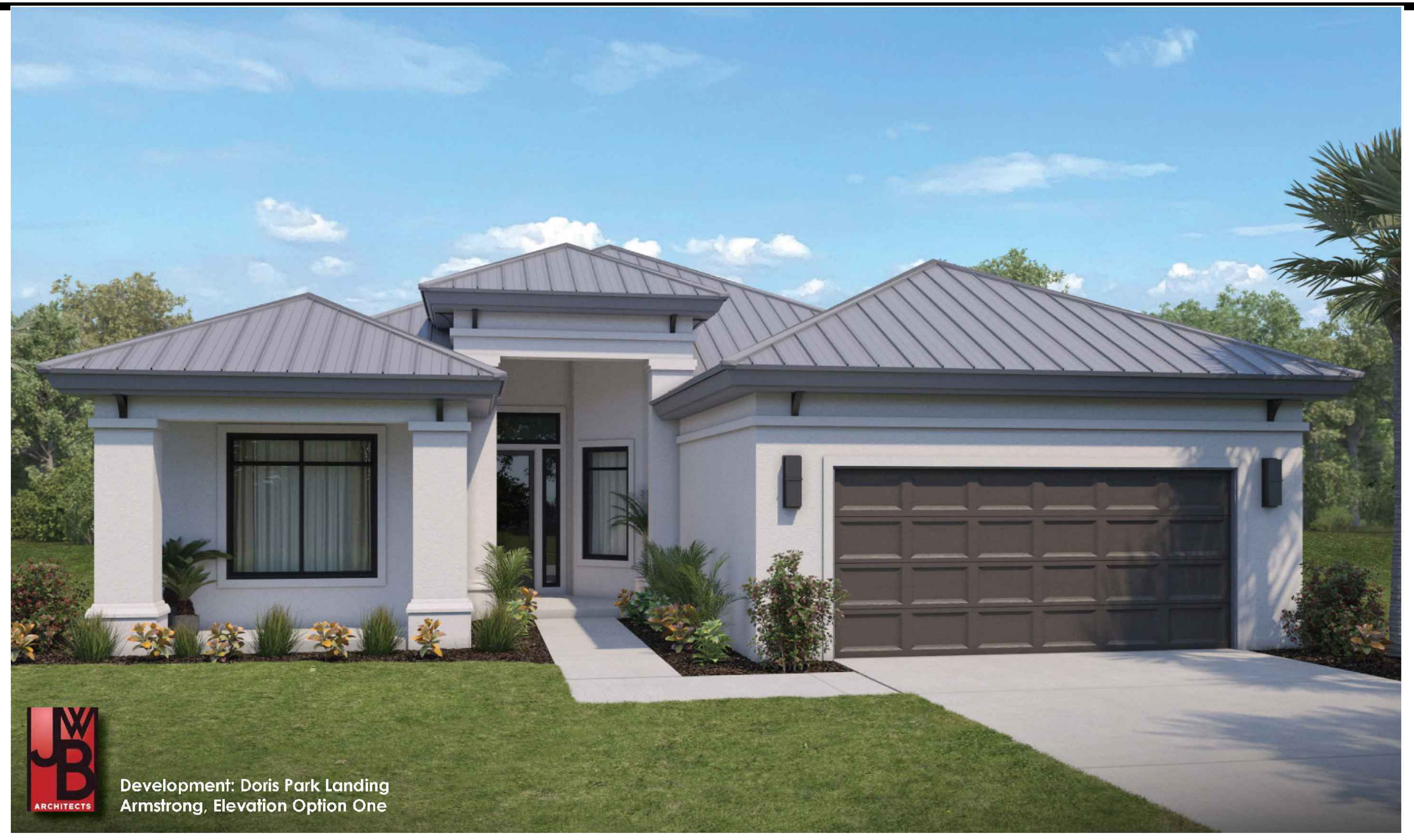
SHEET NUMBER
31 OF 32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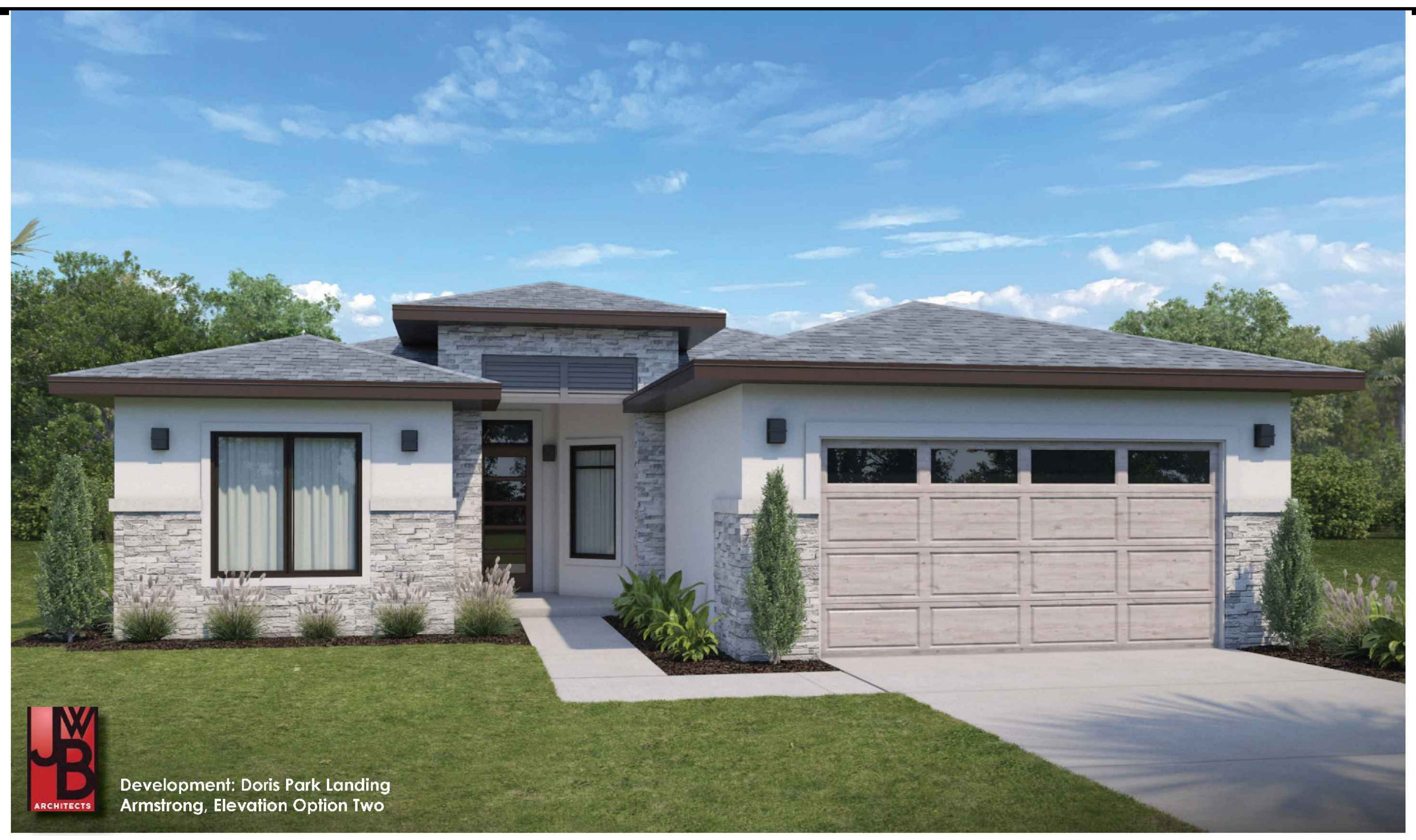
Development: Doris Park Landing
Armstrong, Elevation Option One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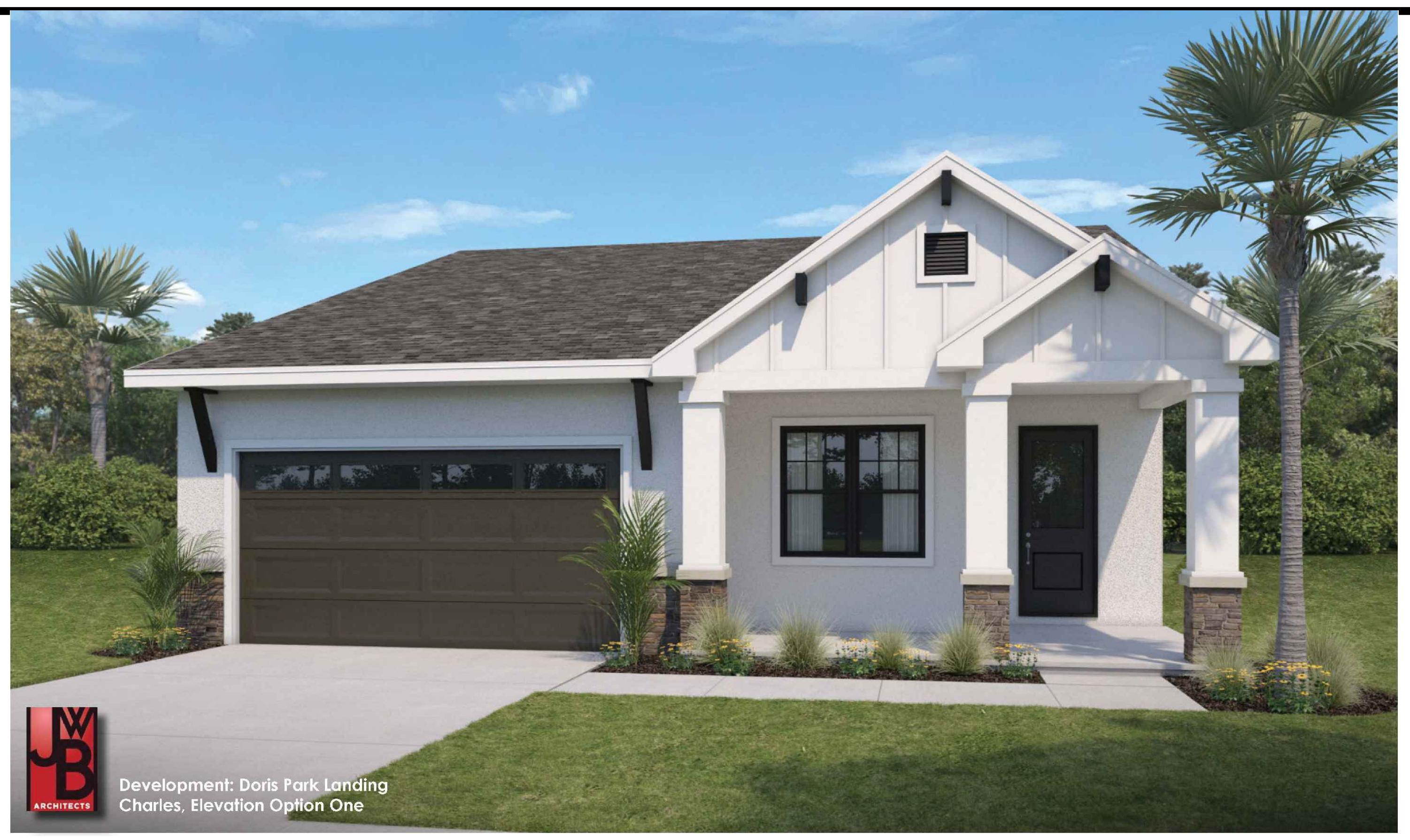
Development: Doris Park Landing
Armstrong, Elevation Option Two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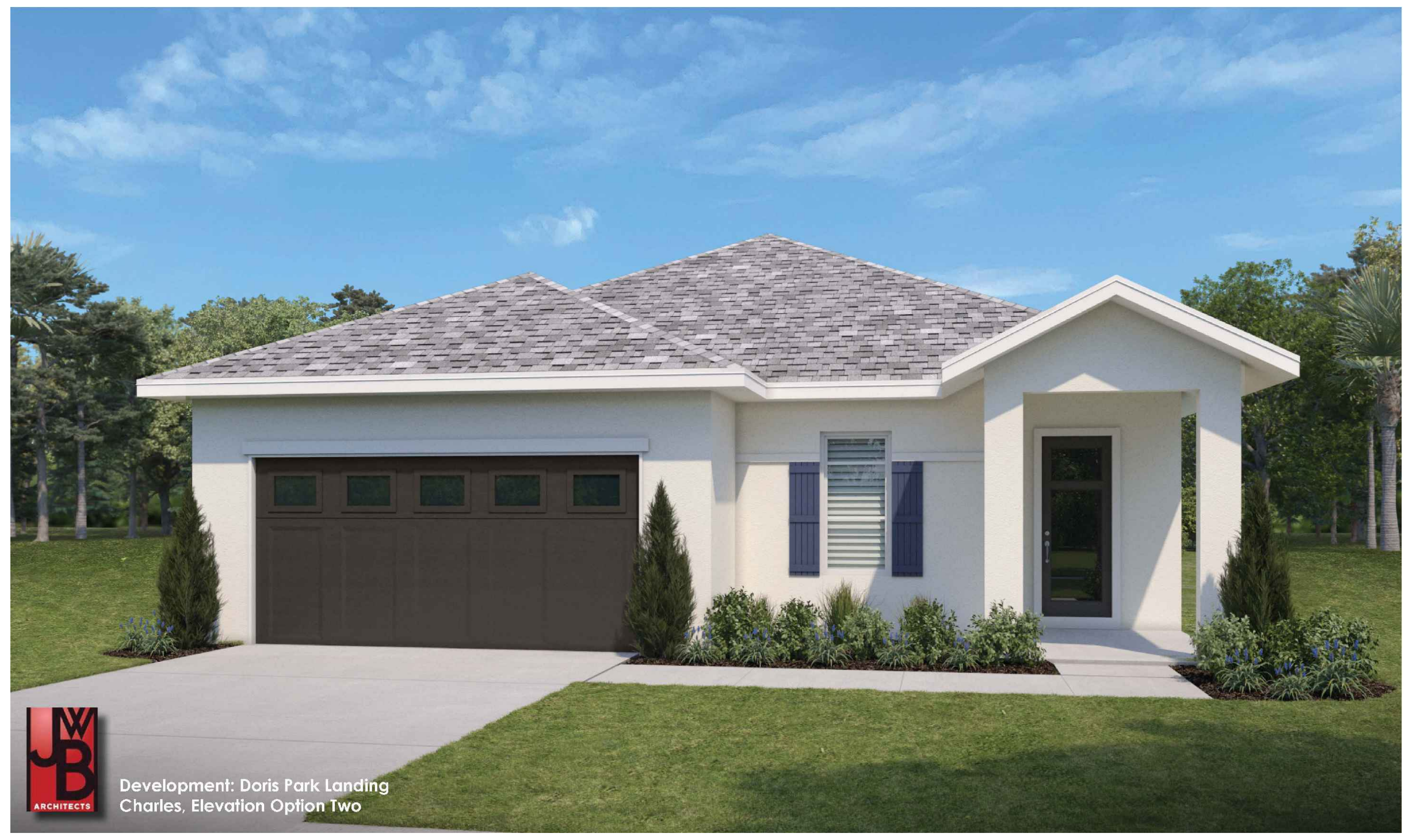
Development: Doris Park Landing
Charles, Elevation Option One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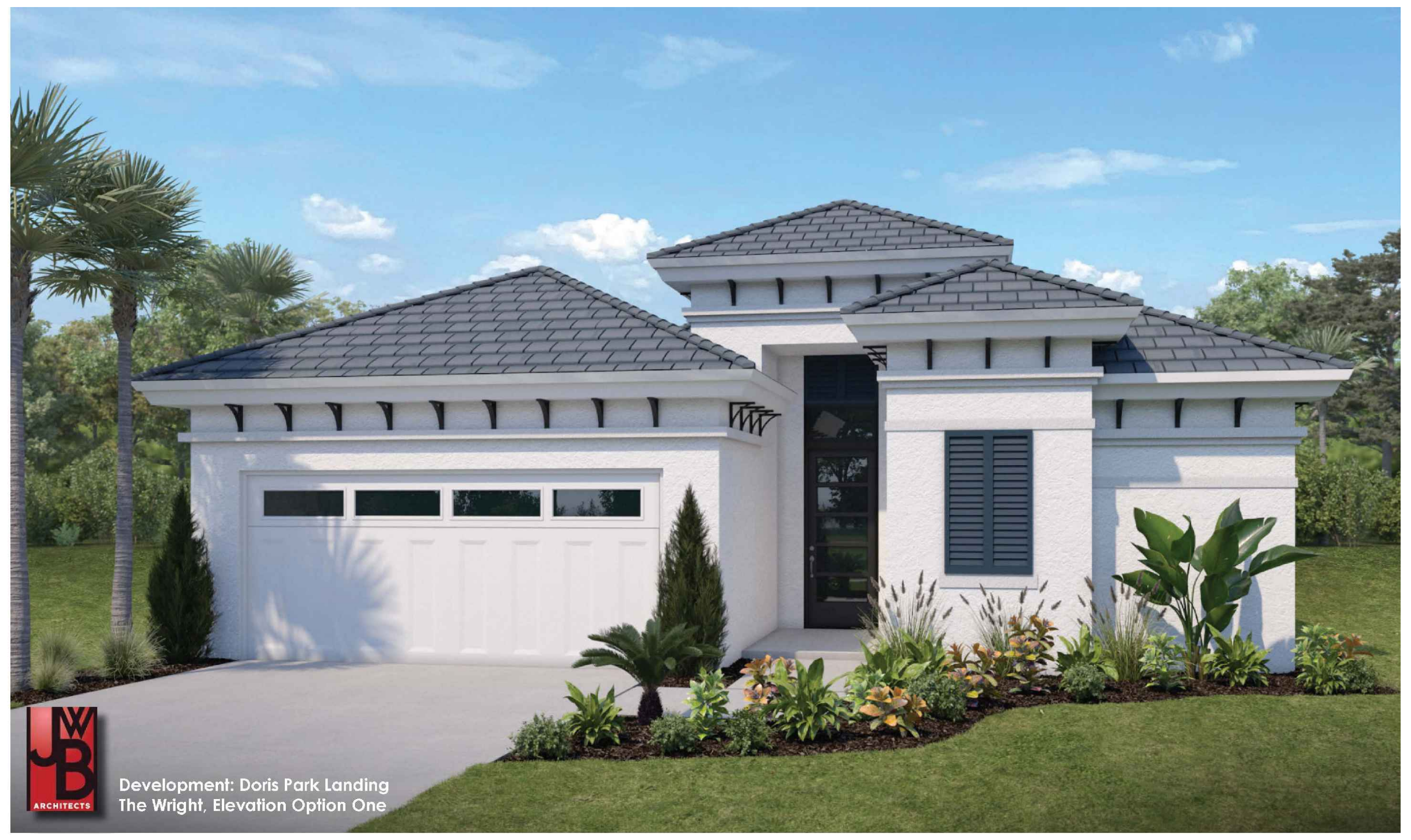
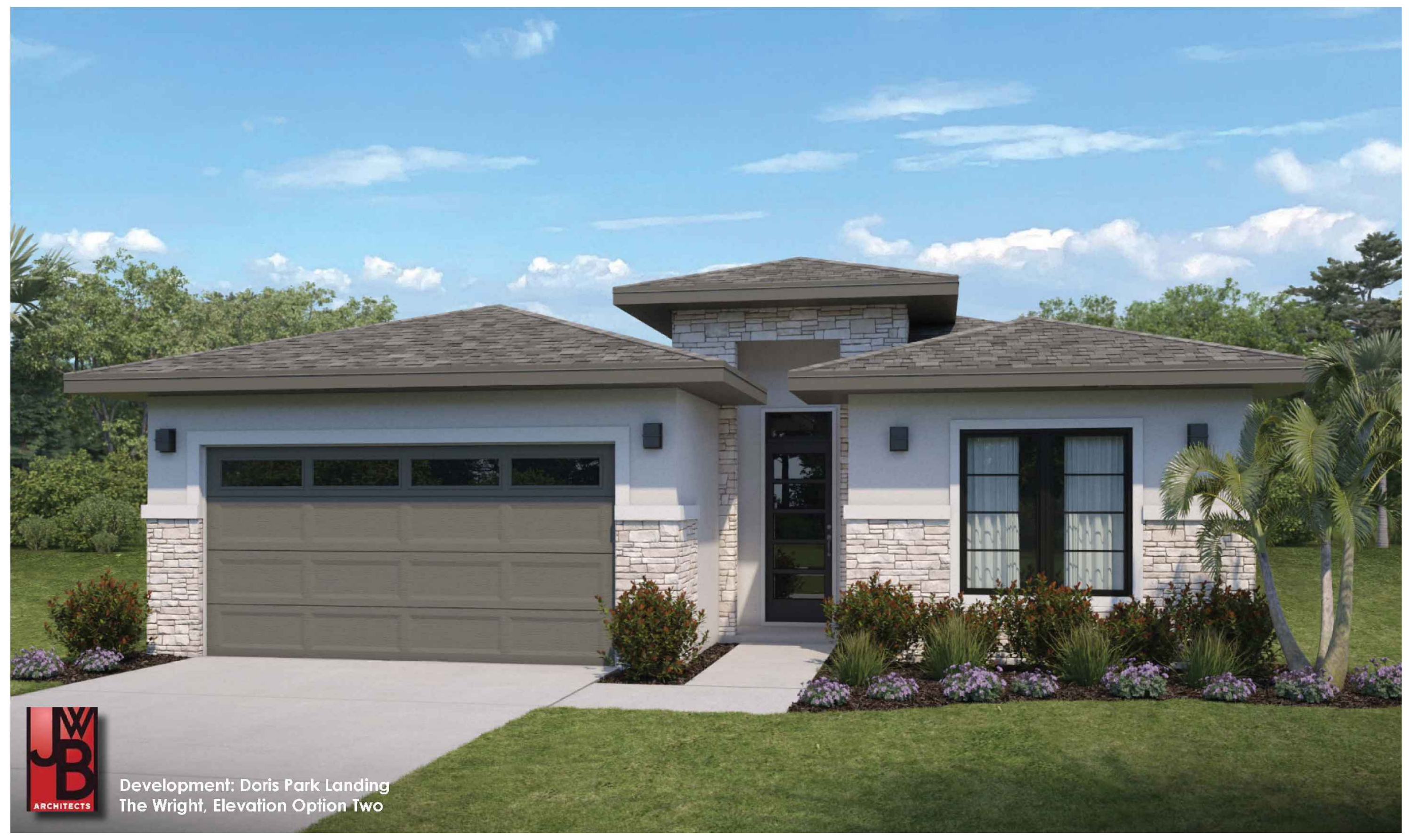
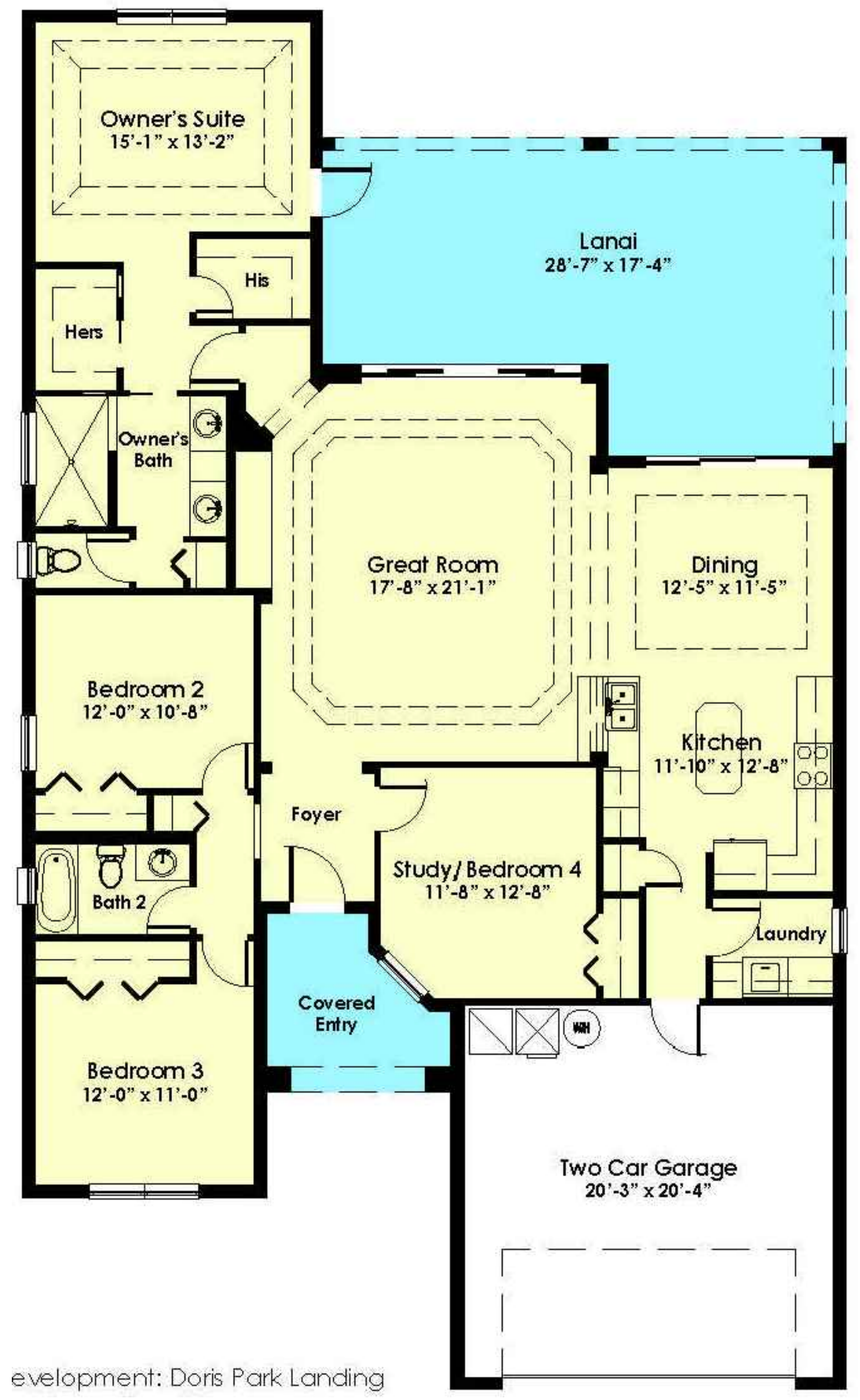
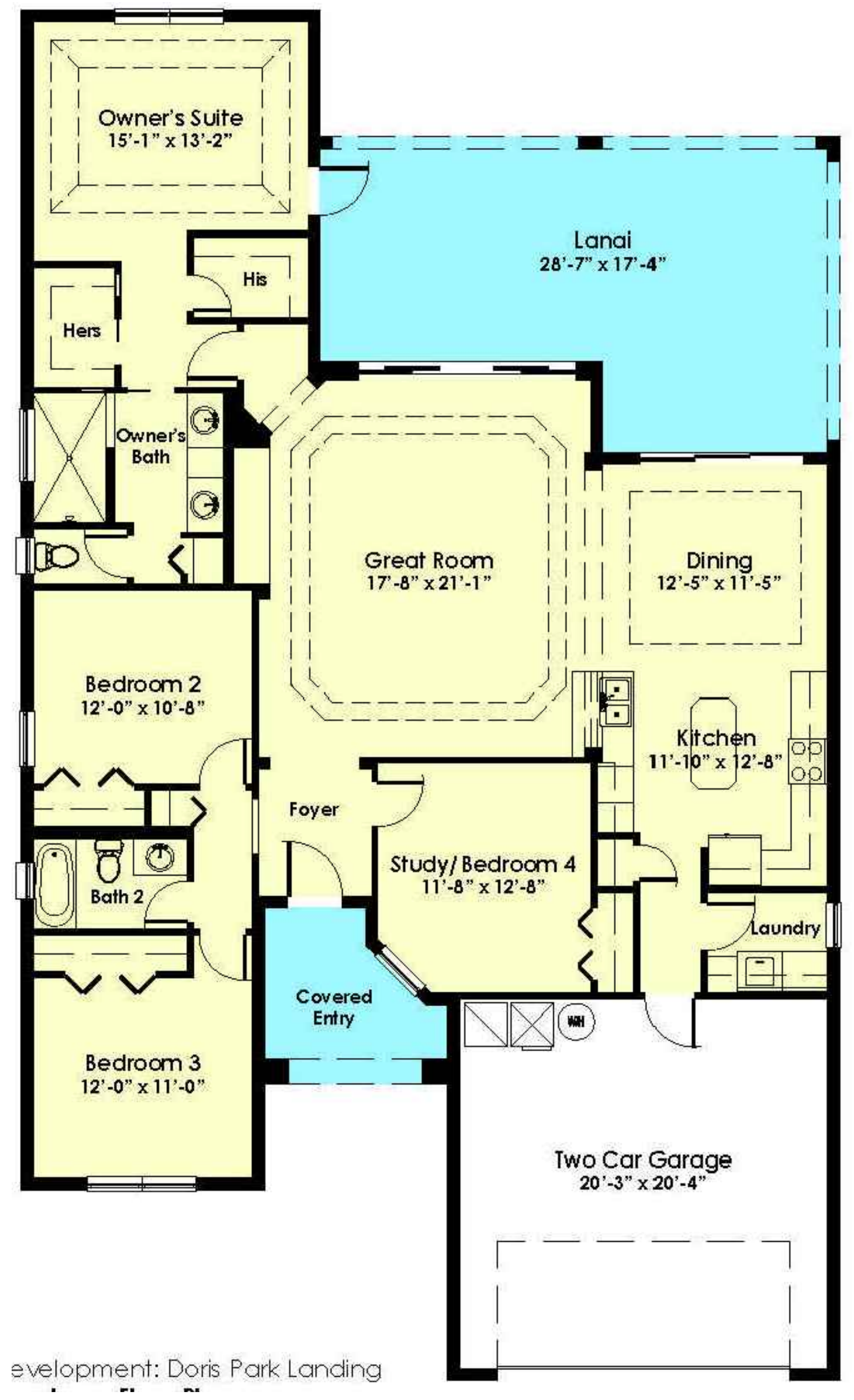
Development: Doris Park Landing
Charles, Elevation Option Two

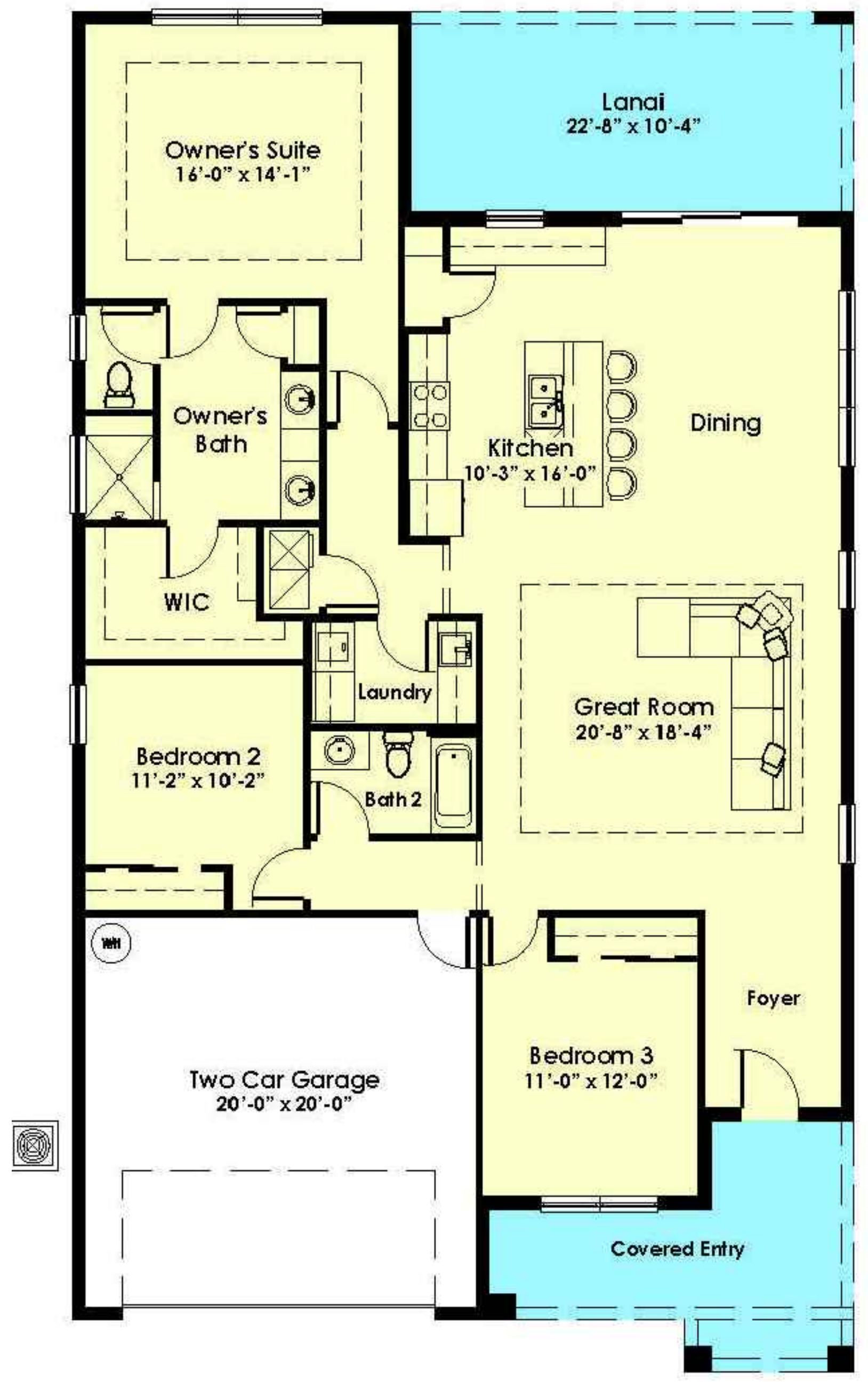

JWB ARCHITECTS
Development: Doris Park Landing
The Wright, Elevation Option One

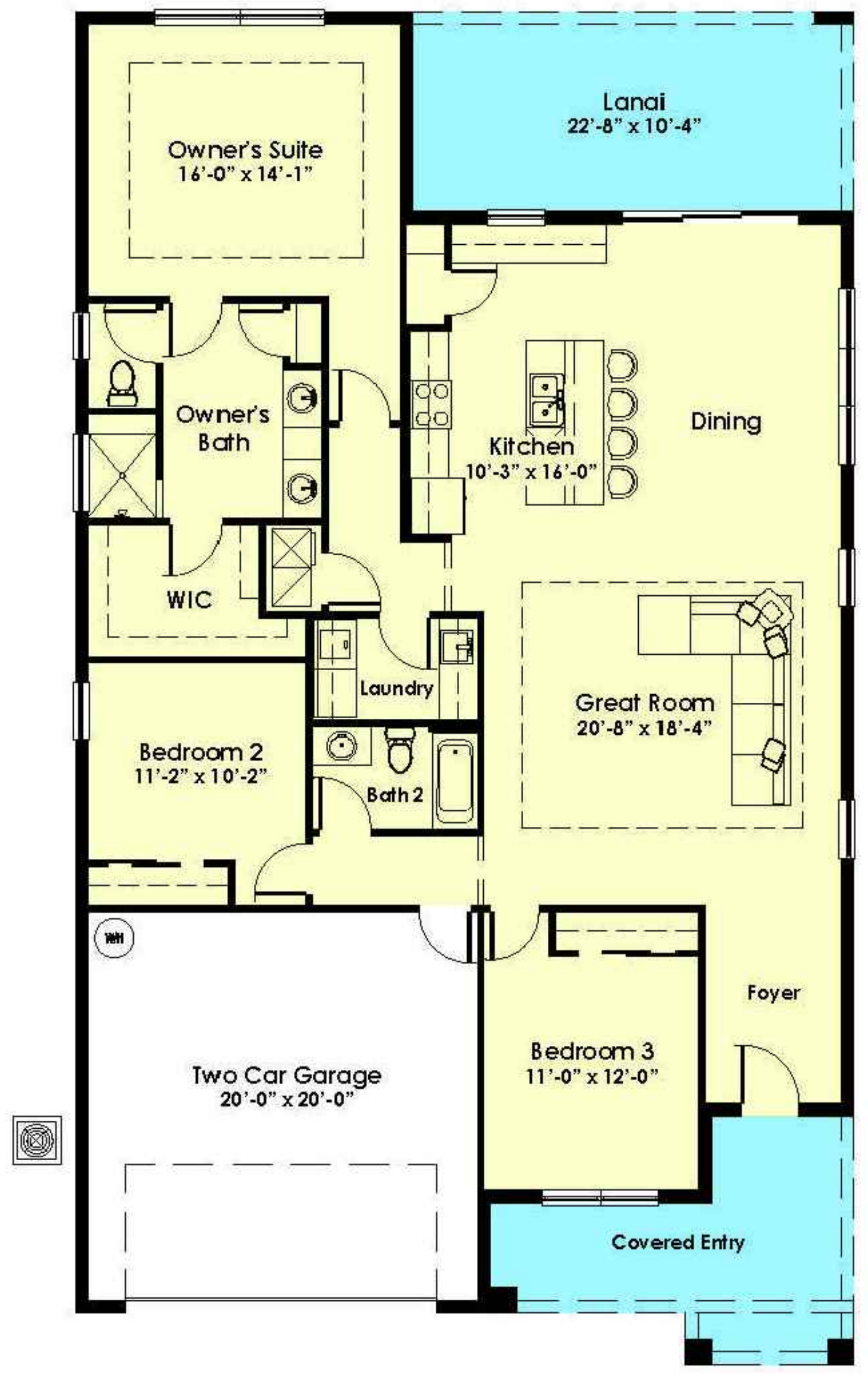

JWB ARCHITECTS
Development: Doris Park Landing
The Wright, Elevation Option Two

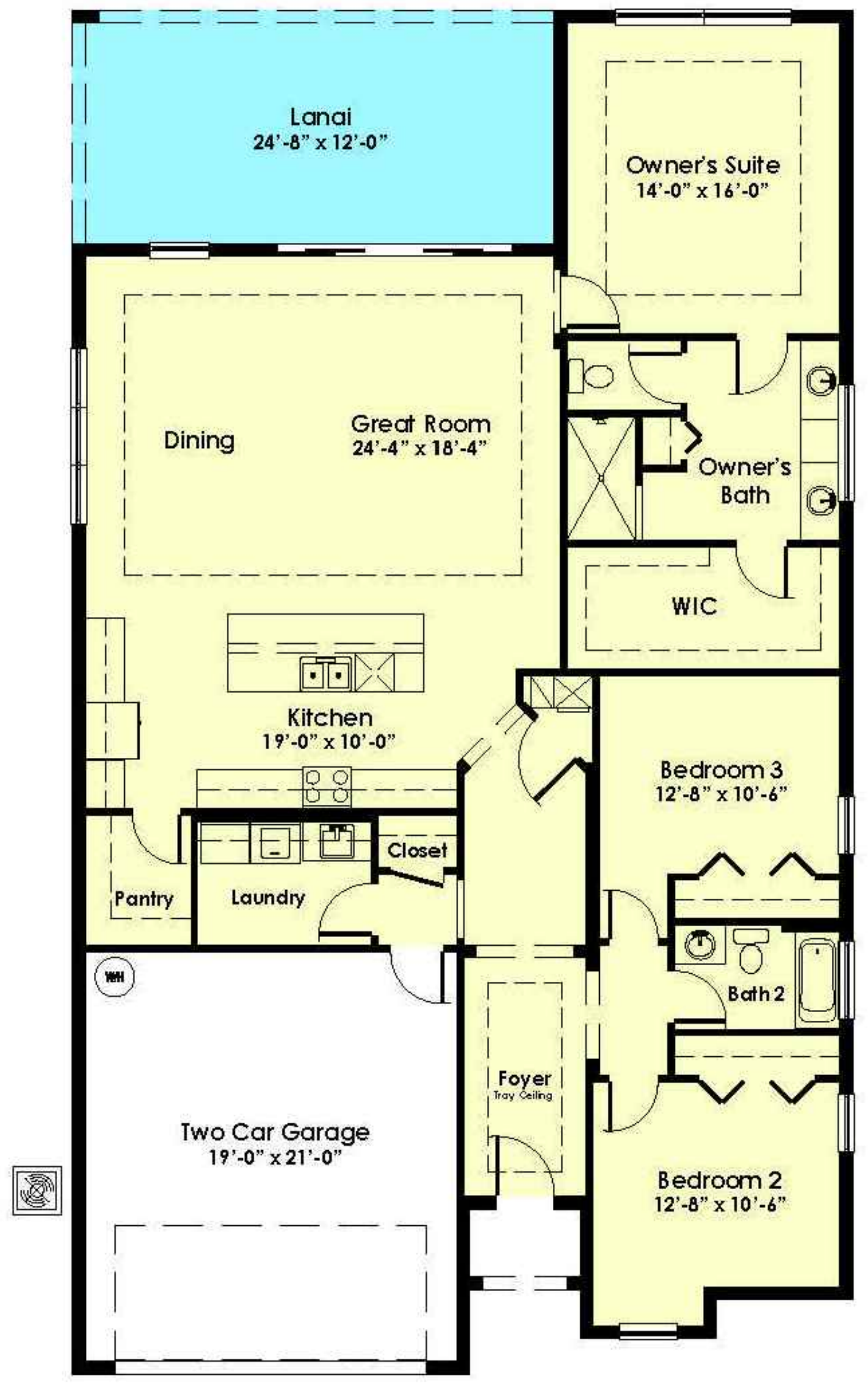
500 - SINGLE FAMILY DETACHED FRONT COLOR ELEVATION
N.T.S.


Owner's Suite
15'-1" x 13'-2"
Lanai
28'-7" x 17'-4"
His
Hers
Owner's Bath
Great Room
17'-8" x 21'-1"
Dining
12'-5" x 11'-5"
Bedroom 2
12'-0" x 10'-8"
Kitchen
11'-10" x 12'-8"
Foyer
Study/ Bedroom 4
11'-8" x 12'-8"
Bath 2
Laundry
Covered Entry
WH
Bedroom 3
12'-0" x 11'-0"
Two Car Garage
20'-3" x 20'-4"
evelopment: Doris Park Landing


Owner's Suite
15'-1" x 13'-2"
Lanai
28'-7" x 17'-4"
His
Hers
Owner's Bath
Great Room
17'-8" x 21'-1"
Dining
12'-5" x 11'-5"
Bedroom 2
12'-0" x 10'-8"
Kitchen
11'-10" x 12'-8"
Foyer
Study/ Bedroom 4
11'-8" x 12'-8"
Bath 2
Laundry
Covered Entry
WH
Bedroom 3
12'-0" x 11'-0"
Two Car Garage
20'-3" x 20'-4"
evelopment: Doris Park Landing


Owner's Suite
16'-0" x 14'-1"
Lanai
22'-8" x 10'-4"
Owner's Bath
Kitchen
10'-3" x 16'-0"
Dining
WIC
Laundry
Great Room
20'-8" x 18'-4"
Bedroom 2
11'-2" x 10'-2"
Bath 2
WH
Foyer
Two Car Garage
20'-0" x 20'-0"
Bedroom 3
11'-0" x 12'-0"
Covered Entry


Owner's Suite
16'-0" x 14'-1"
Lanai
22'-8" x 10'-4"
Owner's Bath
Kitchen
10'-3" x 16'-0"
Dining
WIC
Laundry
Great Room
20'-8" x 18'-4"
Bedroom 2
11'-2" x 10'-2"
Bath 2
WH
Foyer
Two Car Garage
20'-0" x 20'-0"
Bedroom 3
11'-0" x 12'-0"
Covered Entry


Lanai
24'-8" x 12'-0"
Owner's Suite
14'-0" x 16'-0"
Dining
Great Room
24'-4" x 18'-4"
Owner's Bath
WIC
Kitchen
19'-0" x 10'-0"
Bedroom 3
12'-8" x 10'-6"
Closet
Pantry
Laundry
WH
Bath 2
Foyer
Tray Ceiling
Two Car Garage
19'-0" x 21'-0"
Bedroom 2
12'-8" x 10'-6"

400 - SINGLE FAMILY DETACHED PRELIMINARY FLOOR PLANS
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