

# REVISED 1/24/2024

**SITE DATA:**

PROPERTY LOCATION: 2300 KURT STREET, EUSTIS FL, 32726

PARCEL IDS: 15-19-26-0004-000-02900 & 15-19-26-0004-000-03500

DATUM: ELEVATIONS EVALUATED USING NAVD88

LAND OWNERS: GT DESI CORP

GROSS SITE AREA: 5.97 ACRES

BREAKDOWN:

- BUILDINGS: 1.70 ACRES
- ASPHALT & CURB: 0.64 ACRES
- TOTAL IMPERVIOUS: 2.34 ACRES (39%)
- PERMEABLE DRIVEWAYS & SIDEWALKS: 0.69 ACRES
- PERVIOUS AREA IN LOTS & GRASS STRIPS IN STREETS: 1.09 ACRES
- TOTAL: 1.78 ACRES (30%)

OPEN SPACE: 1.85 ACRES (31%)

PROPERTY ZONING (CURRENT & PROPOSED): MCR

PROPOSED LAND USE: 62 TOWNHOMES

PHASING: ONE PHASE

BUILDING SETBACKS:

- FRONT: 10'
- SIDE: 5'
- REAR: 5'
- SIDE: 5'

MINIMUM BUILDING SEPARATION: SIDE TO SIDE: 10'

EXISTING PROPERTY USE: VACANT

MAXIMUM BUILDING HEIGHT (ALLOWABLE & PROPOSED): 3 STORIES PRINCIPAL BUILDING; 2 STORIES ACCESSORY

MINIMUM LOT AREA: 1,760 SF

DENSITY PROPOSED: APPROXIMATELY 10 DWELLING UNITS PER ACRE

ALLOWABLE DENSITY: 12 DWELLING UNITS PER ACRE

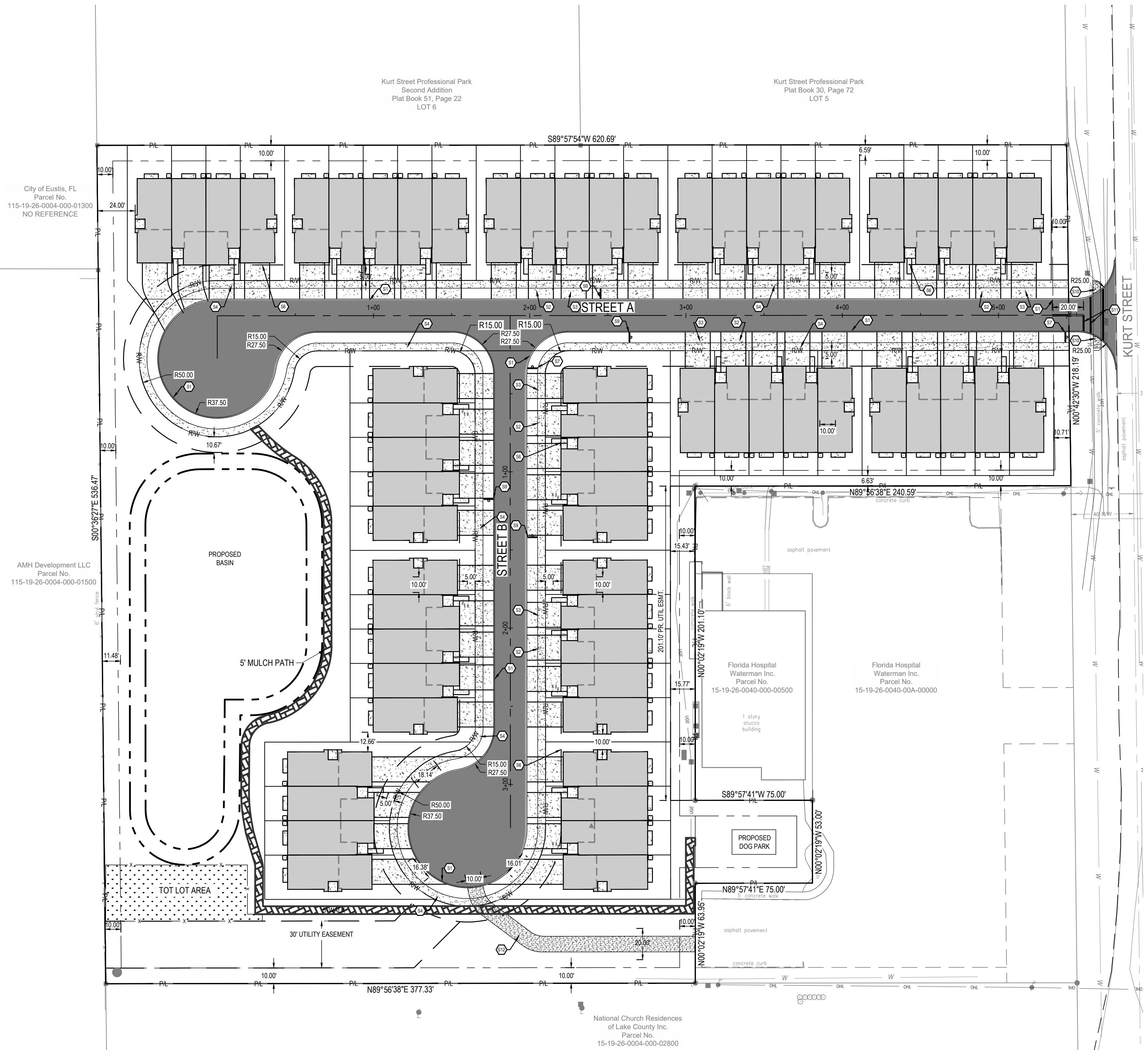
MINIMUM LOT WIDTH: 22'-0"

UTILITY PROVIDERS: ST. JOHNS FLORIDA WATER MANAGEMENT DISTRICT - STORMWATER  
Ocklawaha River Basin - STORMWATER

SITE LIGHTING: AL EXTERIOR LIGHTING SHALL COMPLY WITH LIGHTING ORDINANCE

UTILITY STATEMENT: THE WATER, WASTEWATER, AND SANITARY CALCULATIONS & DESIGN WILL BE PROPERLY SIZED BEFORE CONSTRUCTION PLAN APPROVAL.

WILDLIFE: ALL STATE & FEDERAL REGULATIONS REGARDING ENDANGERED, THREATENED, OR SPECIES OF SPECIFIC CONCERN WILL BE FOLLOWED DURING THE DEVELOPMENT OF THE PROPERTY.



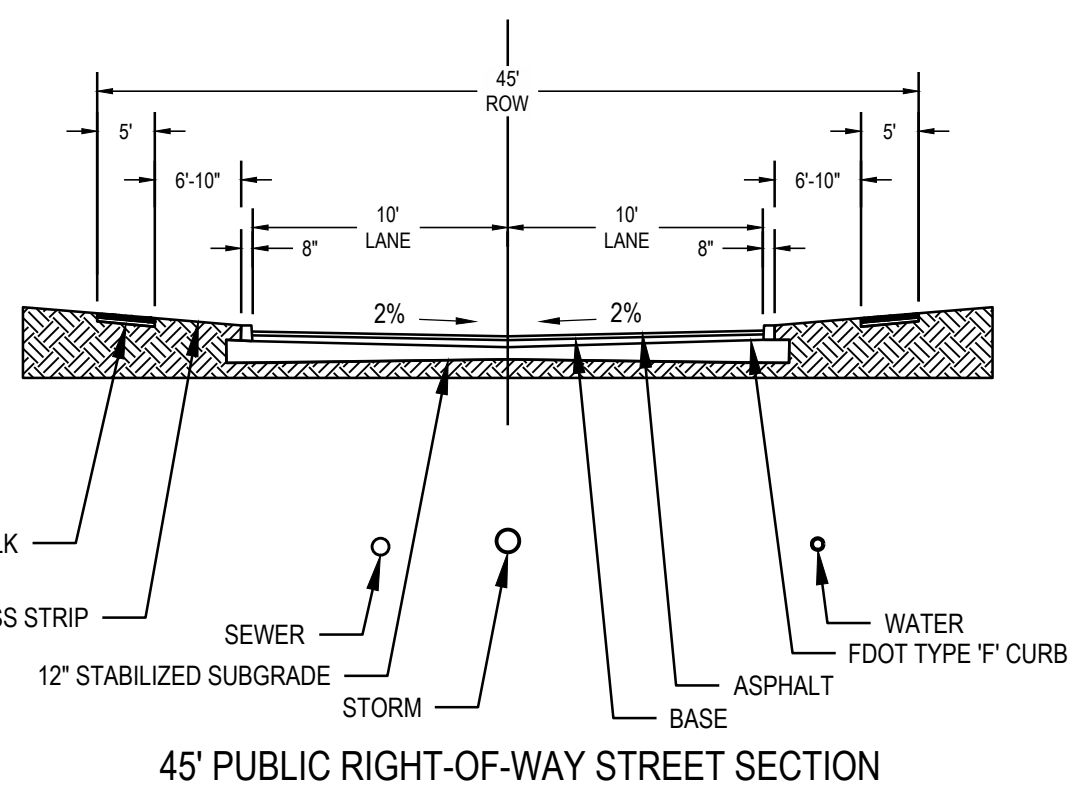
**SITE PLAN LEGEND**

EXISTING  
REFER TO C2.0 FOR EXISTING FEATURES LEGEND

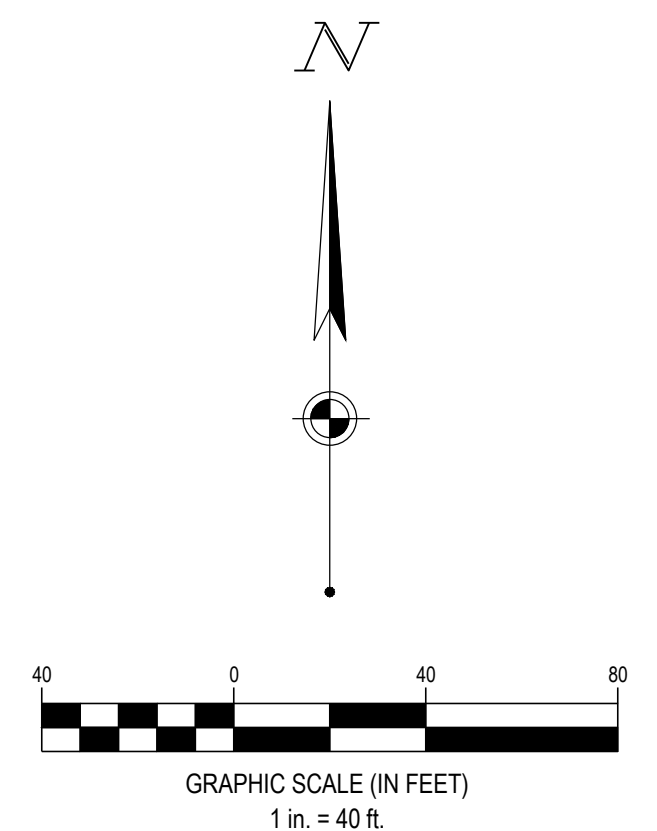
PROPOSED SITE  
REFER TO C3.0 FOR SUBDIVISION PLAN LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- DRIVEWAY
- CURB & GUTTER
- SETBACK
- SIGN

CODED NOTES	
CODE	DESCRIPTION
S1	PROPOSED CURB & GUTTER
S2	16' DRIVEWAY TYP.
S3	16' DRIVEWAY TYP.
S4	PROPOSED 5' PERMEABLE SIDEWALK
S6	PROPOSED 10' UTILITY EASEMENT
S7	R1-1 STOP SIGN
S8	R8-3 NO PARKING SIGN
S9	R2-1 SPEED LIMIT SIGN
S10	PROPOSED CURB RAMP
S11	PROPOSED STOP BAR AND CROSSWALK
S12	EMERGENCY ACCESS DRIVE - STABILIZED WITH GRASS



BENCHMARK				
BM *	ELEVATION*	NORTHING**	EASTING**	DESCRIPTION
BM1	95.01	1636220.139	434015.226	FOUND MONUMENT
BM2	94.26	1635684.204	434642.279	FOUND IRON ROD



THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE AND NOT FOR CONSTRUCTION OR RECORDING PURPOSES OR REFERENCE.

DDCM MANAGEMENT LLC.

**EUSTIS TOWNHOMES**

KURT STREET  
EUSTIS, FL 32726

Revisions / Submissions

ID	Description	Date

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Project Number: 762449  
Scale: 1" = 40'  
Drawn By: SJS  
Checked By: CSG  
Date: JANUARY 24 2024  
Issue: PRELIMINARY

Drawing Title:  
**SITE PLAN**

**C5.0**

W:\PROJECTS\DDCM\762449-01-DDCM Kurt Road - Eustis, FL\03-CIVIL\PLAN\DOT SHEETS\PRELIMINARY\762449 - C5.0 - SITE PLAN.dwg - 1/24/2024 - Ryan Hopkins