

# CONSTRUCTION PLANS FOR TRANSITION HOMES

## SECTION 11, TOWNSHIP 19 SOUTH, RANGE 26 EAST CITY OF EUSTIS, LAKE COUNTY, FLORIDA

DATE	ISSUE	BY
9-14-22	RAI PER CITY OF EUSTIS	CCH

OWNER/DEVELOPER:  
FORWARD PATHS FOUNDATION, INC.  
1005 WEST MAIN STREET # 102  
LEESBURG, FL. 34748  
PHONE: (352) 801-8631

ENGINEER/PLANNER/SURVEYOR:  
HALFF  
902 NORTH SINCLAIR AVENUE  
TAVARES, FLORIDA 32778  
PHONE (352) 343-8481  
CHARLES C. HIOTT, P.E.

UTILITY COMPANIES

ELECTRIC:  
SUMTER ELECTRIC COOPERATIVE, INC.  
2903 SOUTH US HWY 301  
SUMTERVILLE, FL. 33585  
(352) 793-3801  
CONTACT: ALAN KIMBLEY

TELEPHONE:  
CENTURY LINK  
P.O. BOX 770339  
WINTER GARDEN, FL. 34777-0339  
(352) 326-1719  
CONTACT: CHRIS LOVE

CABLE:  
COMCAST CABLE  
8130 CR. 44 LEGA  
LEESBURG, FL. 34788  
(352) 787-7875 EXT. 155  
CONTACT: WILLIAM GRAHAM

WATER / WASTEWATER:  
CITY OF EUSTIS  
10 N. GROVE ST  
P.O. BOX 1068  
EUSTIS, FL 32726  
PHONE (352) 483-5460  
CONTACT: LORI BARNES  
(DEVELOPMENT SERVICES DIRECTOR)

CONTRACTOR TO PROVIDE FORTY- EIGHT (48) HOUR  
ADVANCE NOTIFICATION TO THE UTILITY COMPANY AND  
THE ENGINEER OF RECORD PRIOR TO ANY REQUIRED  
TEST OF THE UTILITIES, WATER SYSTEM, ETC.

WAIVER:

THE LAND DEVELOPMENT REGULATIONS WERE ADOPTED PRIOR TO THE TINY HOME MOVEMENT AND THE REQUIREMENT FOR A GARAGE HAS CREATED A CONFLICT. TINY HOMES PROVIDE AN AFFORDABLE HOUSING OPTION AND PROVIDE COST EFFECTIVE LIVING AND LIFESTYLE OPTIONS FOR TRANSITIONAL HOUSING TO MEET THE NEEDS OF STUDENTS.

SECTION 110-5.8 (A) REQUIRES THAT ALL SINGLE FAMILY DWELLINGS, INCLUDING MOBILE HOMES, DUPLEXES, TRIPLEXES, ROW HOUSES AND THE LIKE PROVIDE A MINIMUM 300 SQUARE FOOT GARAGE WITH STORAGE. THE APPLICANT IS PROVIDING THE REQUIRED TWO (2) PARKING SPACES PER UNIT WITHIN AN ASPHALT PARKING LOT LOCATED ON SITE. A TOTAL NUMBER OF TWENTY (20) SPACES, TWO (2) OF WHICH ARE HANDICAPPED, ARE PROVIDED FOR. SINCE THESE ARE TRANSITIONAL HOMES, OUTSIDE STORAGE FOR EACH UNIT IS NOT NECESSARY. HOWEVER, A 24' X 33' STORAGE BUILDING (792 SQUARE FEET) IS PROPOSED ON SITE FOR OUTSIDE STORAGE.

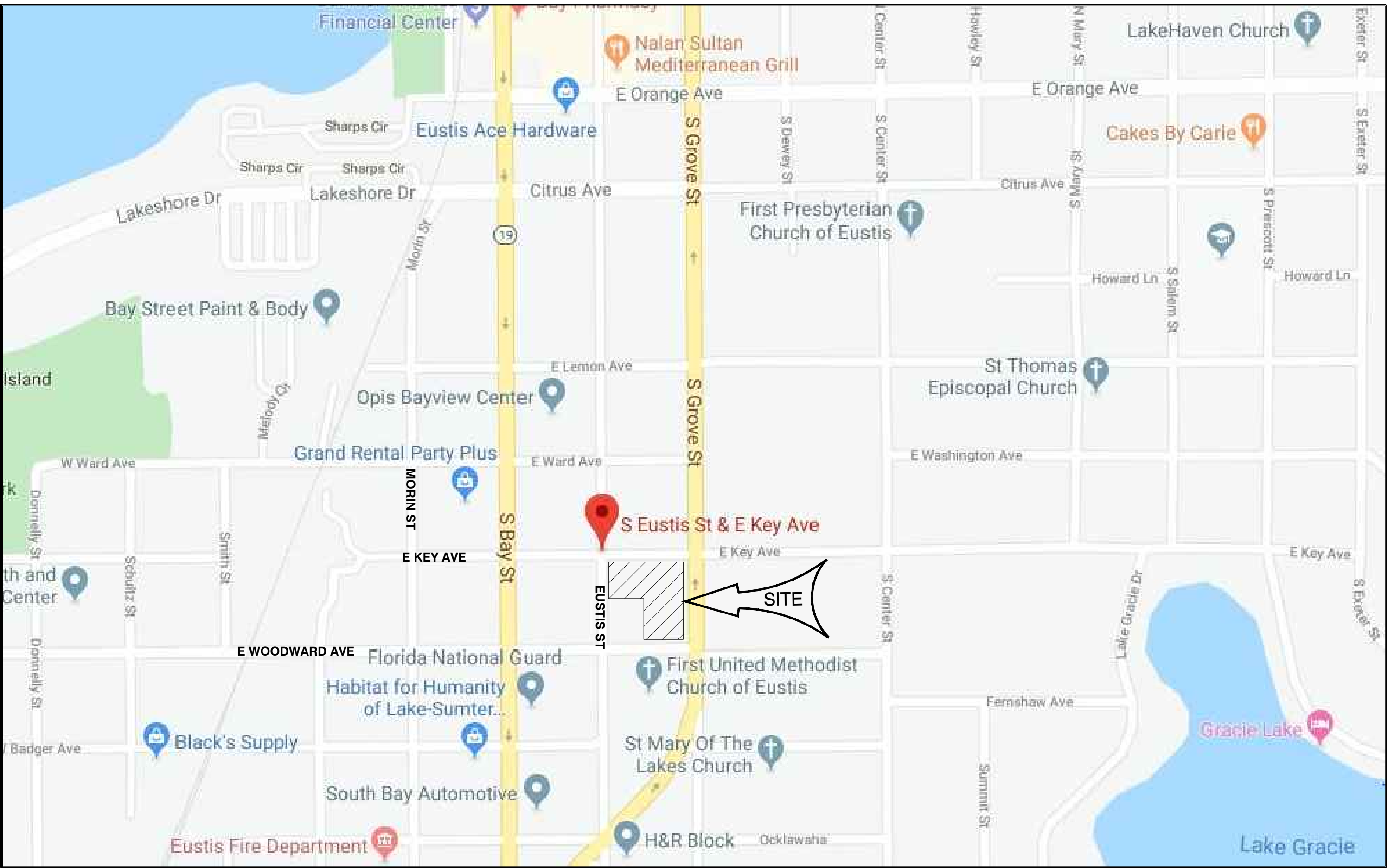
THERE ARE NO UNSAFE CONDITIONS OR DETRIMENTS TO PUBLIC WELFARE CREATED BY PROVIDING THE PARKING SPACES FOR THE TINY HOMES WITHIN A PAVED ASPHALT PARKING LOT ONSITE. A TOTAL OF TWENTY (20) SPACES ARE PROVIDED, TWO (2) HANDICAPPED, WHICH EQUATES TO THE REQUIRED TWO (2) PARKING SPACE PER UNIT REQUIREMENT. SIDEWALKS ARE PROVIDED TO AND FROM THE PARKING LOTS AND TINY HOMES. A 24' X 33' STORAGE BUILDING (792 SQUARE FEET) FOR OUTSIDE STORAGE IS PROPOSED ON SITE.

CLOSE TO 80% OF THE RESIDENTS THAT WILL RESIDE IN THE TINY HOMES DO NOT OWN VEHICLES. A STUDY DONE AT BERKELEY BY THE TERNER CENTER ([https://turnercenter.berkeley.edu/wp-content/uploads/2020/11/TINY\\_HOUSES\\_STUDY\\_FINAL\\_TERNER.PDF](https://turnercenter.berkeley.edu/wp-content/uploads/2020/11/TINY_HOUSES_STUDY_FINAL_TERNER.PDF)), PROVIDES THAT MANY TINY HOME VILLAGES EITHER PROVIDE TRANSPORTATION (BY ARRANGING FOR A BUS TO COME TO THE COMMUNITY), OR LOCATE THEIR COMMUNITY CLOSE TO PUBLIC TRANSPORTATION (USUALLY WITHIN 1/8-1/2 MILE). THE LOCATION OF THIS SITE IS LOCATED CLOSE TO LAKE COUNTY PUBLIC TRANSPORTATION BUS STOPS LOCATED ON GROVE STREET (WITHIN APPROXIMATELY 1,200 FEET OF THE SITE), AND ON LAKEVIEW AVENUE (WITHIN APPROXIMATELY 2,200 FEET OF THE SITE). THE STUDY STATES THAT PARKING, OPEN SPACE, AND LOT COVERAGE REQUIREMENTS SHOULD BE WAIVED BECAUSE MANY OF THESE REQUIREMENTS DO NOT APPLY TO THE SCALE OF TINY HOUSE VILLAGE DEVELOPMENTS.

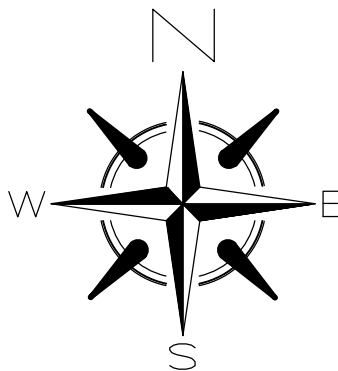
THE APPLICANT MEETS THE INTENT AND PURPOSE OF THE LAND DEVELOPMENT REGULATIONS AND THE POLICIES OF THE COMPREHENSIVE PLAN BY PROVIDING THE REQUIRED PARKING SPACES OF TWO (2) SPACES PER UNIT ONSITE. THE ONLY REQUEST FOR RELIEF IS TO PROVIDE THE PARKING SPACES IN A PARKING LOT.

THE RELIEF GRANTED IS THE MINIMUM DEGREE OF RELIEF NECESSARY, TO MAKE POSSIBLE THE REASONABLE USE OF THE LAND. THE APPLICANT IS NOT PROPOSING LESS PARKING SPACES THAN ARE REQUIRED BY CODE PER UNIT, JUST REQUESTING THAT THEY BE ABLE TO PROVIDE THE PARKING SPACES IN A PARKING LOT LOCATED ON SITE. THERE WILL BE SIDEWALKS FROM THE PARKING LOT TO THE TINY HOMES.

CITY OF EUSTIS PROJECT # 2022-SP-03



VICINITY MAP  
NO TO SCALE



INDEX OF SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 2A AERIAL PHOTOGRAPH
- 3 EROSION CONTROL AND DEMOLITION PLAN
- 4 SITE PLAN
- 5 UTILITY PLAN
- 6 GRADING PLAN
- 7-8 DETAILS

**HALFF**<sup>®</sup>  
902 North Sinclair Ave.  
Tavares, Florida 32778  
Office: 352.343.8481  
Fax: 352.343.8495  
Certificate of Authorization Number: 33380

Charles  
C Hiott  
Digitally signed by Charles C  
Hiott  
DN: cn=Charles C Hiott, c=US,  
o=HALFF ASSOCIATES INC,  
email=chiott@halff.com  
Date: 2023.02.06 11:06:52 -05'00'









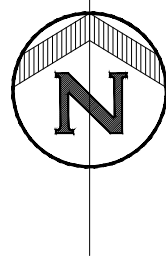
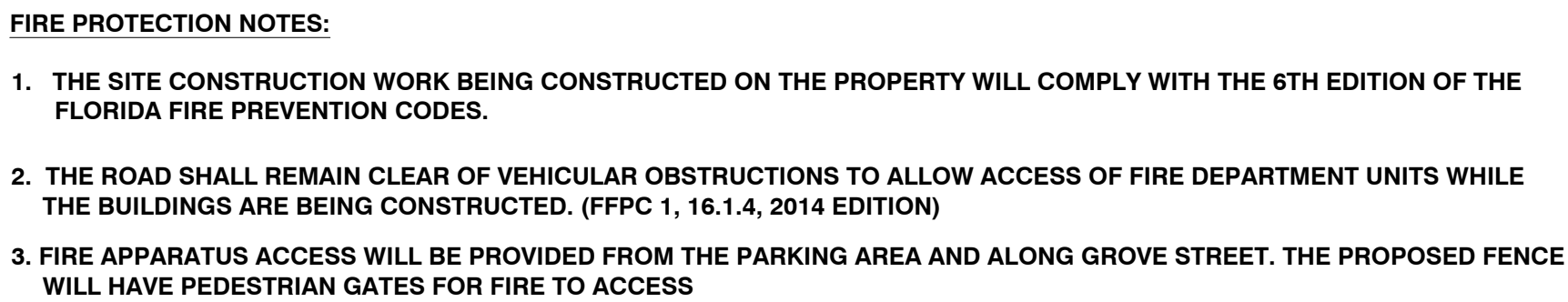


A rectangular seal with a double-line border. The top half is empty. The bottom half contains the text "CHARLES C. HIOTT, P.E." in bold, uppercase letters, and "PROFESSIONAL ENGINEER NO. 54813" in smaller, uppercase letters below it.









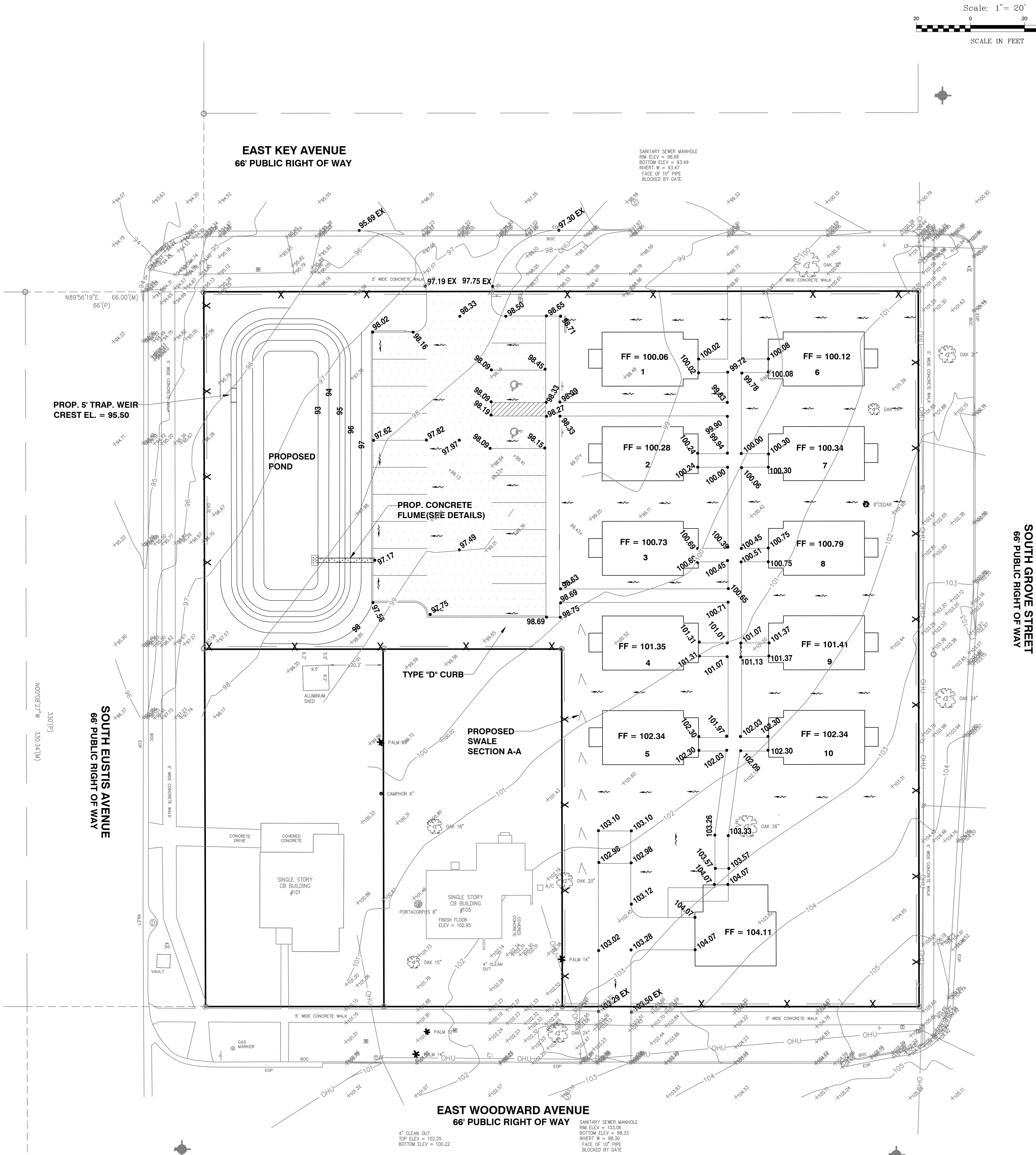
 **HALFF** 

902 North Sinclair Ave.  
Tavares, Florida 32778

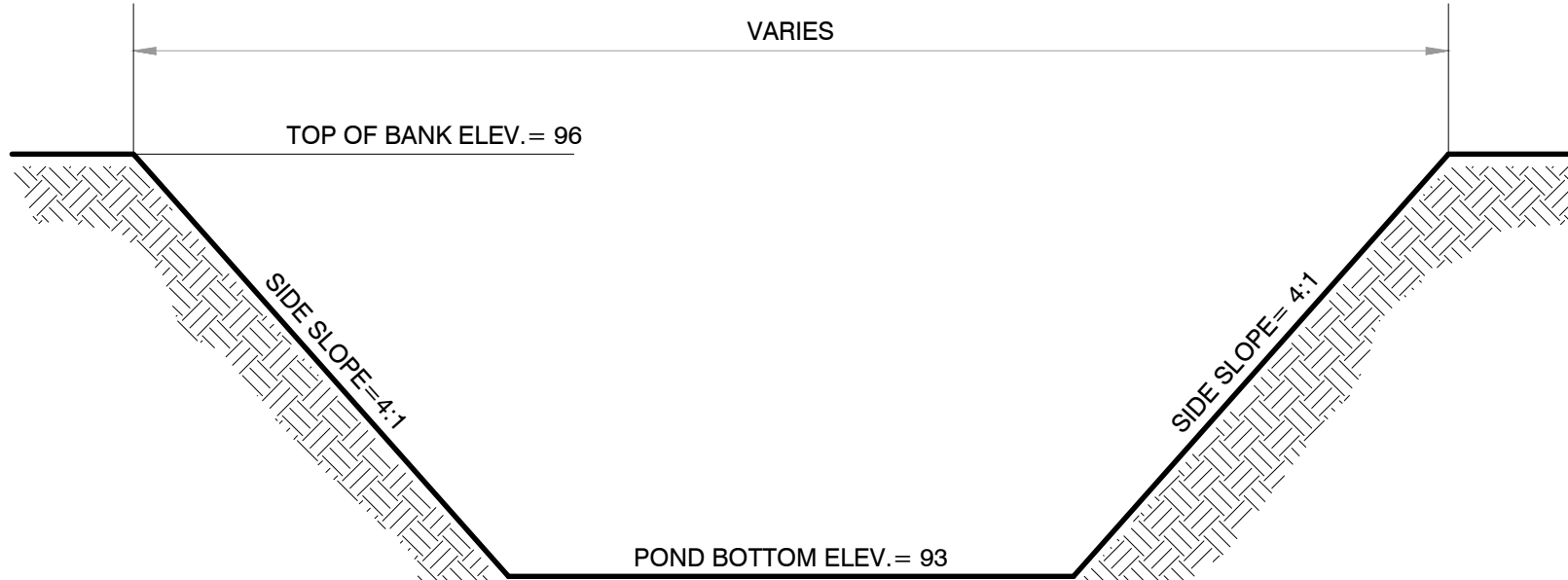
Office: 352.343.8481  
Fax: 352.343.8495  
Certificate of Authorization Number: 33390

DATE:	JANUARY 2020
DESIGNED BY:	BJ
DRAWN BY:	BJ
CHECKED BY:	CCH
JOB NO.:	181110.0001
FILE NAME:	
Sheet 5	





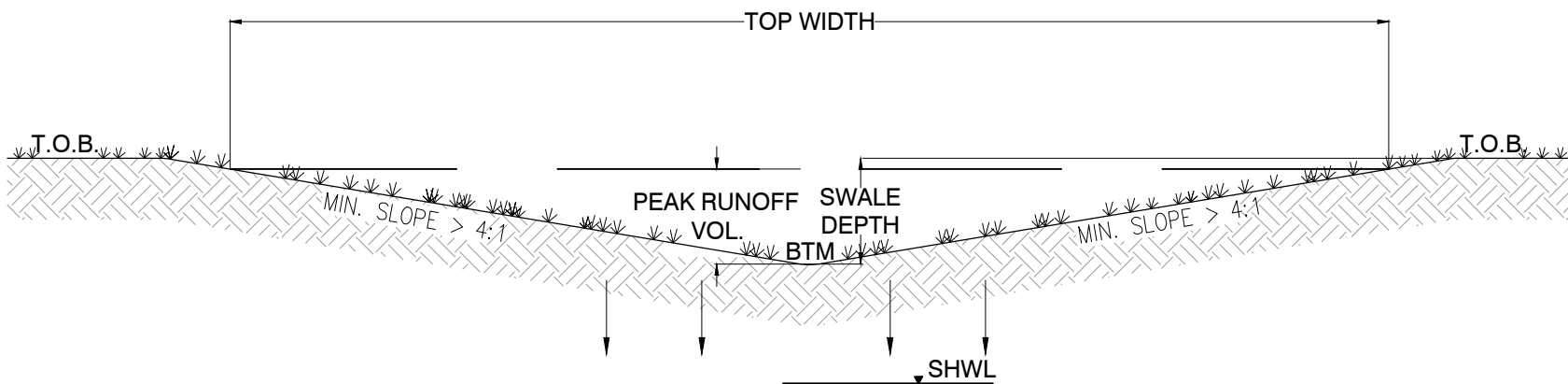
- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL CONFORM TO FDOT AND CITY OF EUSTIS STANDARDS.
  2. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN OBTAINED FROM RESPECTIVE UTILITY OWNER USING THE LATEST INFORMATION AVAILABLE. HOWEVER, THESE LOCATIONS, AS SHOWN ON THE PLANS, ARE NOT CONSIDERED TO BE ALL INCLUSIVE. THE ENGINEER HAS ATTEMPTED TO SHOW AS MUCH AS POSSIBLE ALL MAIN ELECTRICAL AND TELEPHONE UNDERGROUND CABLES AND DUCTS. THE ENGINEER HAS NOT SHOWN ELECTRICAL AND TELEPHONE SERVICE CONNECTIONS WHICH MAY EXIST WITHIN THE PRIVATE RIGHTS-OF-WAY WITHIN THIS PROJECT. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL UNDERGROUND FACILITIES WITH A FIELD REPRESENTATIVE OF EACH RESPECTIVE UTILITY.
  3. THE CONTRACTOR SHALL INSURE ALL NECESSARY PERMITS ARE IN HAND BEFORE COMMENCEMENT OF CONSTRUCTION.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL REQUIREMENTS OF REGULATORY AGENCY PERMITS WITH REGARDS TO CONSTRUCTION ACTIVITIES AND CONDITIONS STATED THEREIN. ALL WORK WITHIN THE LAKE COUNTY RIGHT-OF-WAYS SHALL CONFORM WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE APPROVED LAKE COUNTY PERMITS.
  5. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK AND EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE 48 HOURS OR 1,000 FEET IN ADVANCE OF THE WORK, WHICHEVER IS GREATER. IF THERE IS A POTENTIAL CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. INFORMATION ON THE OBSTRUCTION TO BE FURNISHED BY THE CONTRACTOR SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
  6. ALL AREAS WHERE LANDSCAPING, SOD, OR IRRIGATION HAS BEEN REMOVED OR DISTURBED BY CONTRACTOR'S OPERATIONS SHALL BE RE-SODDED, LANDSCAPED, OR REPAIRED WITH LIKE KIND. ALL EXISTING PROPERTY, FENCING, DRIVEWAYS, PIPING, SIDEWALKS, SIGNS AND OTHER ITEMS SHALL BE
  7. RESTORED TO ORIGINAL LINE AND GRADE UNLESS APPROVED BY THE ENGINEER. ACCESS TO ADJOINING PROPERTY ALONG THE PROPOSED ROUTE SHALL BE MAINTAINED AT ALL TIMES.
  8. THE SHOWN LOCATIONS OF RIGHTS-OF-WAY AND UTILITIES ARE APPROXIMATE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXACTLY LOCATE ALL RIGHTS-OF-WAY AND UTILITY LINES IN THE CONSTRUCTION AREA PRIOR TO EXCAVATION. ANY DAMAGE TO ANY EXISTING UTILITY, STRUCTURE OR SERVICE SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER APPROVED BY THE RESPECTIVE UTILITY OWNER.
  9. ALL ELEVATIONS SHOWN ON THESE DRAWINGS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD): 88 DATUM.
  10. THE CONTRACTOR SHALL REPLACE ALL PAVING, SODDING, STABILIZED EARTH, LANDSCAPING, DRIVEWAYS, SIDEWALKS, IRRIGATION SYSTEMS, UNDERGROUND PIPING, ETC., DISTURBED OR DAMAGED BY THE CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH EQUAL MATERIAL OR AS DIRECTED BY THE ENGINEER.
  11. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR IN THE SPECIFICATIONS, ALL ITEMS NOTED TO BE REMOVED SHALL REMAIN THE PROPERTY OF THE OWNER. ALL ITEMS REMOVED SHALL BE STORED BY THE CONTRACTOR ON-SITE AS DIRECTED BY THE OWNER OR ENGINEER.



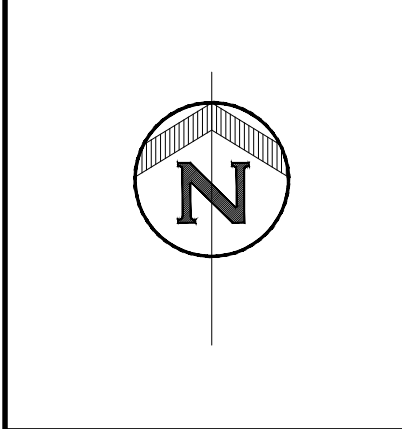
**TYPICAL POND SECTION**

DRA NO.	TOP OF BANK ELEVATION	POND BOTTOM ELEVATION	SLOPE (MAX.)
1	96.00	93.00	4:1

- NOTES:
1. MAXIMUM SIDE SLOPES NOT TO EXCEED 4:1.
  2. SOD ALL SIDE SLOPES
  3. SEED AND MUCH BOTTOM



**TYPICAL V SWALE DETAIL  
SECTION A-A  
N.T.S.**



DATE	REVISION
9-14-22	1
12-1-22	2

**CITY OF EUSTIS  
TRANSITION HOMES**

**GRADING  
PLAN**

**HALFF**

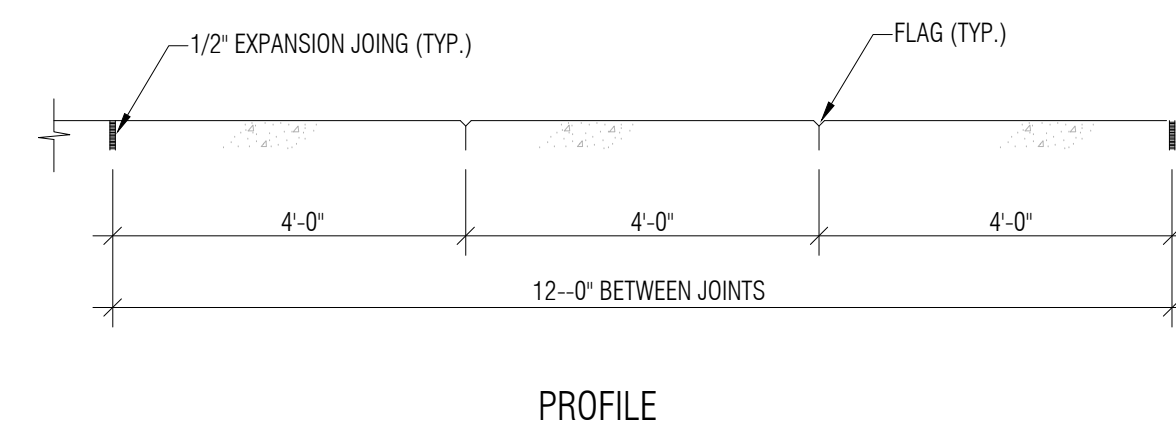
Office: 352.343.8481  
Fax: 352.343.8495  
902 North Sinclair Ave.  
Tavares, Florida 32778  
Certificate of Authorization Number: 33390

DATE:	JANUARY 2020
DESIGNED BY:	BJ
DRAWN BY:	BJ
CHECKED BY:	CCH
JOB NO.:	181110.0001
FILE NAME:	
Sheet 6	





HANDICAP PARKING STRIPING  
FOR SINGLE SPACES  
N.T.S.



WEIR SECTION DATA					
WRA NUMBER	(6) (ft)	(7) (ft)	(8) (ft)	(9) (elev)	(10) (elev)
D.R.A. 1	0.50	2.00	5.00	96.00	94.50

DATE	REVISION
	1
12-1-22	CITY OF EUSTIS RAI 10-31-22
1-5-23	CITY OF EUSTIS RAI 10-31-22
	4
	5
	6
	7
	8

**CITY OF EUSTIS  
TRANSITION HOMES  
DETAILS**

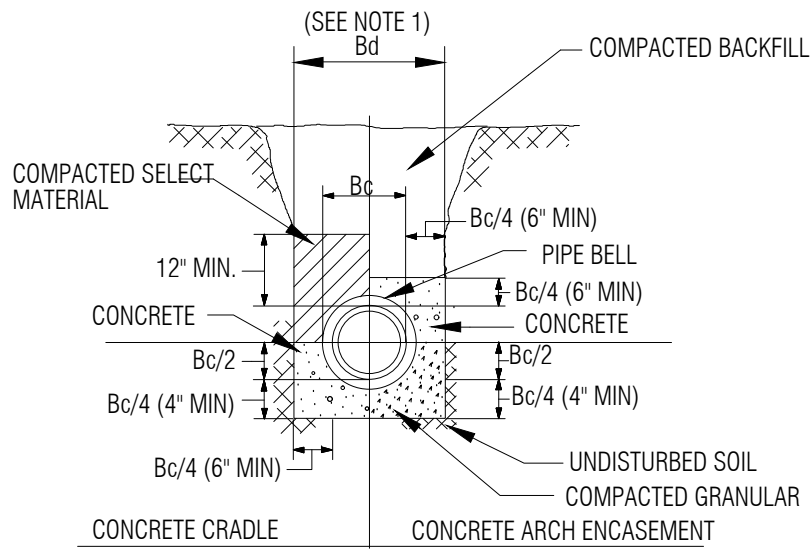


DATE:	JANUARY 2020
DESIGNED BY:	BJ
DRAWN BY:	BJ
CHECKED BY:	CCH
JOB NO.:	181110.0001
FILE NAME:	

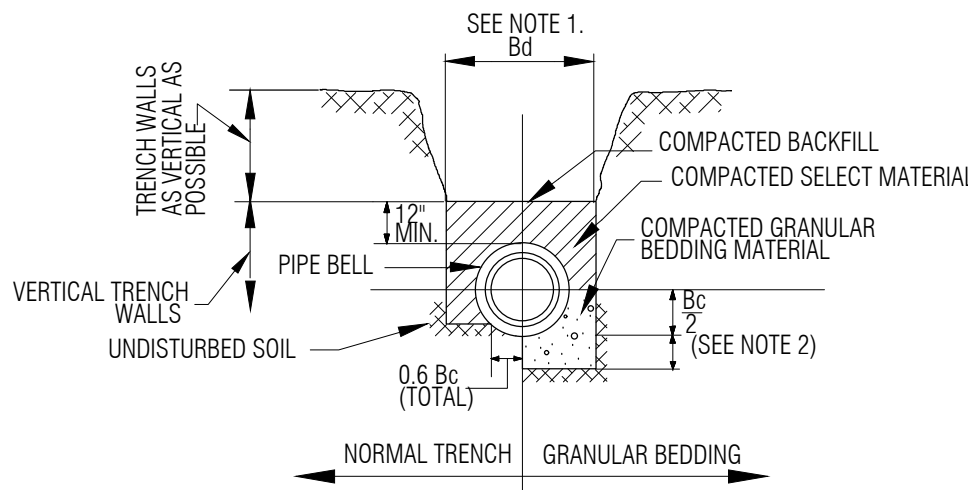
Sheet 7

**CHARLES C. HIOTT, P.E.**  
PROFESSIONAL ENGINEER NO. 54813

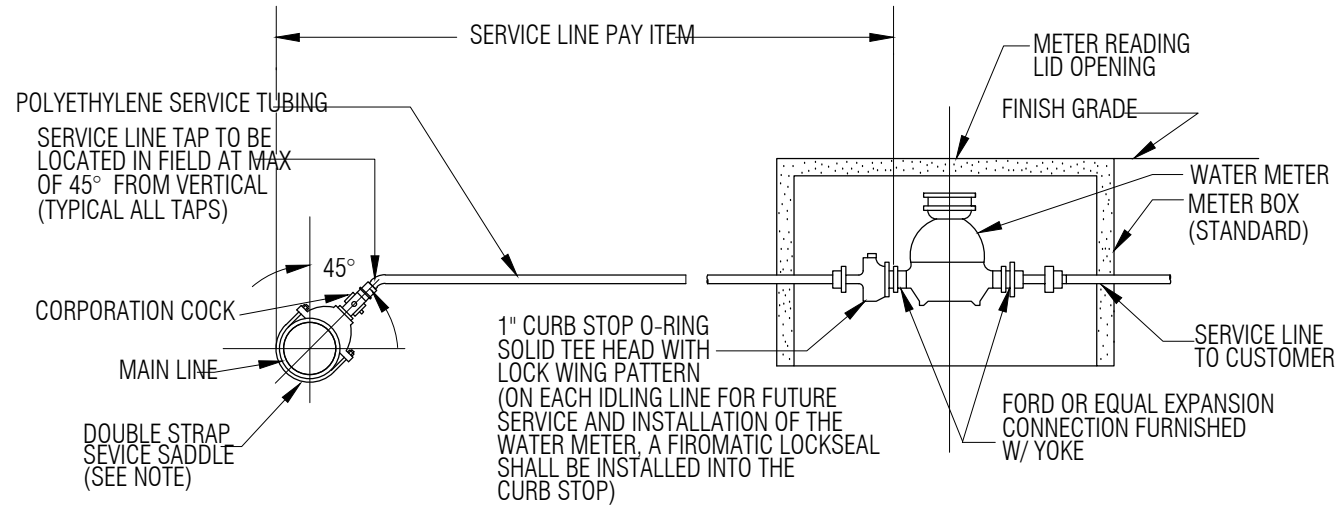




CLASS "A" BEDDING  
SPECIAL CONDITIONS



CLASS "B" BEDDING  
NORMAL CONDITIONS

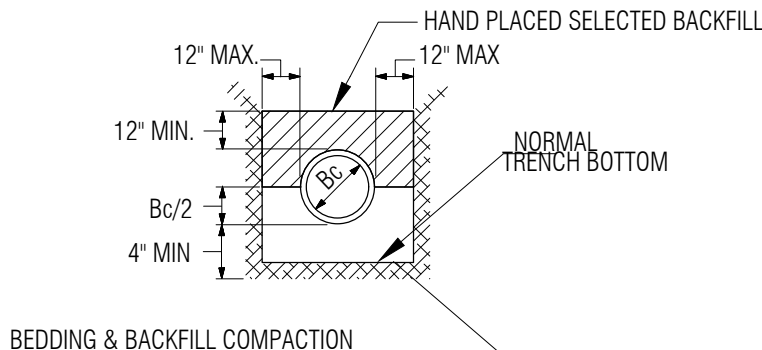


TYPICAL MAIN LINE, SERVICE LINE  
AND METER CONNECTION

BEDDING & TRENCHING NOTES:

- Bc = PIPE O.D.  
Bd = TRENCH WIDTH AT TOP OF PIPE  
MAX Bd = Bc + 24"  
MIN Bd = MAX DIM. OF BELL + 8" (UNSHETTED TRENCH)  
MAX DIM. OF BELL = 12" (UNSHETTED TRENCH)
- DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQ'D TO REACH SUITABLE FOUNDATION; FOR NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
- SHEETING SHALL BE DRIVEN BELOW THE UTILITY INVERT IF REQUIRED FOR LATERAL SUPPORT OR UNSUITABLE MATERIAL REMOVAL. WHERE DRIVEN BELOW PIPE INVERT, SHEETING SHALL BE CUT OFF A MIN. OF 12" ABOVE TOP OF PIPE, OR HIGHER AS AUTHORIZED BY THE ENGINEER, AND LEFT IN PLACE. IN NO CASE SHALL SHEETING LEFT IN PLACE EXTEND HIGHER THAN 30" BELOW SURFACE GRADE UNLESS SPECIFICALLY APPROVED. BRACING SHALL BE PROVIDED AS REQUIRED.

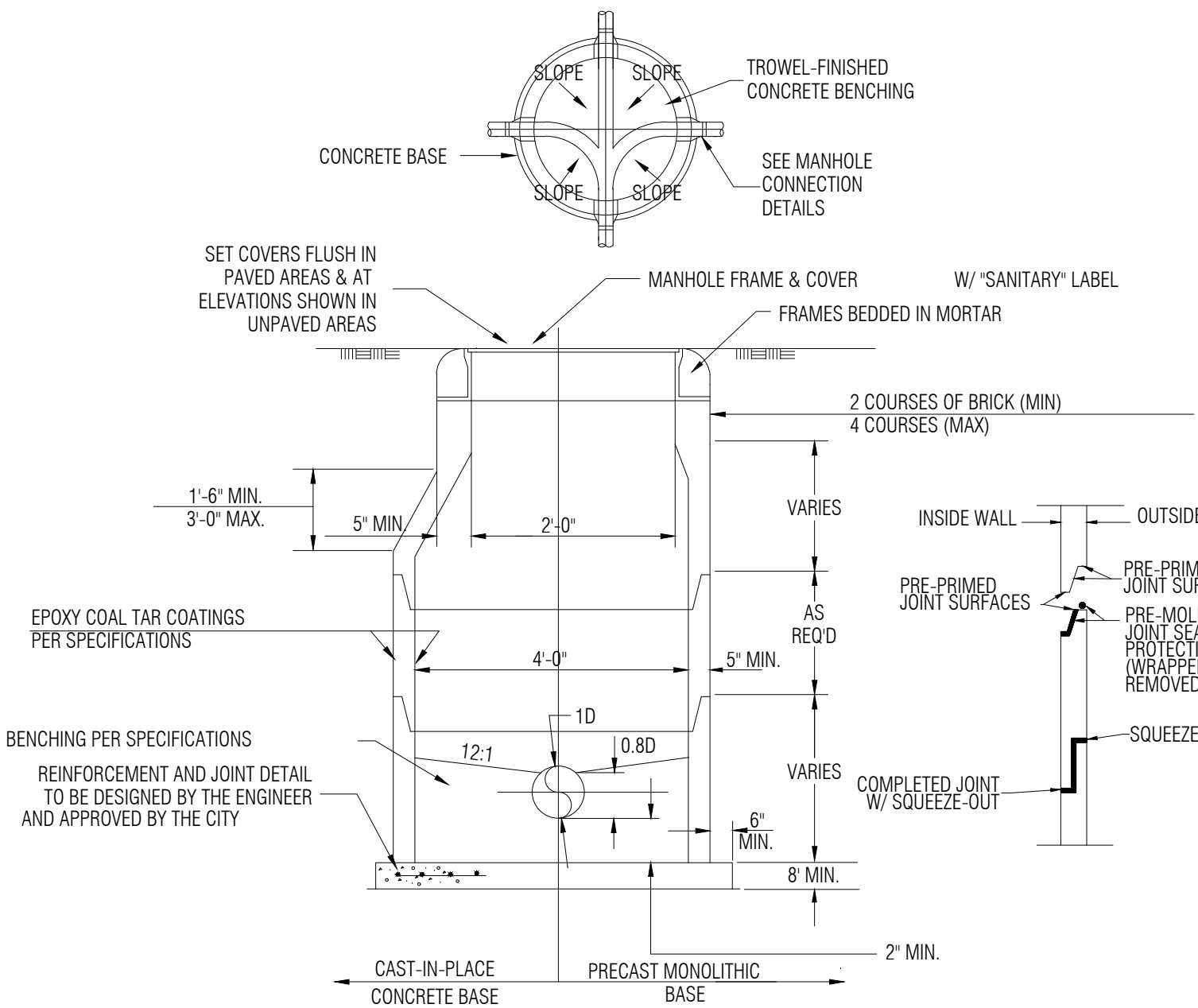
NOTE: NORMALLY CLEAN BACKFILL SHALL BE USED AS A 4" MIN. BEDDING FOR PIPE HOWEVER, WHERE UNSTABLE TRENCH BOTTOM CONDITIONS ARE ENCOUNTERED, AS DETERMINED BY THE INSPECTING ENGINEER, A SUFFICIENT DEPTH OF THE UNSTABLE SOIL SHALL BE REMOVED AND REPLACED WITH 1/4" - 3/4" CRUSHED STONE GRAVEL (U.S.C.S. SOIL CLASSIFICATION - CLASS 1), OR CRUSHED SHELL TO THE SPRING LINE OF THE PIPE TO STABILIZE THE PIPE BEDDING. WHEN DRY UNSUITABLE MATERIAL (I.E. HARDPAN) IS ENCOUNTERED AT THE TRENCH BOTTOM, GRADED SANDS MAY BE USED FOR PIPE BEDDING.



BEDDING & BACKFILL COMPACTION DENSITY TO 95% MODIFIED PROCTOR  
A.A.S.H.O. T-180 (A.S.T.M.D.-1557)  
BEDDING AND BACKFILL PLACED IN LIFTS NOT EXCEEDING 6" IN THICKNESS  
(FOR P.V.C. GRAVITY SEWER PIPE ALL BEDDING IN COMPLIANCE W/ A.S.T.M. D2321-74)

STANDARD BEDDING

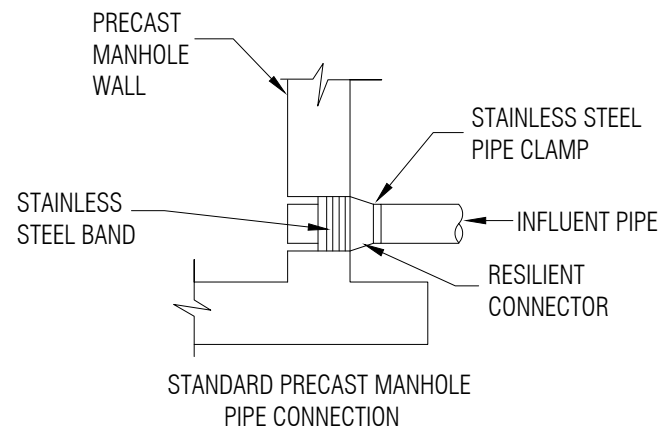
TRENCH BEDDING



NOTES:

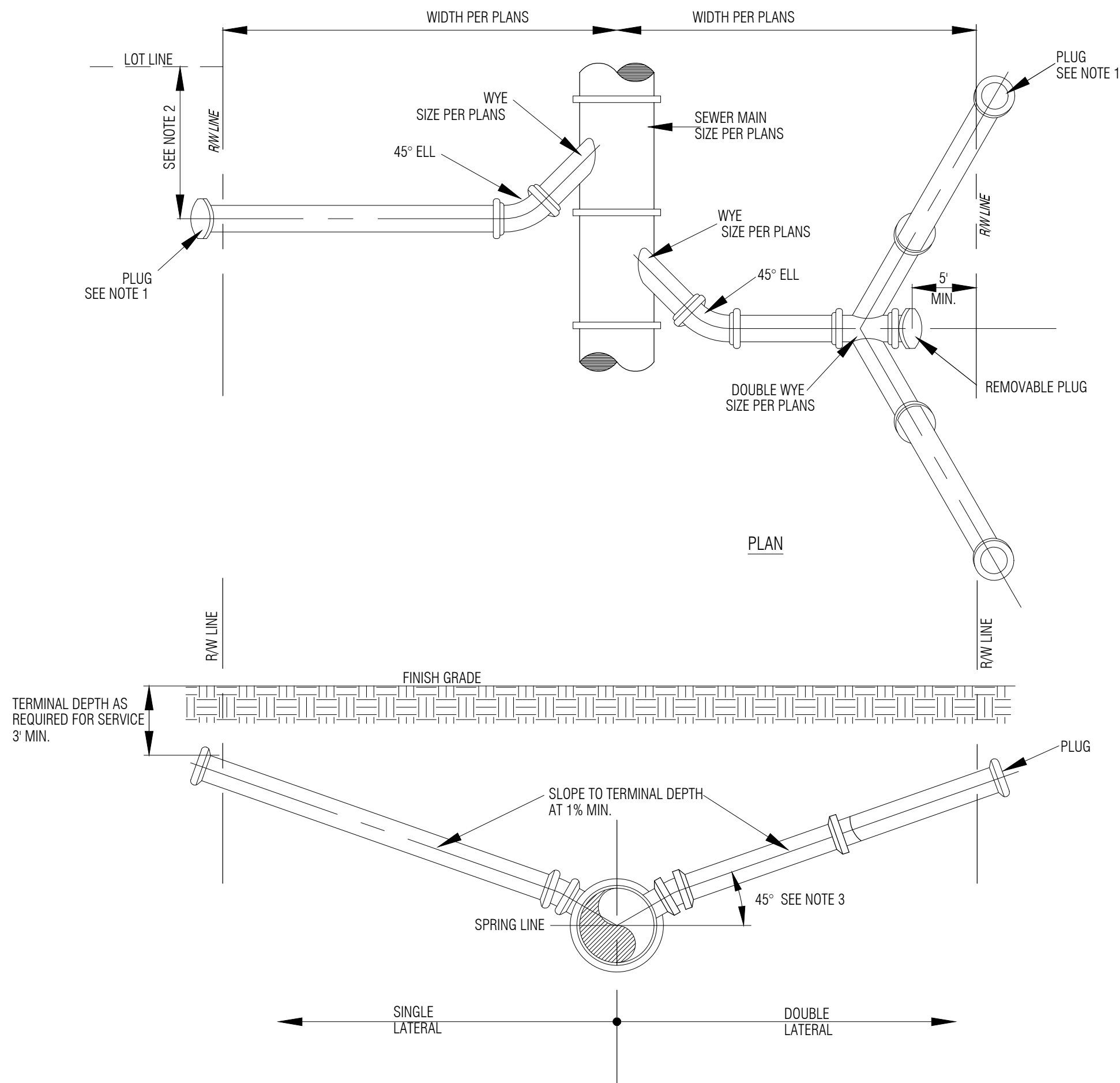
- DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
- APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATE.

PRECAST CONCRETE MANHOLE  
PLAN & SECTION



- NOTES:
- DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
  - THE CITY MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
  - AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2'-0" OR MORE ABOVE THE MANHOLE INVERT.

MANHOLE CONNECTION DETAILS



- NOTES:
- PLUG SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODES.
  - LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
  - INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.

SANITARY SEWER SERVICE LATERAL DETAIL

CITY OF EUSTIS  
TRANSITION HOMES  
DETAILS

**HALFF**  
902 North Sinclair Ave.  
Tavares, Florida 32778  
Office: 352.343.8481  
Fax: 352.343.8495  
Certificate of Authorization Number: 33390

DATE:	JANUARY 2020
DESIGNED BY:	BJ
DRAWN BY:	BJ
CHECKED BY:	CCH
JOB NO.:	181110.0001
FILE NAME:	
Sheet 8	