

# SITE PLAN FOR ZAXBY'S EUSTIS

## SECTION 22, TOWNSHIP 19 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA CITY OF EUSTIS

### VARIANCES:

- PER COMMERCIAL BUILDING LOT 110.4.13
1. STREET SETBACK FROM 75' MAX. TO 90' MAX.
  2. FRONTAGE BUILD OUT FROM 50' MIN. TO 32% MIN.
- PER BUILDING DESIGN STANDARDS 115-6
1. ALL DISTRICTS (115-6.1)
  2. DRIVE THROUGH SERVICES AND AUTOMOTIVE LIFTS (115-6.1.3)

### LEGAL DESCRIPTION:

(PER TITLE COMMITMENT NO. CD212308007)

#### PARCEL 1:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 26 EAST, THENCE RUN N64°02'24"W FOR 334.76 FEET TO AN IRON PIN (NO LD), THENCE RUNNING WITH THE NORTHERLY LINE OF LAKE SAUNDERS SUBDIVISION (P.B. 4, PG. 30) S69°01'33"W FOR 262.84 FEET TO A IRON PIN (LB 7064) AND THE POINT OF BEGINNING; THENCE CONTINUING WITH SAID SUBDIVISION S69°01'33"W FOR 266.93 FEET TO AN IRON PIN (LB 7064), PASSING AN IRON PIN FOUND (R.L.S. 1916) AT 108.68 FEET; THENCE TURNING AND RUNNING N20°46'46"W FOR 204.57 FEET TO A CONCRETE MONUMENT FOUND (NO. LD.) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 411/S.R. 500; THENCE RUNNING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 411/S.R. 500 FOR FOUR (4) COURSES TO WIT: (1) N70°43'07"E FOR 227.20 FEET TO AN IRON PIN (FDOT); THENCE (2) S66°24'00"E FOR 25.07 FEET TO AN IRON PIN (FDOT); THENCE (3) A NON RADIAL CURVE TO THE RIGHT (CONCAVE EASTERLY) WITH A CHORD BEARING OF N18°06'35"E FOR A CHORD DISTANCE OF 21.48 FEET (R=117.50'; L=21.51') TO AN IRON PIN (FDOT); THENCE (4) A NON RADIAL CURVE TO THE RIGHT (CONCAVE SOUTHERLY) WITH A CHORD BEARING OF N70°33'35"E FOR A CHORD DISTANCE OF 7.74 FEET (R=2814.93'; L=7.74') TO AN IRON PIN (FDOT); THENCE LEAVING SAID RIGHT-OF-WAY RUN S20°58'26"E FOR 196.75 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

#### PARCEL 2:

LOT 15, LAKE SAUNDERS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

#### PARCEL 3:

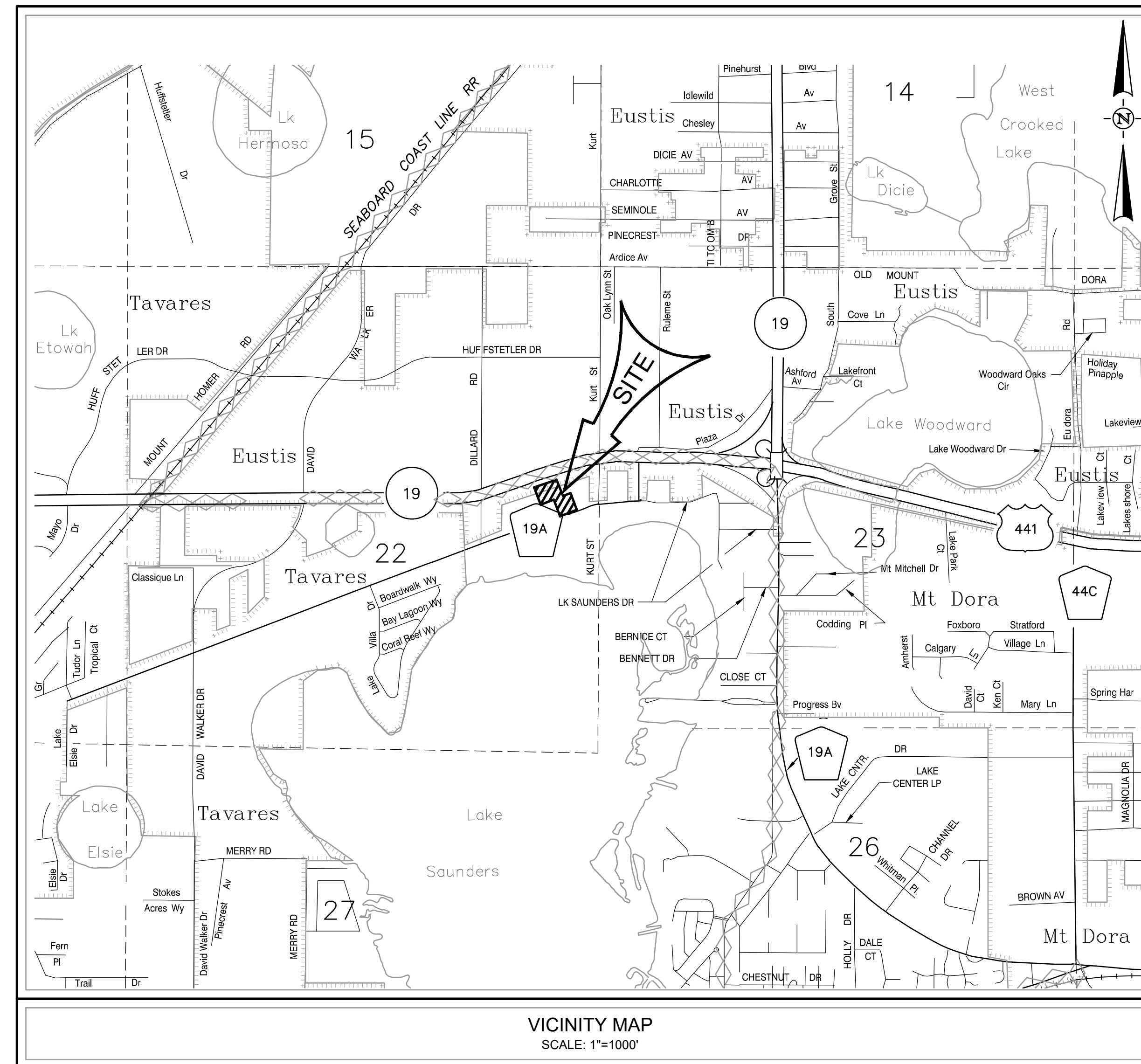
LOT 16, LAKE SAUNDERS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

#### TOGETHER WITH:

ACCESS EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AS IS MORE PARTICULARLY SET FORTH IN THAT CERTAIN COVENANTS AND CONDITIONS OF THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 1566, PAGE 756, AS AFFECTED BY: WATER RETENTION AREA PARTICIPATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5022, PAGE 2355, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO PARCELS 1, 2 AND 3)

#### ALSO TOGETHER WITH:

A PERPETUAL, NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UNDER, OVER AND ON THAT PORTION OF THE SERVICENT PROPERTY AS IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED IN OFFICIAL RECORDS BOOK 4 724, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO PARCEL 1)



### INDEX OF SHEETS:

- |      |   |
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| C101 | EROSION CONTROL & DEMOLITION PLAN           |
| C102 | AERIAL PHOTOGRAPH                           |
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| C300 | GRADING & DRAINAGE PLAN                     |
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| C401 | TRUCK TURNING MOVEMENTS                     |
| C500 | PAVING & DRAINAGE DETAILS                   |
| C501 | WATER & SEWER DETAILS                       |
| C502 | CITY OF EUSTIS WATER & SEWER SPECIFICATIONS |

NOTE:  
APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS SHALL BE BROUGHT TO THE ENGINEER OF RECORD'S ATTENTION WITHIN A REASONABLE TIME FRAME, LESS THAN 48 HOURS AFTER DISCOVERED. ADVANTAGE WILL NOT BE TAKEN OF APPARENT ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLMENT OF THE INTENT OF THE DESIGN.

Digitally signed by  
Charles C. Hiott  
DN: cn=Charles C.  
Hiott, c=US, o=HALFF  
ASSOCIATES INC.,  
email=chiott@halff.com  
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Charles  
C. Hiott

PREPARED BY:

### DEVELOPER

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### ENGINEER

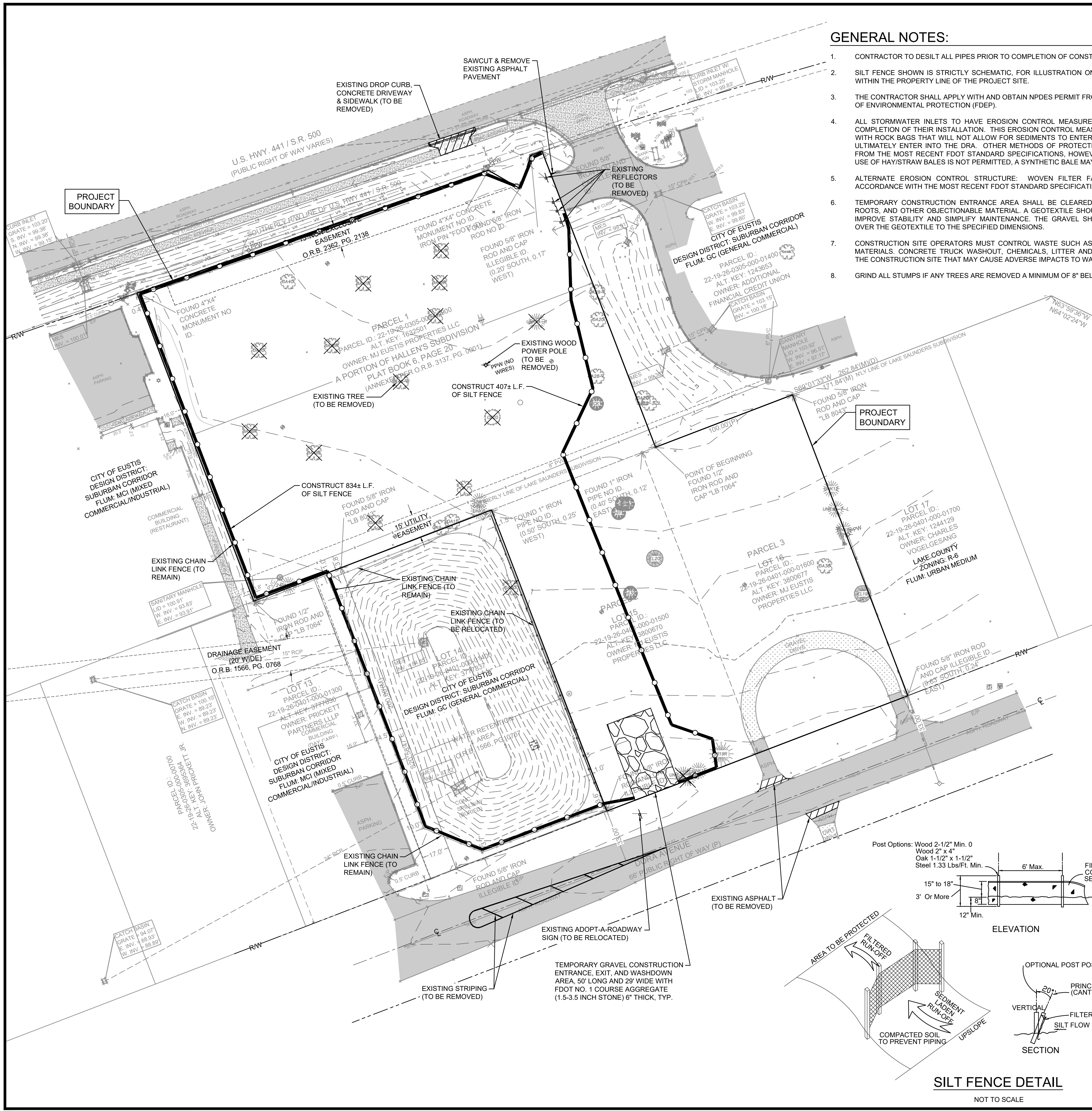
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Certificate of Authorization Number: 33380





- GENERAL NOTES:**
- CONTRACTOR TO DESILT ALL PIPES PRIOR TO COMPLETION OF CONSTRUCTION OF PROJECT.
  - SILT FENCE SHOWN IS STRICTLY SCHEMATIC, FOR ILLUSTRATION ONLY, ALL FENCE TO BE WITHIN THE PROPERTY LINE OF THE PROJECT SITE.
  - THE CONTRACTOR SHALL APPLY WITH AND OBTAIN NPDES PERMIT FROM THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP).
  - ALL STORMWATER INLETS TO HAVE EROSION CONTROL MEASURES APPLIED UPON THE COMPLETION OF THEIR INSTALLATION. THIS EROSION CONTROL MEASURE CAN BE A "SOCK" WITH ROCK BAGS THAT WILL NOT ALLOW FOR SEDIMENTS TO ENTER INTO THE INLETS AND ULTIMATELY ENTER INTO THE DRA. OTHER METHODS OF PROTECTION CAN BE OBTAINED FROM THE MOST RECENT FDOT STANDARD SPECIFICATIONS, HOWEVER PLEASE NOTE THE USE OF HAY/STRAW BALES IS NOT PERMITTED, A SYNTHETIC BALE MAY BE USED INSTEAD.
  - ALTERNATE EROSION CONTROL STRUCTURE: WOVEN FILTER FABRIC SILT FENCE IN ACCORDANCE WITH THE MOST RECENT FDOT STANDARD SPECIFICATIONS.
  - TEMPORARY CONSTRUCTION ENTRANCE AREA SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A GEOTEXTILE SHOULD BE LAID DOWN TO IMPROVE STABILITY AND SIMPLY MAINTENANCE. THE GRAVEL SHALL THEN BE PLACED OVER THE GEOTEXTILE TO THE SPECIFIED DIMENSIONS.
  - CONSTRUCTION SITE OPERATORS MUST CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
  - GRIND ALL STUMPS IF ANY TREES ARE REMOVED A MINIMUM OF 8" BELOW FINISHED GRADE.

**LEGEND:**

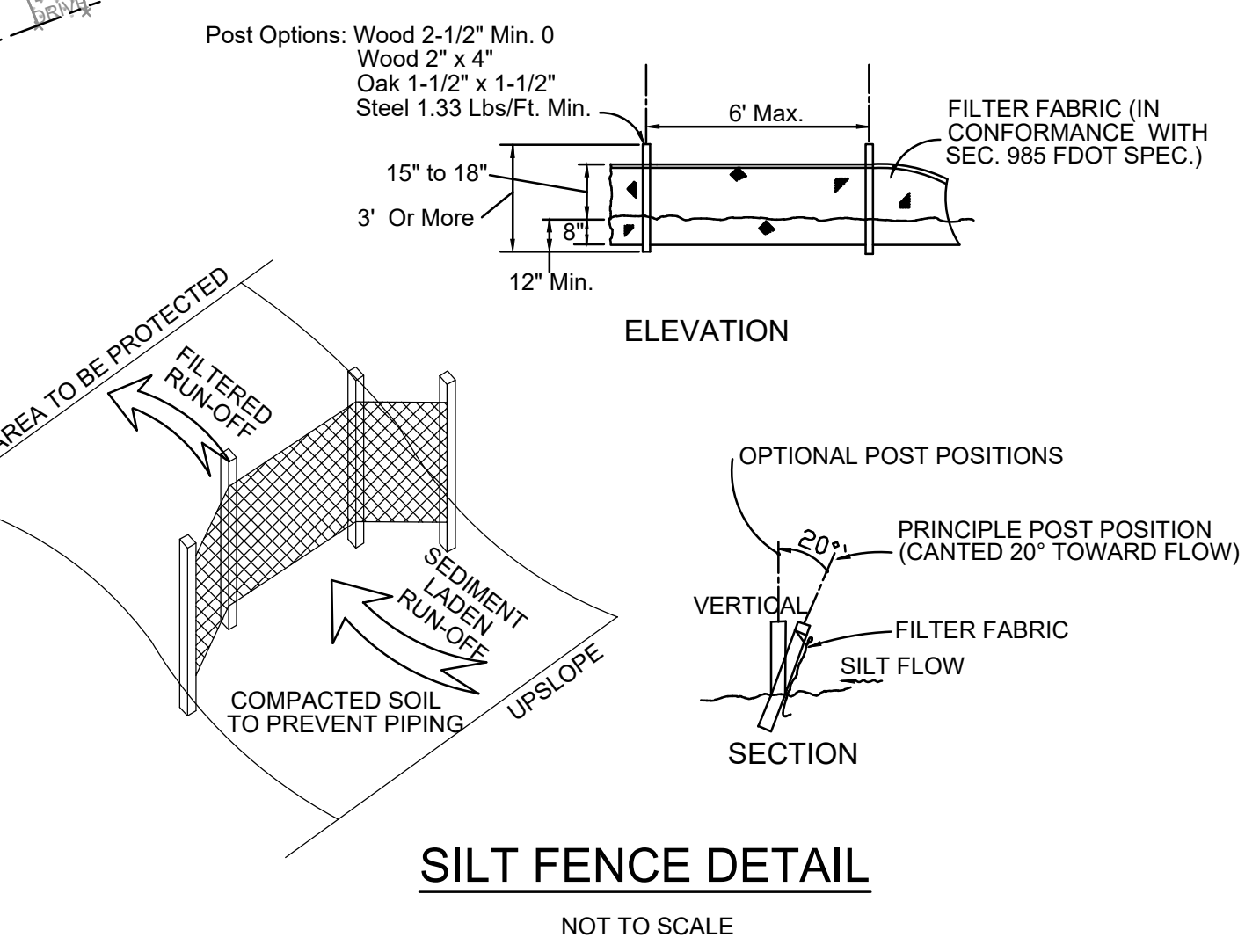
- ASPHALT CONCRETE (TO REMAIN)
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- SILT FENCE
- ASPHALT PAVEMENT OR CONCRETE (TO BE REMOVED)
- EXISTING TREE (TO BE REMOVED)

0 15 30 60  
SCALE IN FEET

**EROSION & SEDIMENT CONTROL NOTES:**

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

- EROSION AND SEDIMENT CONTROL**
- A. EROSION CONTROL DURING CONSTRUCTION.**
- TEMPORARY EROSION CONTROL STRUCTURES SHALL BE UTILIZED DURING CONSTRUCTION AT AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURES MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD OR COMPACTED AS DETERMINED BY THE CONTRACTOR.
  - TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
  - PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PREDICTABLE TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
  - STORM WATER MANAGEMENT AREAS, STORM SEWER SYSTEM AND CONTROL STRUCTURES SHALL BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACES WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATE, ALL ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE STORM WATER FACILITIES PRIOR TO FINAL GRADING, STABILIZATION AND GRASSING.
  - EROSION CONTROL STRUCTURES, SUCH AS SILT FENCE AND BERMS, SHALL BE INSTALLED AROUND INLETS AND IN SWALES TO TRAP ERODED MATERIAL, PREVENT SEDIMENTATION IN DOWN STREAM AREAS AND KEEP RUNOFF VELOCITIES LOW.
  - THE CONTRACTOR SHALL MINIMIZE THE EXTENT OF AREA EXPOSED AT ANY ONE TIME AND THE DURATION OF EXPOSURE.
  - STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS NO MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN ANY PORTION OF THE SITE THAT HAS CEASED.
  - THE CONTRACTOR WILL INSTALL A PERMANENT VEGETATIVE COVER FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES DISTURBED BY CONSTRUCTION. THIS PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING OF THE EFFECTED LAND SURFACES. A PERMANENT VEGETATIVE COVER MUST BE ESTABLISHED WITHIN SIXTY (60) DAYS AFTER PLANTING OR INSTALLATION.
  - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
  - PLACEMENT OF BARRIERS OR NECESSARY REPAIRS TO BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
  - MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCK PILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATER COURSE BY RUNOFF OR HIGH WATER.
  - ANY ACCUMULATED SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
  - TO PROVIDE DUST CONTROL, A CONTRACTOR SHALL PROVIDE A WATER TRUCK OR IRRIGATION SYSTEM AS NEEDED, TO MAINTAIN SOIL MOISTURE.
  - IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, BEYOND THOSE SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR MUST IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES AS NECESSARY, IN ACCORDANCE WITH THE SPECIFICATION IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION, 1988).
- B. PERMANENT STABILIZATION**
- WHERE CONSTRUCTION IS COMPLETE, PERMANENT VEGETATION SHALL BE INSTALLED AS SPECIFIED ON THE CONSTRUCTION PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATION DOCUMENTS. PERMANENT VEGETATION WILL INCLUDE SOD OR SEED AND MULCH.
- STORMWATER MANAGEMENT SYSTEM**
- THE STORMWATER RETENTION PONDS SHALL BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACES WITHIN THE DRAINAGE AREA SERVED BY THIS FACILITY. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE RETENTION POND PRIOR TO FINAL GRADING, STABILIZING AND GRASSING.
- OTHER CONTROLS**
- A. OFFSITE VEHICLE TRACKING**
- PAVED STREETS ADJACENT TO THE CONSTRUCTION SITE ENTRANCE WILL BE SWEEP AS NEEDED TO PREVENT EXCESS MUD, DIRT OR ROCK FROM LEAVING THE CONSTRUCTION SITE. ALL DUMP TRUCKS Hauling MATERIAL TO AND FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP. TEMPORARY STABILIZED OR ROCK CONSTRUCTION ENTRANCE MAY BE REQUIRED TO REMOVE EXCESS DIRT AND MUD FROM TIRES BEFORE CONSTRUCTION VEHICLES ENTER ADJACENT PAVED STREETS.
- TIMING OF SEDIMENT AND EROSION CONTROL MEASURES**
- A SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. A RETENTION POND AND STORM WATER CONVEYANCE SYSTEM SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS AREA. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14-DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN ANY AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH OR SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WITHIN ANY CATCH BASIN, STORM PIPES, OR RETENTION PONDS WILL BE REMOVED.



**SILT FENCE DETAIL**  
NOT TO SCALE

REVISION	DATE	BY	DESCRIPTION

**ZAXBY'S EUSTIS**  
**EROSION CONTROL & DEMOLITION PLAN**

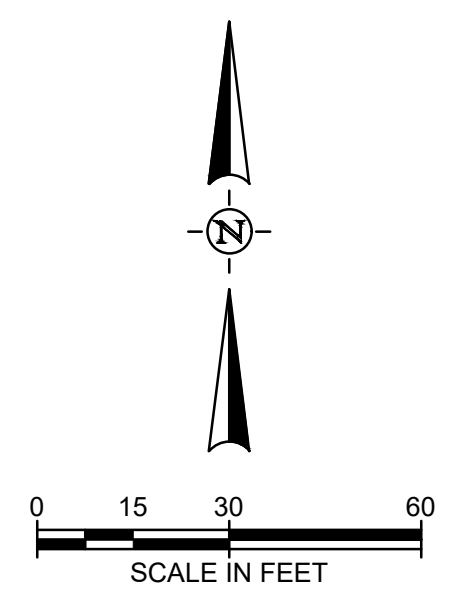
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DATE:	DECEMBER 2023
DESIGNED BY:	RLG
DRAWN BY:	RLG
CHECKED BY:	CCH
JOB NO.:	055986
FILE NAME:	ZAXBYS SITE
<b>Sheet C101</b>	

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

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REVISION	DATE
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**ZAXBYS  
EUSTIS  
AERIAL  
PHOTOGRAPH**



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Certificate of Authorization Number: 33380

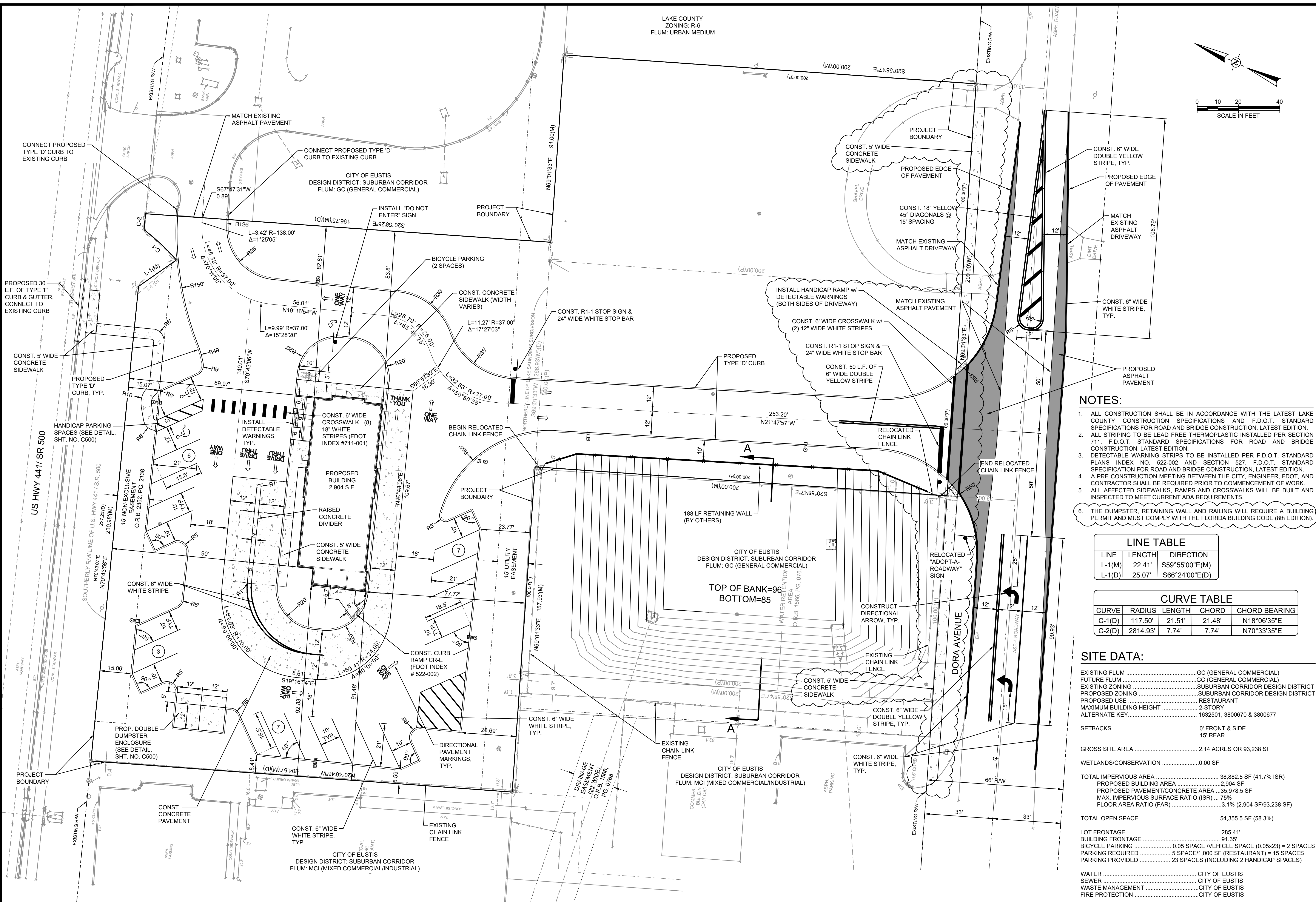
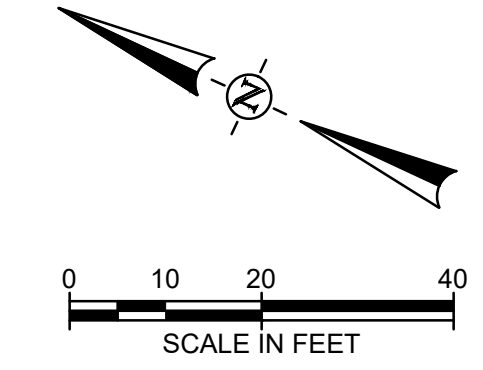
DATE:	DECEMBER 2023
DESIGNED BY:	RLG
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JOB NO.:	055986
FILE NAME:	ZAXBYS SITE
<b>Sheet C102</b>	

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

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LAKE COUNTY  
ZONING: R-6  
FLUM: URBAN MEDIUM



- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST LAKE COUNTY CONSTRUCTION SPECIFICATIONS AND F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
  2. ALL STRIPING TO BE LEAD FREE THERMOPLASTIC INSTALLED PER SECTION 711, F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
  3. DETECTABLE WARNING STRIPS TO BE INSTALLED PER F.D.O.T. STANDARD PLANS INDEX NO. 522-002 AND SECTION 527, F.D.O.T. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
  4. A PRE CONSTRUCTION MEETING WITH THE CITY, ENGINEER, FOOT, AND CONTRACTOR SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF WORK.
  5. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
  6. THE DUMPSTER, RETAINING WALL AND RAILING WILL REQUIRE A BUILDING PERMIT AND MUST COMPLY WITH THE FLORIDA BUILDING CODE (8th EDITION).

**LINE TABLE**

LINE	LENGTH	DIRECTION
L-1(M)	22.41'	S59°55'00"E(M)
L-1(D)	25.07'	S66°24'00"E(D)

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C-1(D)	117.50'	21.51'	21.48'	N18°06'35"E
C-2(D)	2814.93'	7.74'	7.74'	N70°33'35"E

**SITE DATA:**

EXISTING FLUM .....	GC (GENERAL COMMERCIAL)
FUTURE FLUM .....	GC (GENERAL COMMERCIAL)
EXISTING ZONING .....	SUBURBAN CORRIDOR DESIGN DISTRICT
PROPOSED ZONING .....	SUBURBAN CORRIDOR DESIGN DISTRICT
PROPOSED USE .....	RESTAURANT
MAXIMUM BUILDING HEIGHT .....	2-STORY
ALTERNATE KEY .....	1632501, 3800670 & 3800677
SETBACKS .....	0' FRONT & SIDE 15' REAR
GROSS SITE AREA .....	2.14 ACRES OR 93,238 SF
WETLANDS/CONSERVATION .....	0.00 SF
TOTAL IMPERVIOUS AREA .....	38,882.5 SF (41.7% ISR)
PROPOSED BUILDING AREA .....	2,904 SF
PROPOSED PAVEMENT/CONCRETE AREA .....	35,978.5 SF
MAX. IMPERVIOUS SURFACE RATIO (ISR) .....	75%
FLOOR AREA RATIO (FAR) .....	3.1% (2,904 SF/93,238 SF)
TOTAL OPEN SPACE .....	54,355.5 SF (58.3%)
LOT FRONTAGE .....	285.41'
BUILDING FRONTAGE .....	91.35'
BICYCLE PARKING .....	0.05 SPACE /VEHICLE SPACE (0.05x23) = 2 SPACES
PARKING REQUIRED .....	5 SPACE/1,000 SF (RESTAURANT) = 15 SPACES
PARKING PROVIDED .....	23 SPACES (INCLUDING 2 HANDICAP SPACES)
WATER .....	CITY OF EUSTIS
SEWER .....	CITY OF EUSTIS
WASTE MANAGEMENT .....	CITY OF EUSTIS
FIRE PROTECTION .....	CITY OF EUSTIS
SOILS ON SITE .....	A1B (ASTATULA SAND, DARK SURFACE, 0 TO 5% SLOPES)

THIS SITE IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C0355E, EFFECTIVE DATE: DECEMBER 18, 2012.

REVISION	DATE	DESCRIPTION
1	04-26-24	REVISED PER 03-25-24 CITY OF EUSTIS COMMENTS (RA1#1)
2	05-31-24	REVISED PER 05-21-24 CITY OF EUSTIS COMMENTS (RA1#2)
3		
4		
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**ZAXBYS  
EUSTIS  
SITE  
PLAN**



DATE:	DECEMBER 2023
DESIGNED BY:	RLG
DRAWN BY:	RLG
CHECKED BY:	CCH
JOB NO.:	055986
FILE NAME:	ZAXBYS SITE

**Sheet C200**

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

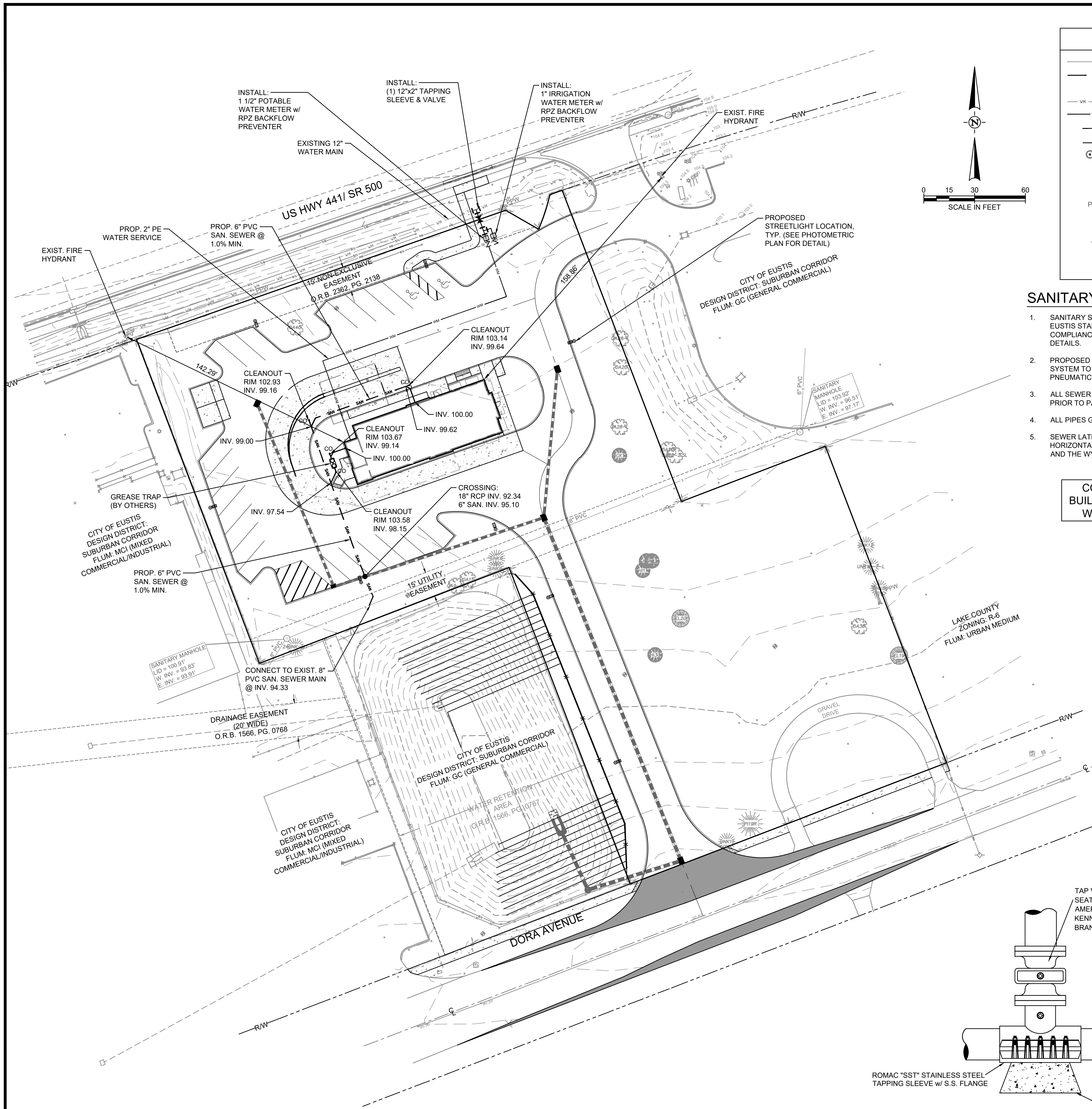
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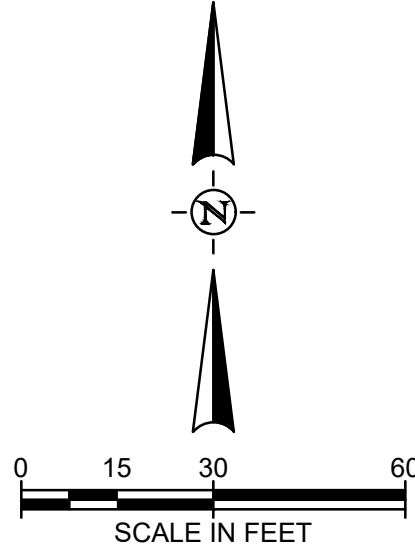




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LEGEND	
	EXISTING SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED TEE
	PROPOSED STREETLIGHT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	EXISTING LIGHT POLE
	EXISTING WOOD POWER POLE
	EXISTING ELECTRIC METER
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING TELEPHONE RISER
	EXISTING DRAINAGE MANHOLE



**SANITARY SEWER NOTES:**

- SANITARY SEWER SYSTEM IS DESIGNED PER THE LATEST CITY OF EUSTIS STANDARDS & DETAILS AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST CITY OF EUSTIS STANDARDS AND DETAILS.
- PROPOSED PROJECT SHALL BE ISOLATED FROM THE EXISTING SEWER SYSTEM TO AVOID INFLOW OF DIRT. THE PREFERRED METHOD IS A PNEUMATIC PLUG VALVE IN THE UPSTREAM LINE.
- ALL SEWER SHALL BE CCTV INSPECTED AND APPROVED BY THE CITY PRIOR TO PAVING.
- ALL PIPES GREATER THAN 10 FEET IN DEPTH SHALL BE SDR 26.
- SEWER LATERALS SHALL NOT PASS UNDER STORM DRAINS. NO HORIZONTAL BENDS IN SERVICE LINE BETWEEN THE PROPERTY LINE AND THE WYE CONNECTOR.

CONNECTION OF UTILITIES TO BUILDING SHALL BE COORDINATED WITH ARCHITECTURAL PLANS.

**NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL HYDROSTATIC TEST SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON PIPE AND AWWA C605 FOR PVC PIPE.
- THE DISINFECTANT FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH AWWA C651 (DISINFECTING WATER MAINS).
- ALL POLYETHYLENE MATERIAL SHALL BE PER AWWA C901.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF EUSTIS UTILITY CONSTRUCTION SPECIFICATIONS.
- ALL WATER, SEWER & REUSE LINES AND VALVES AS WELL AS METERS, METER BOXES, LOCKABLE CURB STOPS AND BACKFLOWS TO BE INSTALLED BY THE CONTRACTOR/DEVELOPER PER THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS.
- WATER VALVES TO BE PLACED PER CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS DENSITY REQUIREMENTS OR AS NEEDED DURING REVIEW BY CITY STAFF.
- FIRE HYDRANTS SHALL BE COLOR CODED BASED ON THE FLOW TESTS OBTAINED.
- ALL WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (FFPC 1, 16.4.3.1.3, 2012 EDITION)
- THE WATER SYSTEM MUST BE ABLE TO SUPPLY ANY HYDRANT WITH 1000 GPM AT 20 PSI AT ANY TIME OF THE DAY. THE NEW FIRE HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT. (18.3, NFPA 1, 2012 EDITION)
- ALL UTILITY WORK SHALL COMPLY WITH THE CURRENT CITY OF EUSTIS STANDARDS AND APPROVED MANUFACTURER LIST AS POSTED ON THE CITY WEBSITE.
- ALL UTILITY SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD & CITY OF EUSTIS UTILITY DEPARTMENT.
- ALL CURB STOPS MUST BE LOCKED WITH HIGH FIELD LOCKS IMMEDIATELY AFTER FDEP CLEARANCE.
- CONTRACTOR SHALL FOLLOW THE CURRENT CITY OF EUSTIS STANDARDS FOR CLEANOUT INSTALLATION. NO CLEANOUTS WILL BE ACCEPTED IN SIDEWALKS.
- SANITARY CLEANOUTS SHALL BE NO DEEPER THAN 4 FOOT AT CLEANOUT. TREES MUST HAVE A ROOT BARRIER WHEN NEAR THE POTABLE WATER, RECLAIM WATER, SANITARY SEWER & FORCE MAIN.

**FIRE PROTECTION NOTES:**

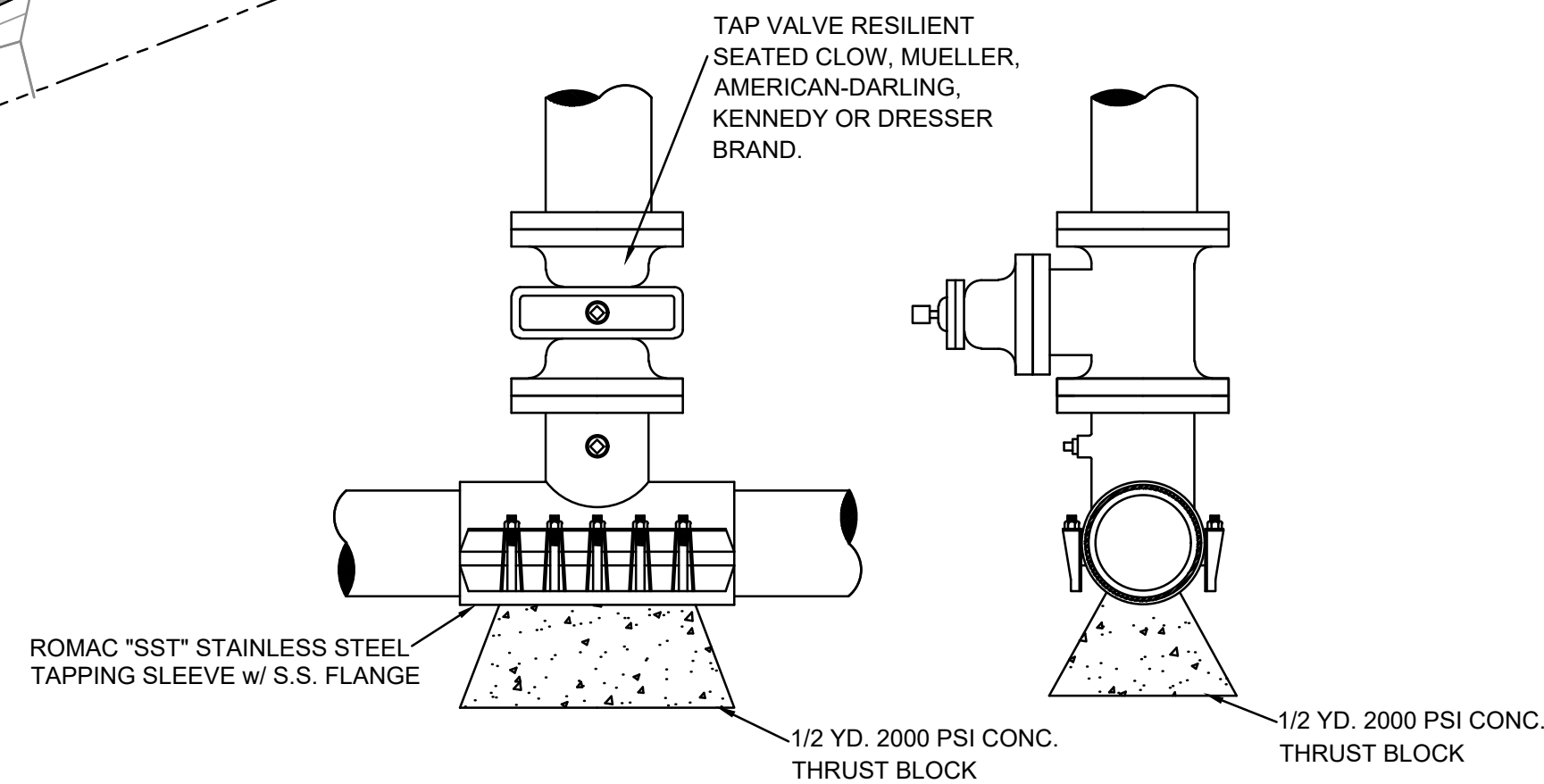
- THE SITE & BUILDING CONSTRUCTION WORK BEING CONSTRUCTED ON THE PROPERTY WILL COMPLY WITH THE LATEST EDITION OF THE FLORIDA FIRE PREVENTION CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION.
- THE FDC'S FOR THE FIRE SPRINKLER SYSTEM WILL NEED TO BE INSTALLED WITHIN 100 FEET OF A FIRE HYDRANT.
- THE INSTALLATION OF ALL FIRE MAIN SHALL BE CONDUCTED BY A COMPANY STATE CERTIFIED TO INSTALL FIRE MAINS. THE INSTALLATIONS OF THE FIRE MAINS WILL NEED TO BE PERMITTED SEPARATELY.
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (FFPC 1, 16.4.3.1.3, LATEST EDITION.)
- THE WATER SYSTEM FOR THE PROJECT MUST BE ABLE TO SUPPLY A HYDRANT WITH 1000 GPM AT 20 P.S.I. AT ANYTIME OF THE DAY. THE NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE HYDRANTS BY THE FIRE DEPARTMENT. (18.3, NFPA 1, LATEST EDITION)
- THE ROAD SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (FFPC 1, 16.1.4, LATEST EDITION)
- WHEN CLEARING LAND FOR THE PROJECT, A BURN PERMIT MUST BE OBTAINED FROM THE STATE OF FLORIDA & THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
- THE STATE OF FLORIDA WILL ISSUE A BURNING PERMIT TO ALLOW BURNING OF CLEARED MATERIAL ONLY IF THE FOLLOWING CONDITIONS HAVE BEEN MET.
  - AN AIR CURTAIN INCINERATOR PROCESS IS USED DURING THE BURN PROCESS.
  - THE BURN PIT IS AT LEAST 300 FT. AWAY FROM ANY STRUCTURES.
  - THE BURN PIT IS AT LEAST 100 FT. AWAY FROM ANY ROAD.

**WATER NOTES:**

- THE CITY OF EUSTIS MUST BE NOTIFIED AT LEAST 2 BUSINESS DAYS PRIOR TO ANY WET TAPS.
- THE DESIGN AND CONSTRUCTION OF THE UTILITIES, ALL INSTALLATIONS AND MATERIALS WILL FULLY COMPLY WITH THE CITY OF EUSTIS LATEST STANDARDS & DETAILS. ALL UTILITY SHOP DRAWINGS RELATED TO THE CONNECTION TO THE CITY INFRASTRUCTURE MUST BE SUBMITTED TO THE CITY FOR REVIEW.
- CONSTRUCTION METERS MUST BE OBTAINED FROM THE CITY OF EUSTIS.

**REUSE WATER NOTES:**

- THE CITY OF EUSTIS MUST BE NOTIFIED AT LEAST 2 BUSINESS DAYS PRIOR TO ANY WET TAPS.
- THE DESIGN AND CONSTRUCTION OF THE UTILITIES, ALL INSTALLATIONS AND MATERIALS WILL FULLY COMPLY WITH THE CITY OF EUSTIS LATEST STANDARDS & DETAILS. ALL UTILITY SHOP DRAWINGS RELATED TO THE CONNECTION TO THE CITY INFRASTRUCTURE MUST BE SUBMITTED TO THE CITY FOR REVIEW.
- CONSTRUCTION METERS MUST BE OBTAINED FROM THE CITY OF EUSTIS.



**WET TAP SLEEVE & TAP VALVE**  
NOT TO SCALE

REVISION	DATE	DESCRIPTION
1	04-26-24	REVISED PER 03-25-24 CITY OF EUSTIS COMMENTS (RAINF)

**ZAXBY'S EUSTIS UTILITY PLAN**

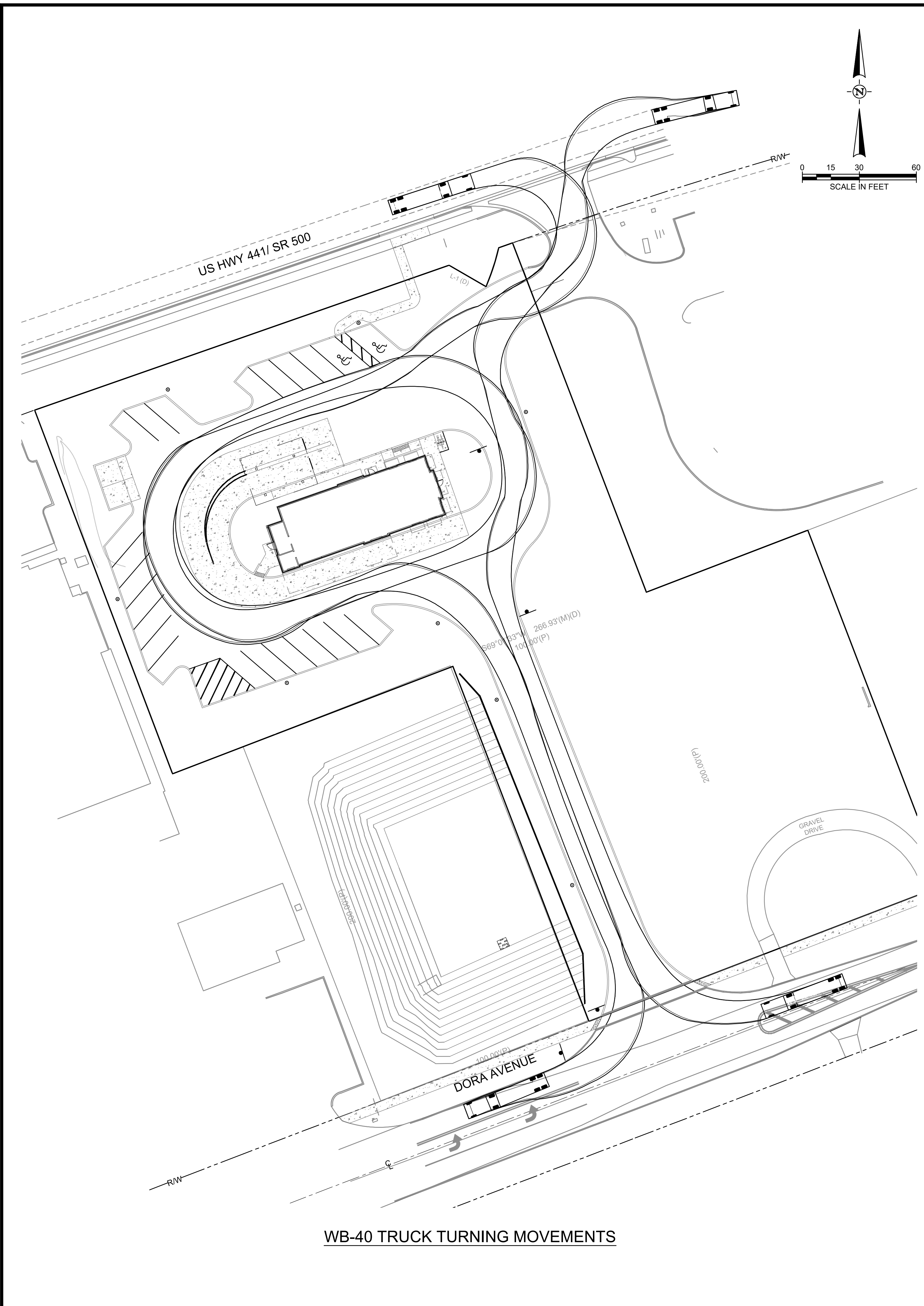
Office: 352.343.8481  
 Tavares, Florida 32778  
 Fax: 352.343.8495  
 Certificate of Authorization Number: 33380

DATE:	DECEMBER 2023
DESIGNED BY:	RLG
DRAWN BY:	RLG
CHECKED BY:	CCH
JOB NO.:	055986
FILE NAME:	ZAXBY'S SITE
<b>Sheet C400</b>	

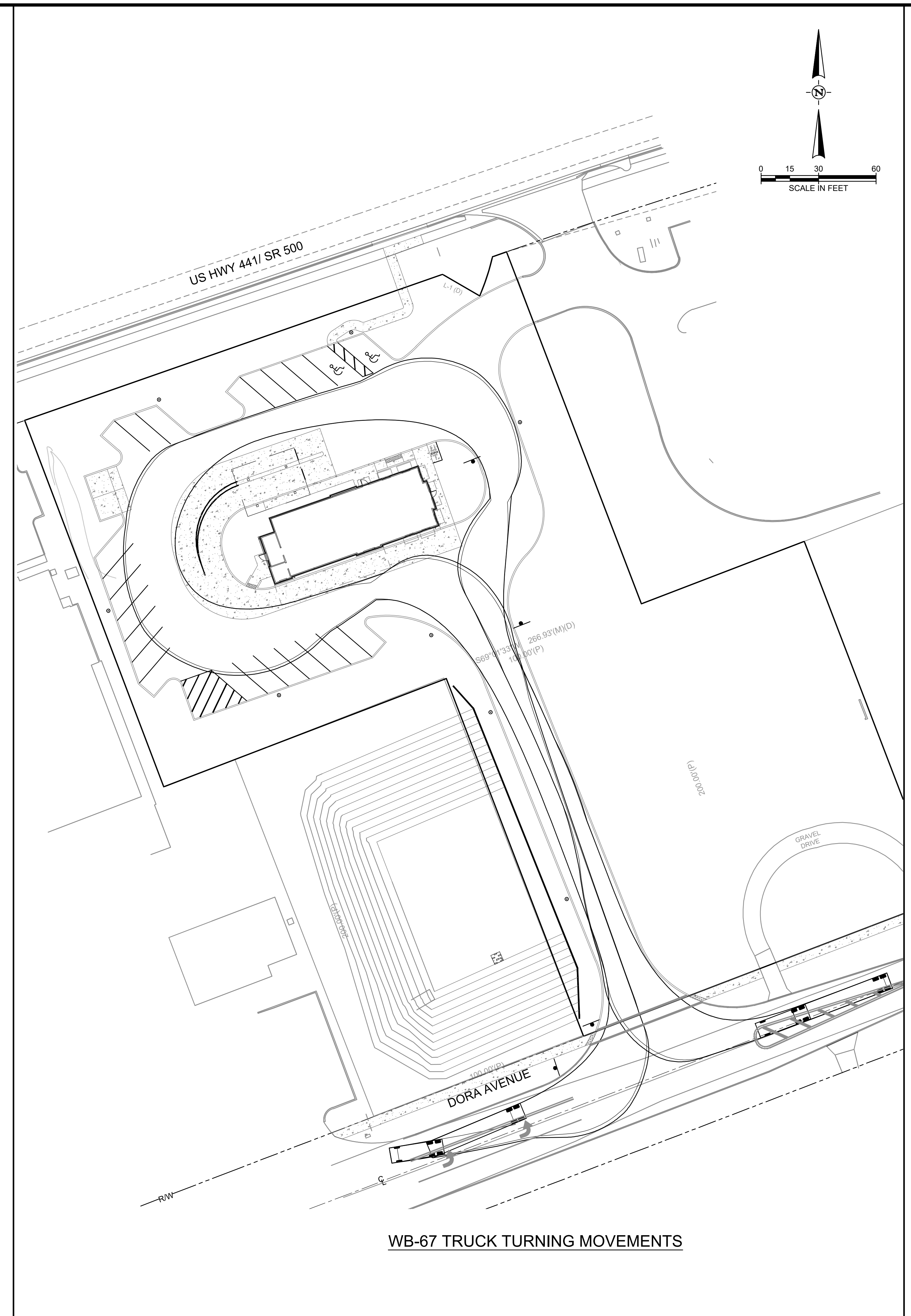
**CHARLES C. HIOTT, P.E.**  
 PROFESSIONAL ENGINEER NO. 54813



A:\5000\655986\01\LD\CADD\CIVIL\CONSTRUCTION\55986 ZAXBYS SITE.dwg, 5/31/2024, 8:06:21 AM, ah528



WB-40 TRUCK TURNING MOVEMENTS



WB-67 TRUCK TURNING MOVEMENTS

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	

**ZAXBYS  
EUSTIS  
TRUCK TURNING  
MOVEMENTS**



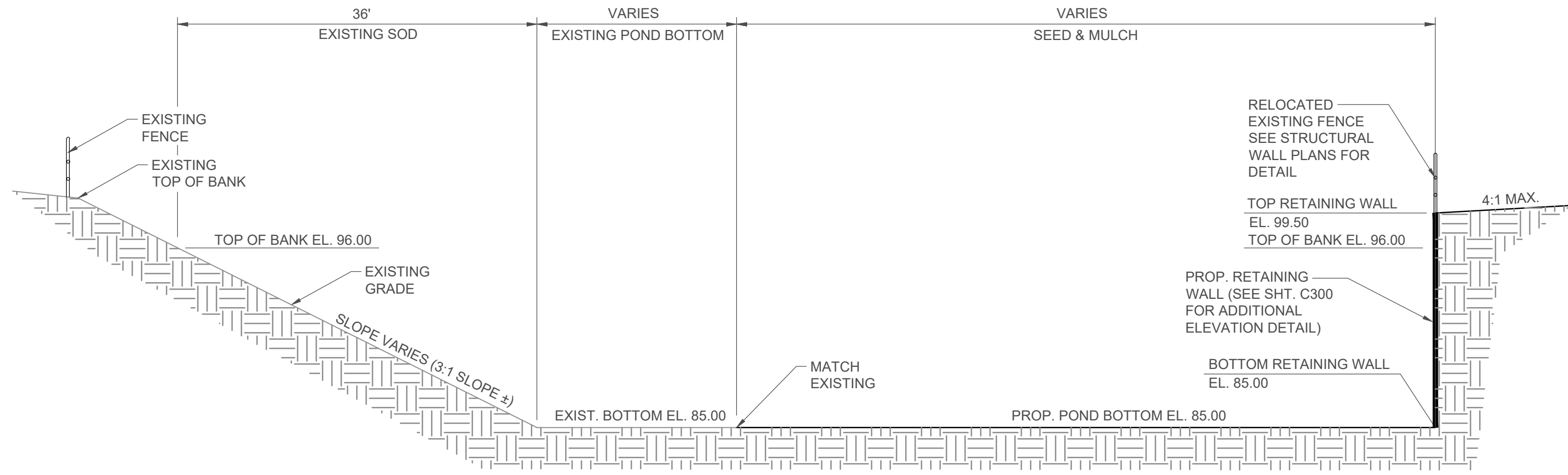
Office: 352.343.8481  
Tavares, Florida 32778  
Certificate of Authorization Number: 33380

DATE:	DECEMBER 2023
DESIGNED BY:	RLG
DRAWN BY:	RLG
CHECKED BY:	CCH
JOB NO.:	055986
FILE NAME:	ZAXBYS SITE

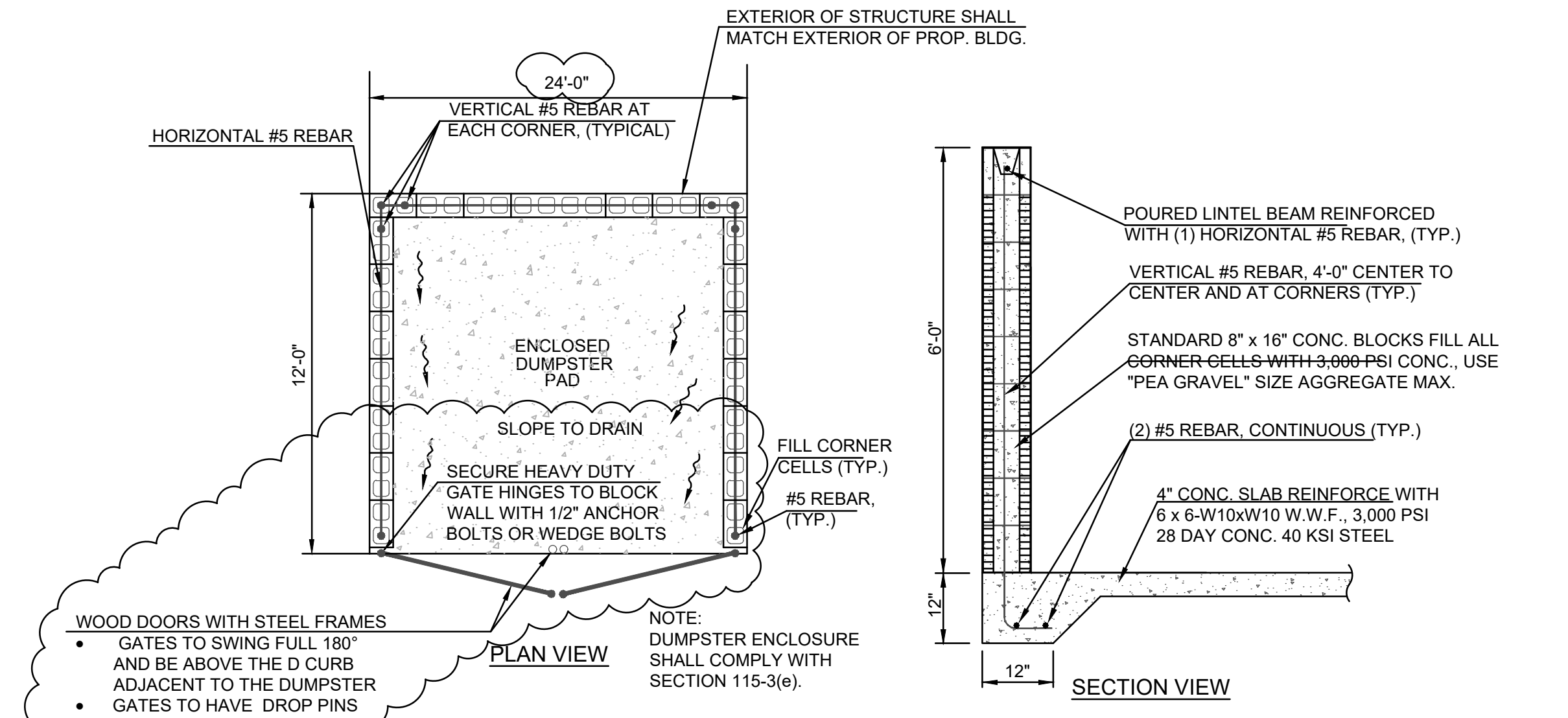
Sheet C401

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

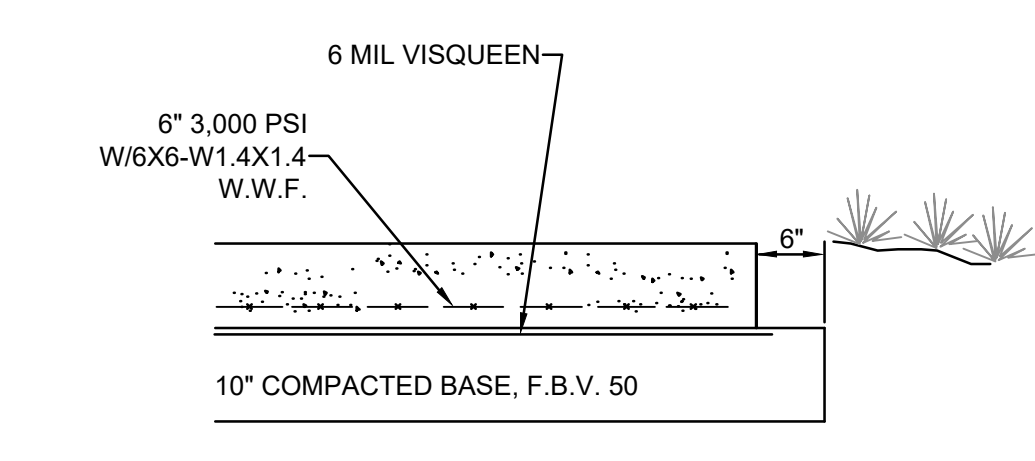




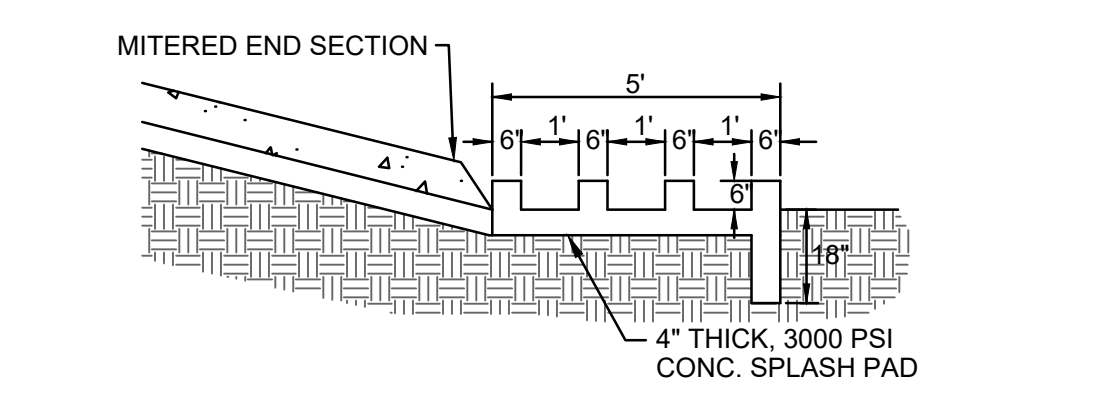
**RETENTION AREA  
SECTION A-A  
NOT TO SCALE**



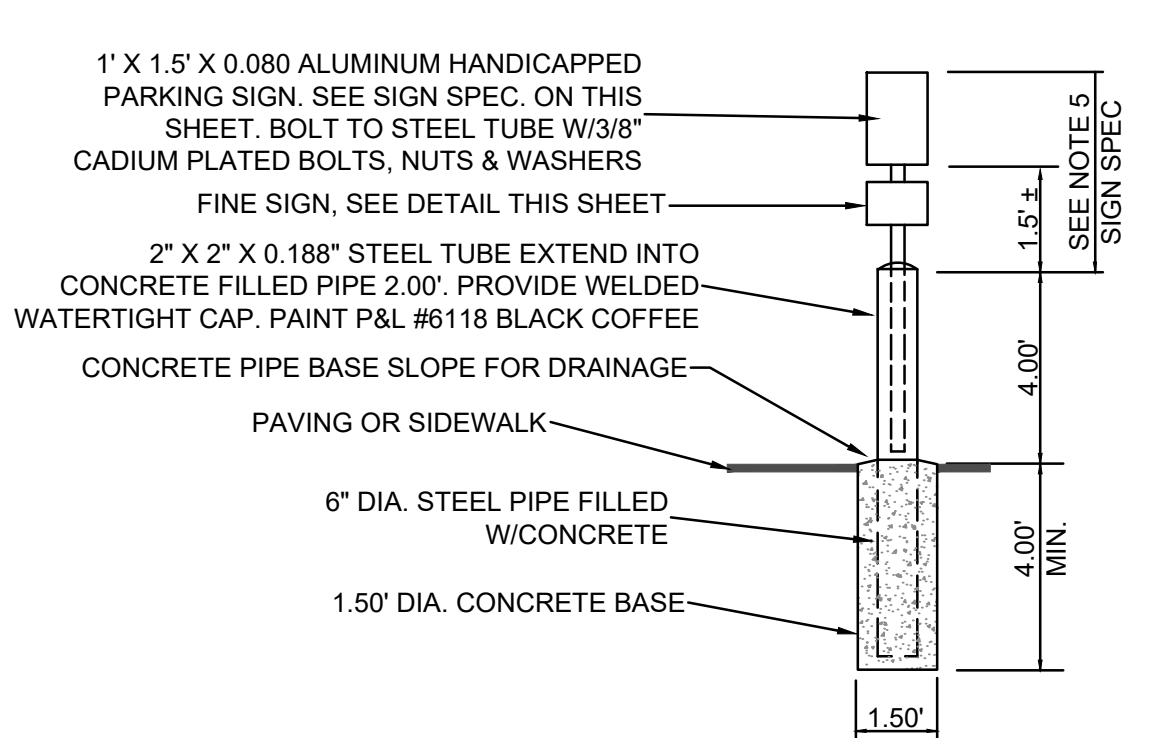
**DOUBLE DUMPSTER  
PAD ENCLOSURE  
NOT TO SCALE**



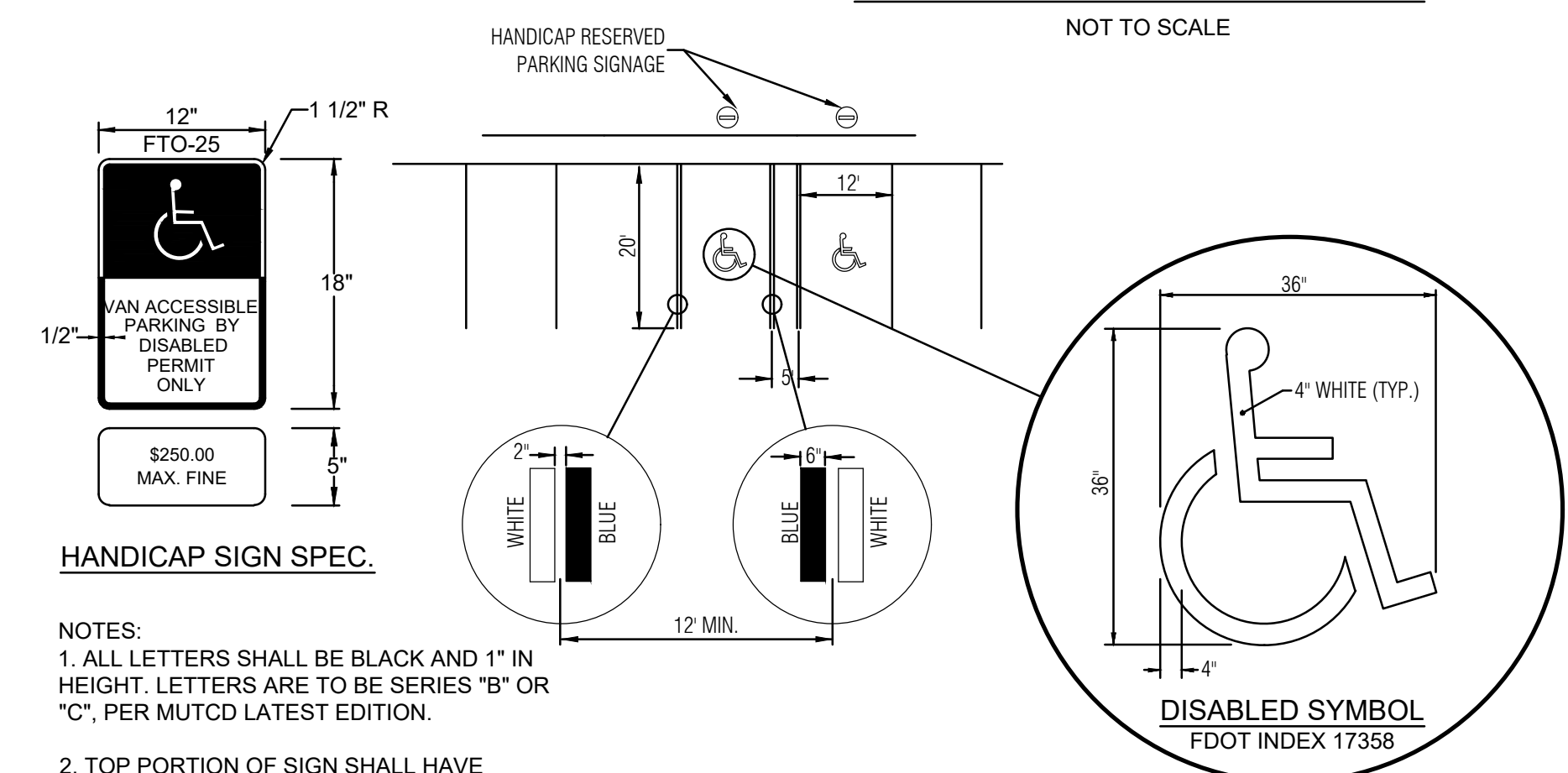
**CONCRETE APRON AT DUMPSTER  
ENCLOSURE APPROACH PAD  
NOT TO SCALE**



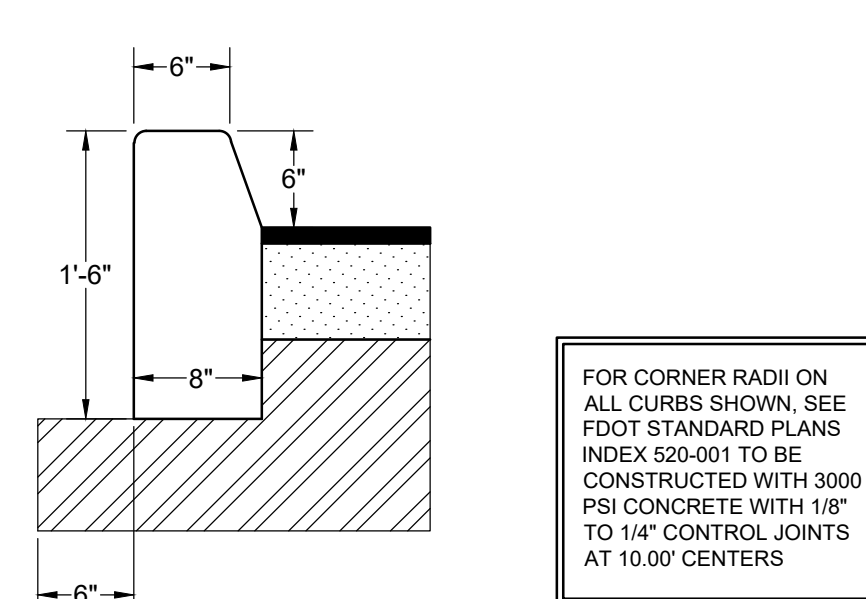
**MITERED END & SPLASH PAD SECTION  
NOT TO SCALE**



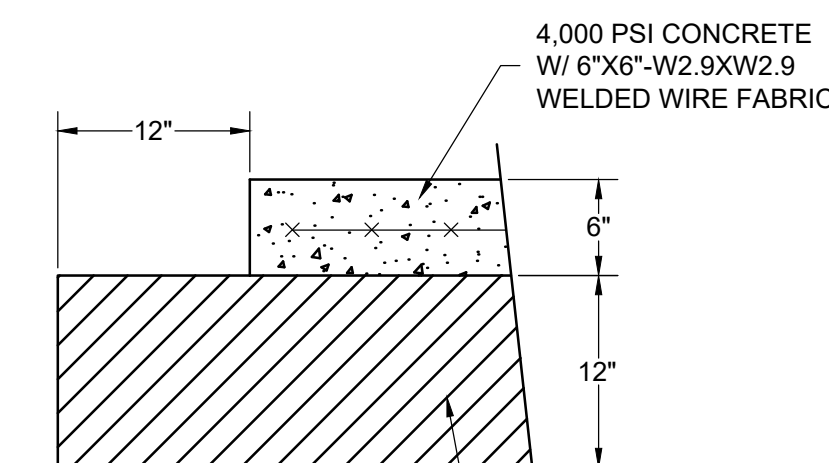
**HANDICAP PARKING SIGN  
NOT TO SCALE**



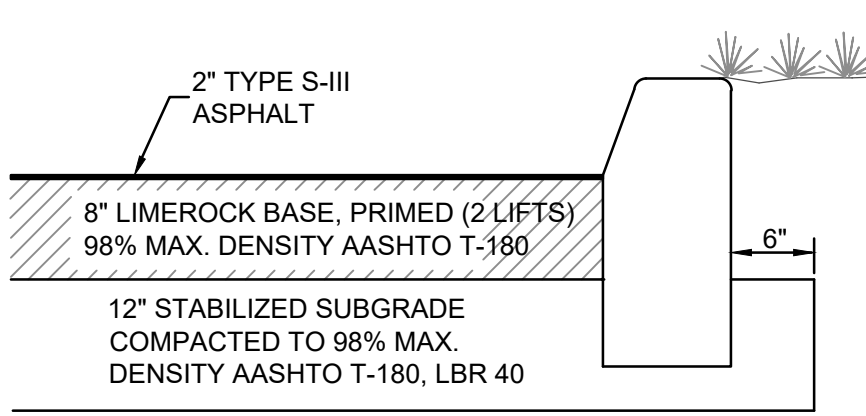
**HANDICAP PARKING STRIPING DETAIL  
NOT TO SCALE**



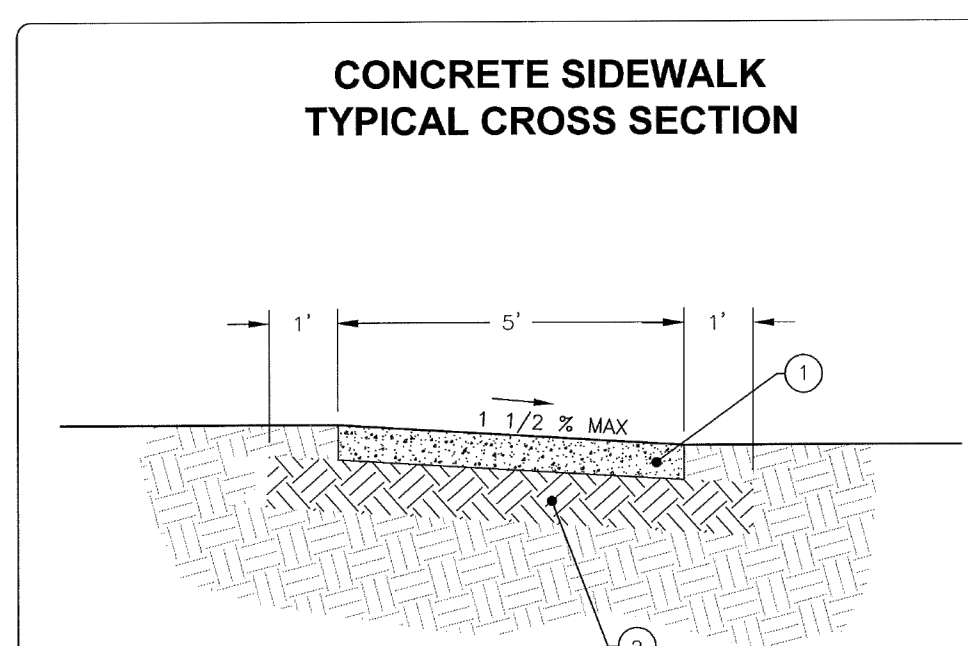
**TYPE D CURB DETAIL  
NOT TO SCALE**



**CONCRETE PAVEMENT DETAIL  
NOT TO SCALE**

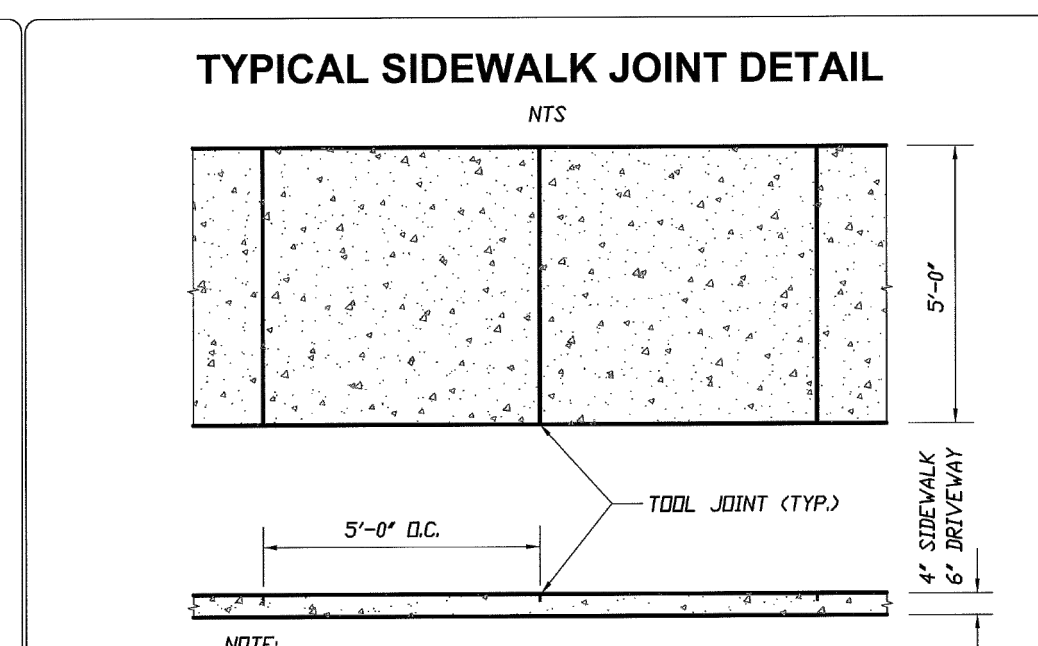


**TYPICAL PAVEMENT SECTION  
NOT TO SCALE**

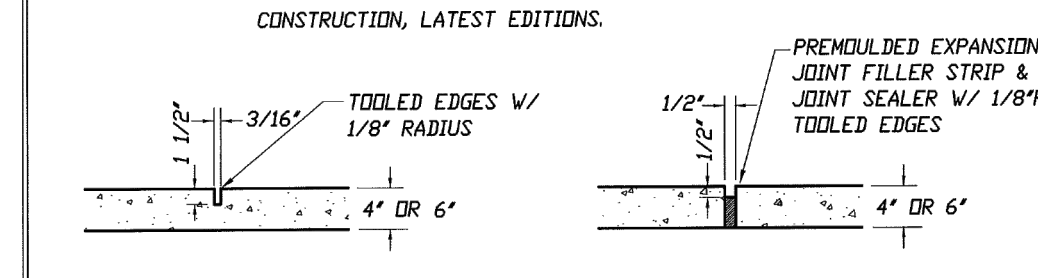


- NOTE:**
- 4" 3000 PSI CONCRETE FOR ALL SIDEWALK, 6" 3000 PSI CONCRETE ON ALL DRIVEWAYS
  - ALL CONCRETE SHALL BE FIBER REINFORCED & MEET COMMERCIAL GRADE MIX STANDARDS
  - 6" COMPACTED BASE - MIN. 95%, AASHTO T-99
  - 3/16" WIDE SAW CUT JOINTS, 1-1/2" DEEP, MAX. 5' CENTER
  - 1/2" EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120' OR CONNECTS TO EXISTING SIDEWALK AND INTERMEDIATE LOCATIONS WHEN CALLED FOR IN THE PLANS OR AT LOCATIONS AS DIRECTED BY THE ENGINEER.
  - INSTALL SIDEWALK PER FOOT DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS.
  - ALL SIDEWALK AND RAMP CONSTRUCTION MUST MEET ADA SPECIFICATIONS.
  - SIDEWALK WIDTH SHALL BE 5' MIN.
  - THE RUNNING GRADE SLOPE OF THE SIDEWALK SHALL BE 5% MAX.
  - THE CROSS SLOPE OF THE SIDEWALK SHALL NOT EXCEED 1 1/2% MAX.
  - SOD ALL DISTURBED AREAS.

SCALE: N.T.S.



- NOTE:**
- SIDEWALK SHALL BE CONSTRUCTED WITH MINIMUM 3000 PSI COMPRESSIVE STRENGTH CONCRETE.
  - PROVIDE SIDEWALK REINFORCEMENTS OF 6"x6" W/W 10/10 MESH AT DRIVEWAYS.
  - PROVIDE 1 1/2% MAX CROSS SLOPE ON SIDEWALKS (TYPICAL).
  - PROVIDE 5% MAX RUNNING SLOPE ON SIDEWALKS (TYPICAL).
  - SIDEWALK JOINTS SHALL COMPLY WITH THE FOOT DESIGN STANDARDS AND FOOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS.



**CONTRACTION JOINT**  
LOCATE AT 5' INTERVALS IN SIDEWALK  
SCALE: N.T.S.

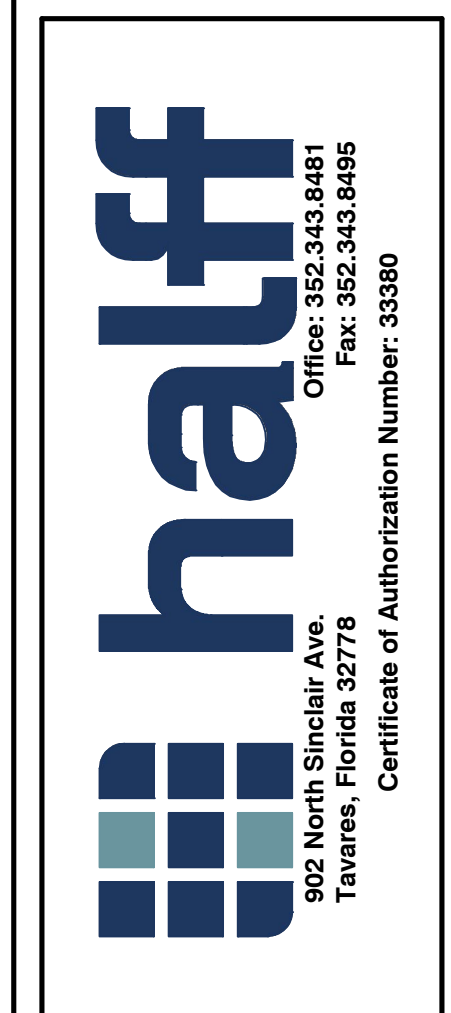
**EXPANSION JOINT**  
LOCATE AT 120' INTERVALS IN SIDEWALK  
SCALE: N.T.S.

LAKE COUNTY DEPARTMENT OF PUBLIC WORKS	DATE: 01 OF 02	CONCRETE SIDEWALK TYPICAL CROSS SECTION	SHEET: 01 OF 02
LAKE COUNTY DEPARTMENT OF PUBLIC WORKS	DATE: 02 OF 02	CONCRETE SIDEWALK SIDEWALK JOINTS CROSS SECTION	SHEET: 02 OF 02

REVISION	1	REVISED PER 03-25-24 CITY OF EUSTIS COMMENTS (RAINF)
DATE	04-26-24	

**ZAXBY'S  
EUSTIS**

**PAVING & DRAINAGE  
DETAILS**



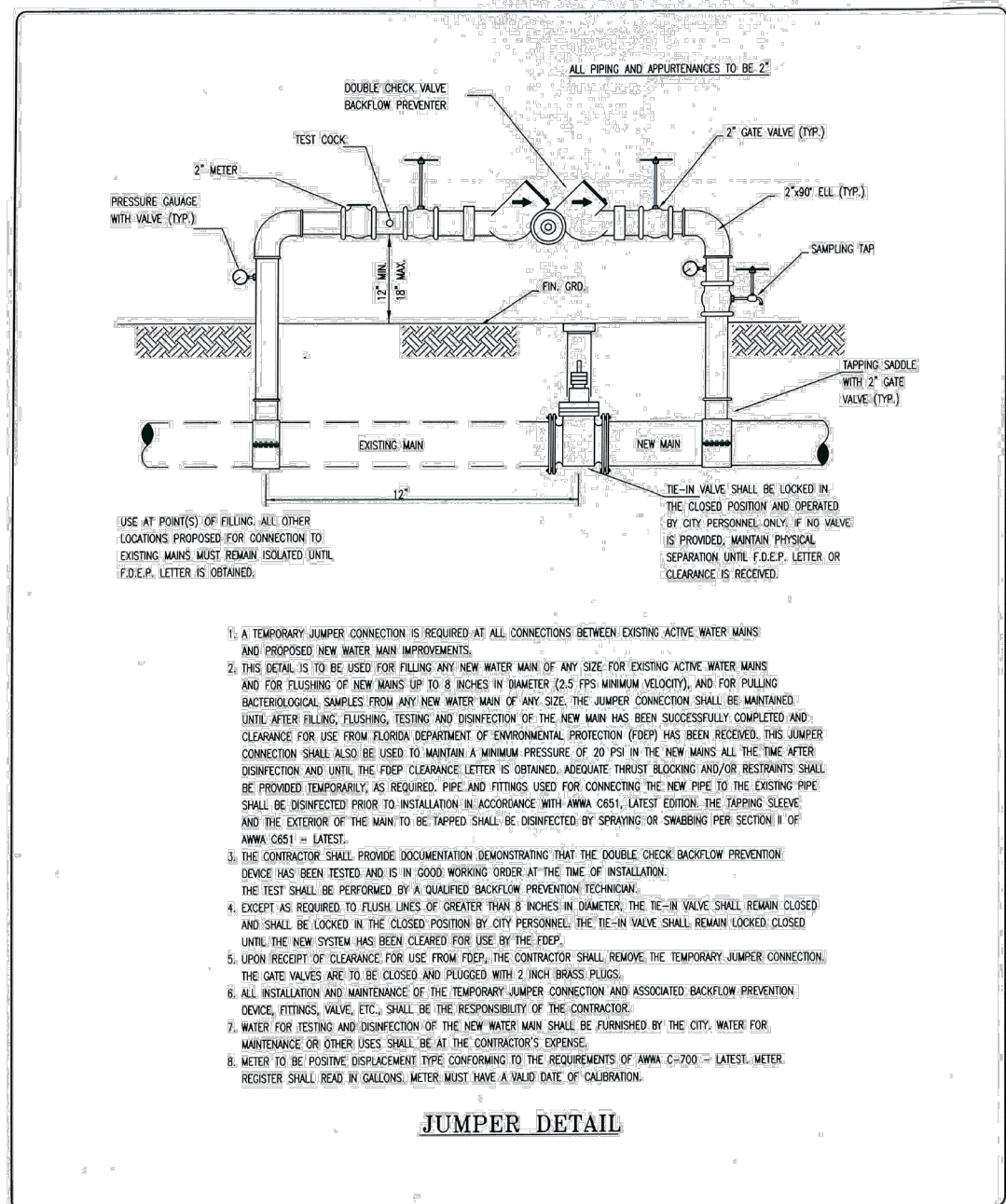
DATE:	DECEMBER 2023
DESIGNED BY:	RLG
DRAWN BY:	RLG
CHECKED BY:	CCH
JOB NO.:	055986
FILE NAME:	ZAXBYS SITE

**Sheet C500**

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

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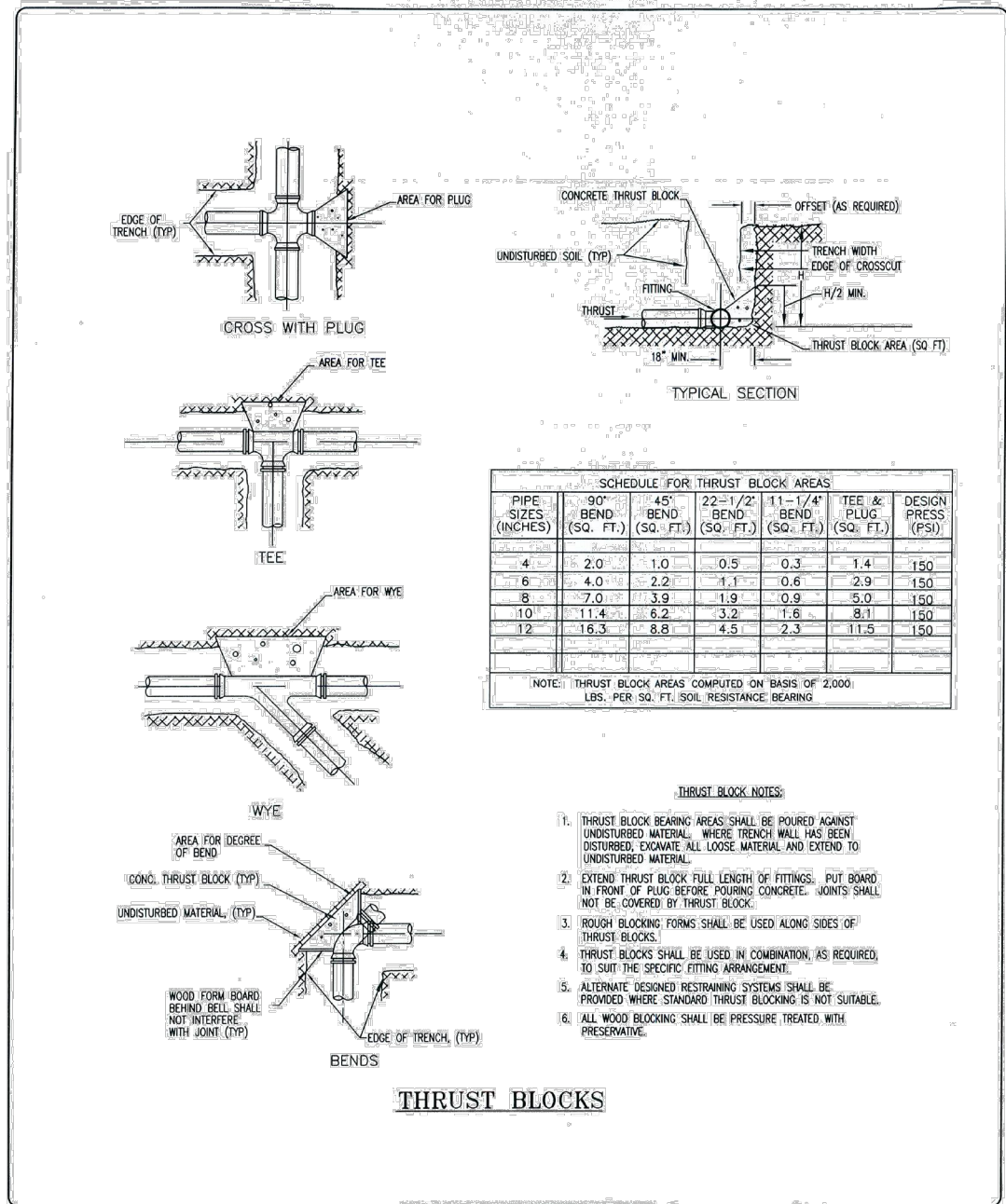
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
2. THE JUMPER IS TO BE USED FOR FLOWING THE NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR TESTING OF NEW MAINS OF 30\"/>

**JUMPER DETAIL**

CITY OF EUSTIS  
ENGINEERING DEPT.  
100 N. GUYTON ST.  
EUSTIS, FL 32727-0008  
352-343-5180

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: NOV. 15, 2016

JUMPER DETAIL



**SCHEDULE FOR THROST BLOCK AREAS**

PIPE SIZE (INCHES)	THRUST BLOCK AREA (SQ. FT.)	THRUST BLOCK AREA (SQ. FT.)	THRUST BLOCK AREA (SQ. FT.)	THRUST BLOCK AREA (SQ. FT.)	THRUST BLOCK AREA (SQ. FT.)	THRUST BLOCK AREA (SQ. FT.)	THRUST BLOCK AREA (SQ. FT.)
4	2.0	1.0	0.5	0.5	1.4	1.0	1.0
6	4.0	2.0	1.0	1.0	2.8	2.0	2.0
8	8.0	4.0	2.0	2.0	5.6	4.0	4.0
10	14.4	7.2	3.6	3.6	10.0	7.2	7.2
12	21.6	10.8	5.4	5.4	15.0	10.8	10.8

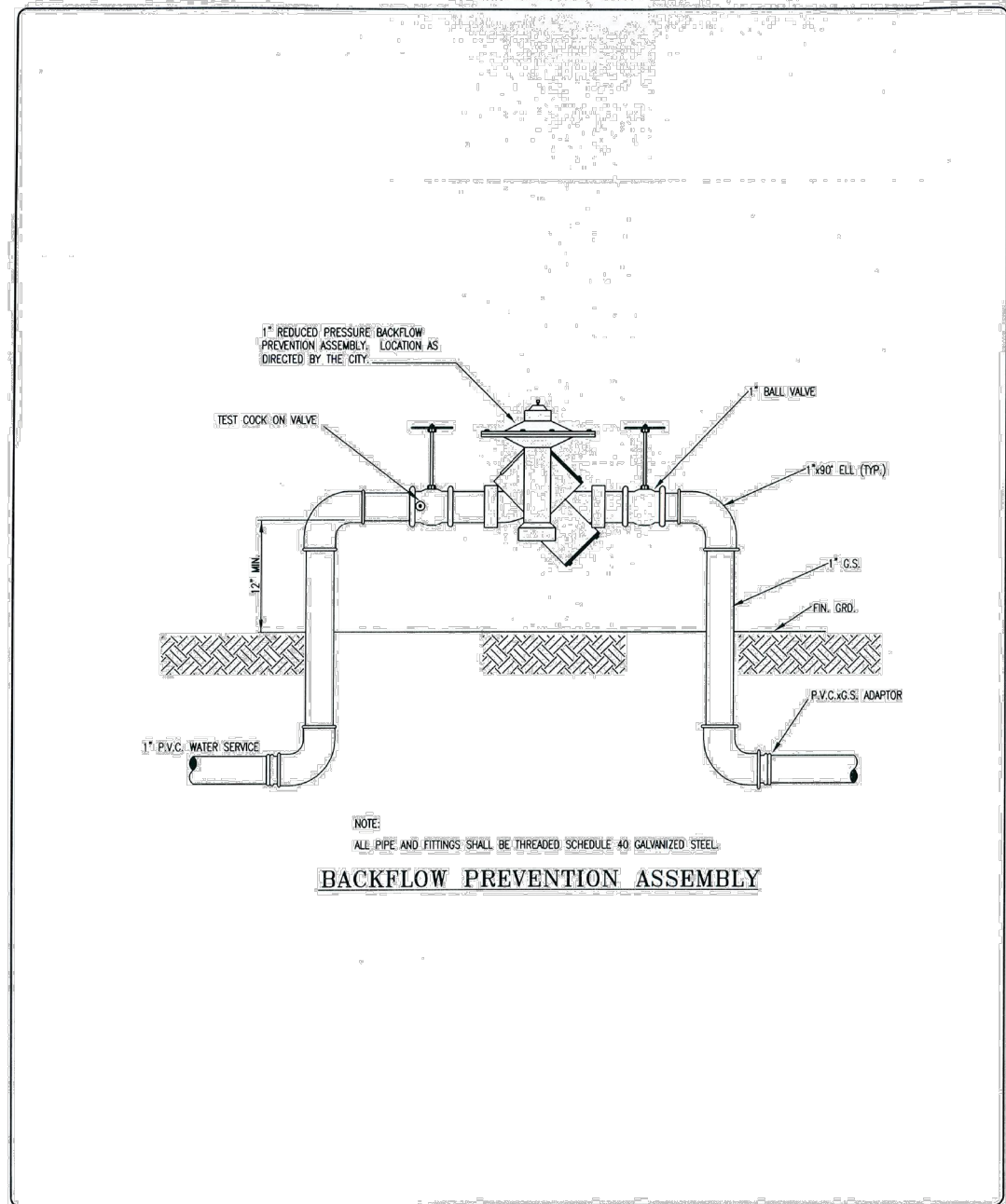
NOTE: THRUST BLOCK AREA COMPUTED ON BASIS OF 2000 LBS. PER SQ. FT. LIVE LOAD. RESISTANCE REQUIRED.

**THRUST BLOCKS**

CITY OF EUSTIS  
ENGINEERING DEPT.  
100 N. GUYTON ST.  
EUSTIS, FL 32727-0008  
352-343-5180

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: NOV. 15, 2016

THRUST BLOCKS

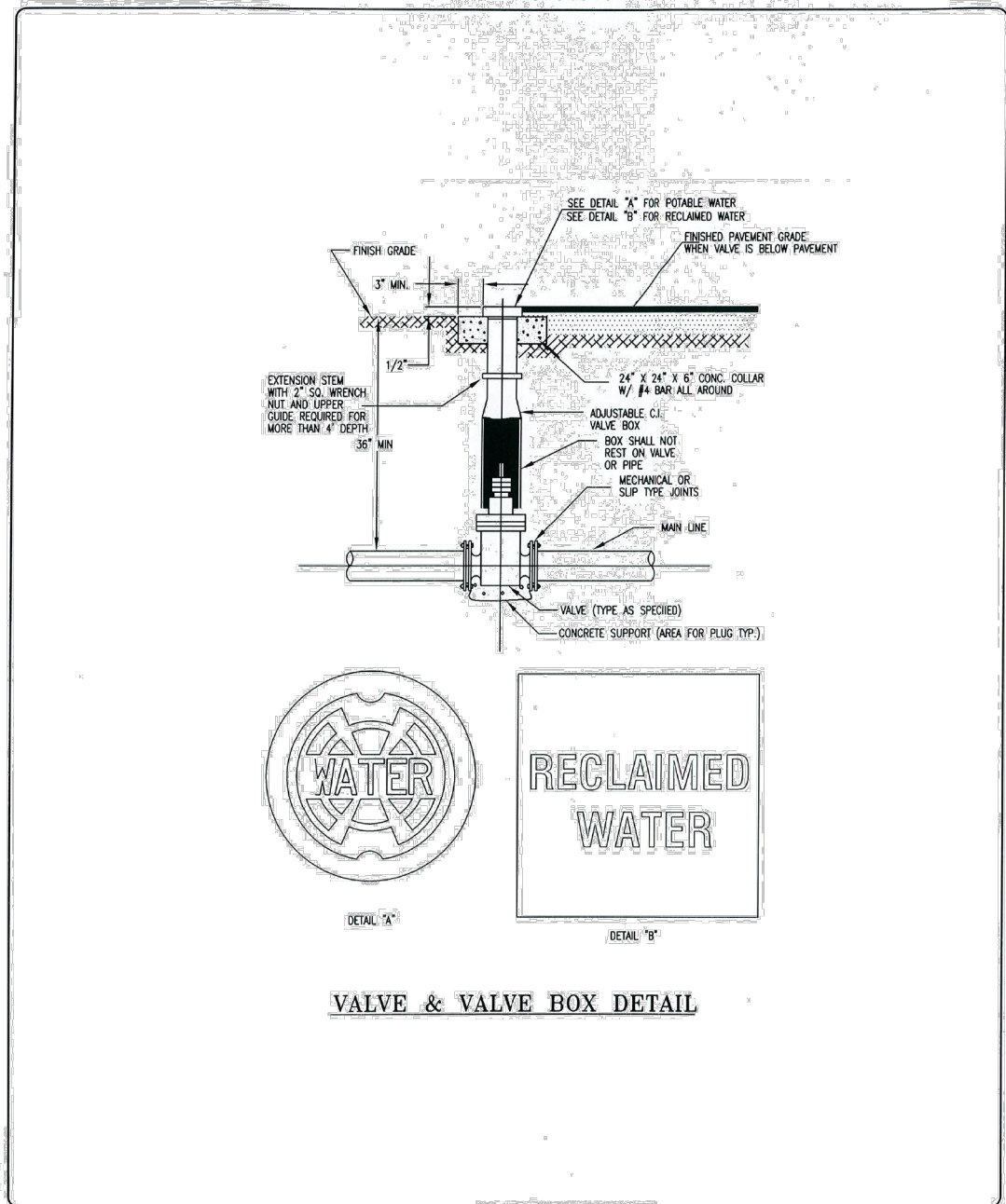


**BACKFLOW PREVENTION ASSEMBLY**

CITY OF EUSTIS  
ENGINEERING DEPT.  
100 N. GUYTON ST.  
EUSTIS, FL 32727-0008  
352-343-5180

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: NOV. 15, 2016

BACKFLOW PREVENTION ASSEMBLY

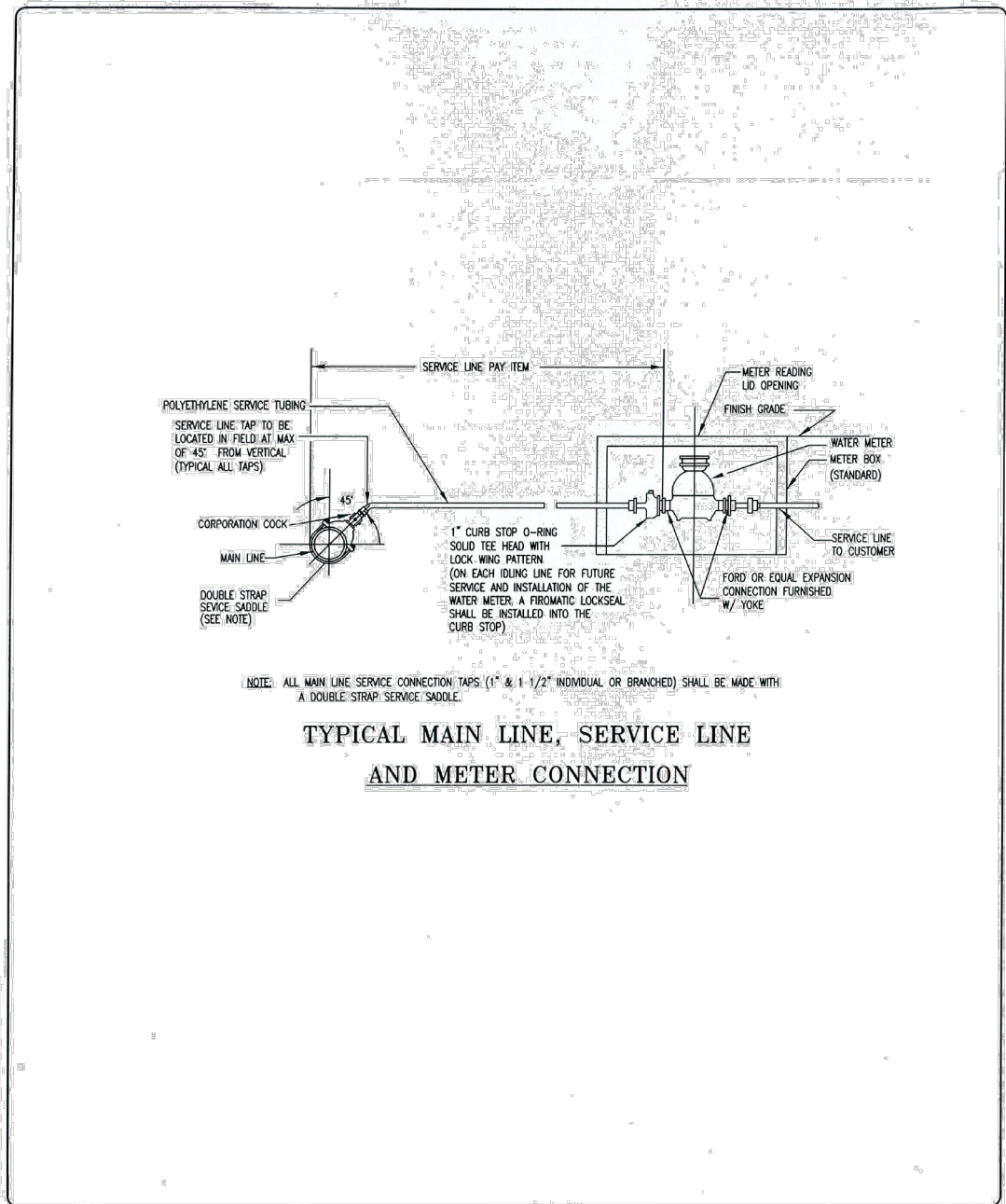


**VALVE & VALVE BOX DETAIL**

CITY OF EUSTIS  
ENGINEERING DEPT.  
100 N. GUYTON ST.  
EUSTIS, FL 32727-0008  
352-343-5180

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: NOV. 15, 2016

VALVE & VALVE BOX DETAIL

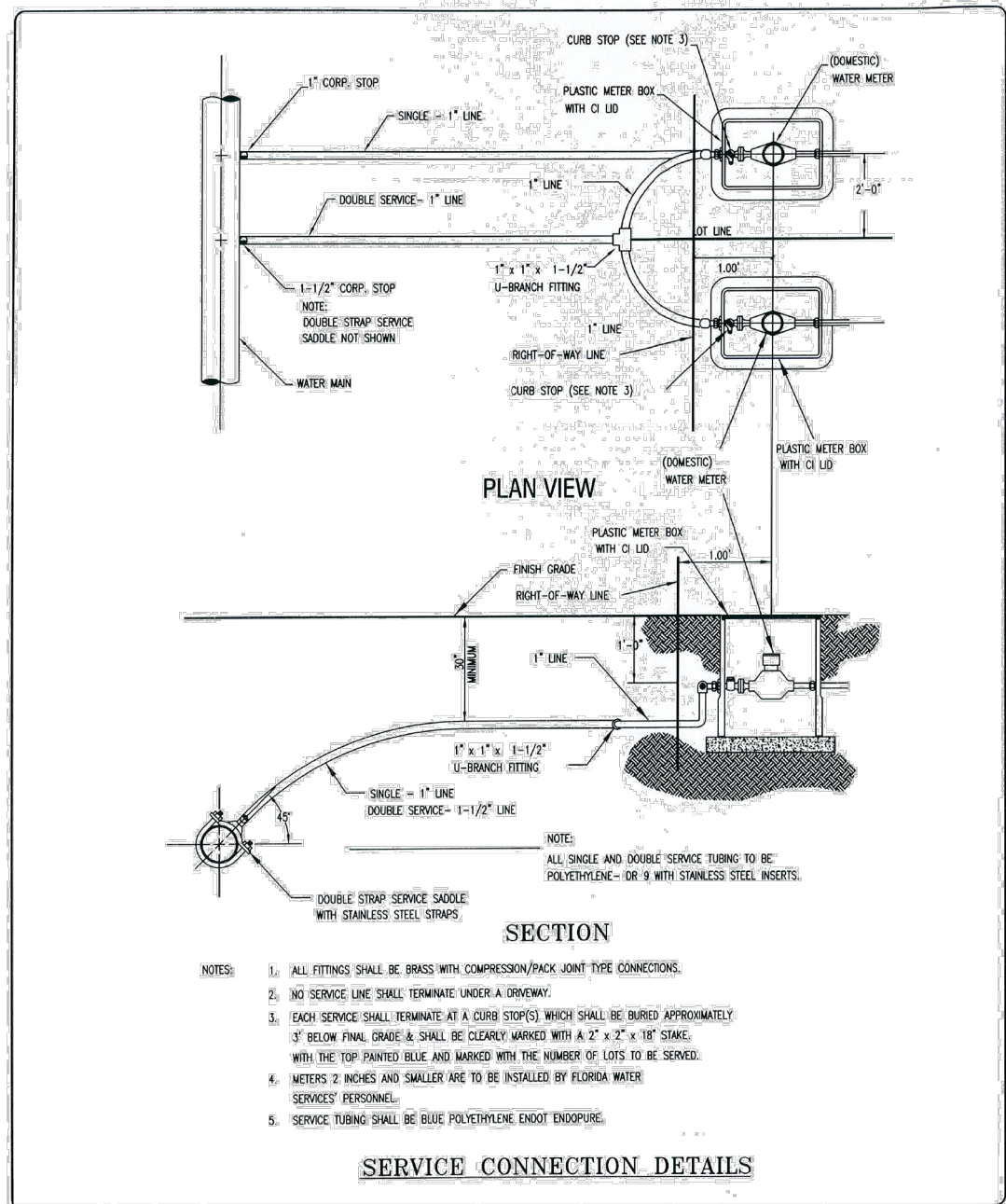


**TYPICAL MAIN LINE, SERVICE LINE AND METER CONNECTION**

CITY OF EUSTIS  
ENGINEERING DEPT.  
100 N. GUYTON ST.  
EUSTIS, FL 32727-0008  
352-343-5180

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: NOV. 15, 2016

SERVICE LINE CONNECTION



**SERVICE CONNECTION DETAILS**

CITY OF EUSTIS  
ENGINEERING DEPT.  
100 N. GUYTON ST.  
EUSTIS, FL 32727-0008  
352-343-5180

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: NOV. 15, 2016

SERVICE LINE CONNECTION

**PIPE RESTRAINT LENGTHS**

PIPE RESTRAINT FOR 6\"/>

FITTING SIZE	4	6	8	10	12	14	16	18	20	24
11-1/4 BEND	2	3	4	5	6	7	8	9	10	12
22-1/2 BEND	4	6	8	10	12	14	16	18	20	24
45 BEND	8	12	16	21	24	27	30	33	36	41
90 BEND	16	24	32	42	48	54	60	66	72	84
11-1/4 BEND	4	6	8	10	12	14	16	18	20	24
22-1/2 BEND	8	12	16	21	24	27	30	33	36	41
45 BEND	16	24	32	42	48	54	60	66	72	84
90 BEND	32	48	64	84	96	108	120	132	144	168
BRANCH OF TEE	16	24	32	42	48	54	60	66	72	84
TEE	16	24	32	42	48	54	60	66	72	84
REDUCERS	16	24	32	42	48	54	60	66	72	84
WATER LENGTH	16	24	32	42	48	54	60	66	72	84
SEWER LENGTH	16	24	32	42	48	54	60	66	72	84

PIPE RESTRAINT FOR 8\"/>

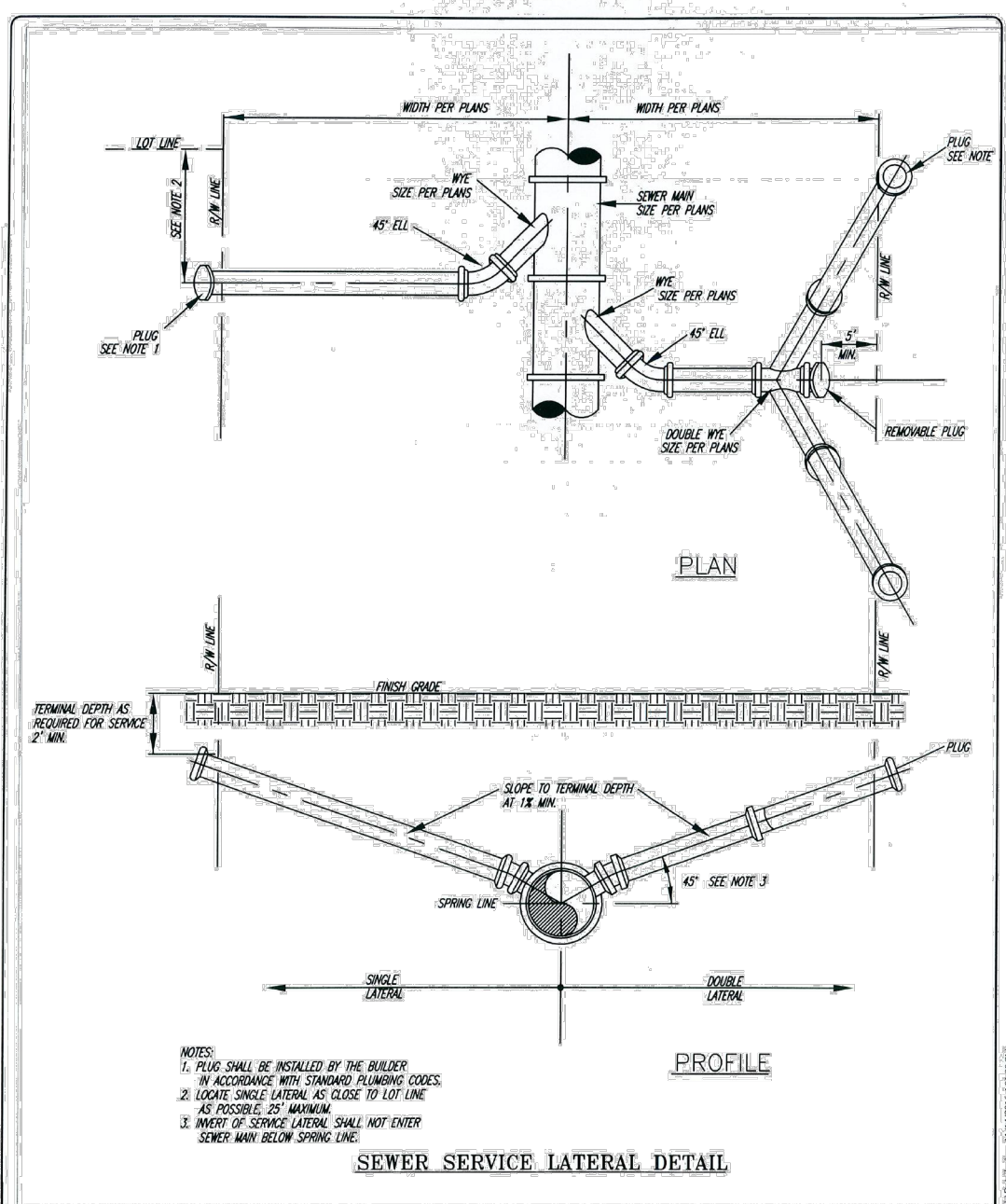
FITTING SIZE	4	6	8	10	12	14	16	18	20	24
11-1/4 BEND	2	3	4	5	6	7	8	9	10	12
22-1/2 BEND	4	6	8	10	12	14	16	18	20	24
45 BEND	8	12	16	21	24	27	30	33	36	41
90 BEND	16	24	32	42	48	54	60	66	72	84
11-1/4 BEND	4	6	8	10	12	14	16	18	20	24
22-1/2 BEND	8	12	16	21	24	27	30	33	36	41
45 BEND	16	24	32	42	48	54	60	66	72	84
90 BEND	32	48	64	84	96	108	120	132	144	168
BRANCH OF TEE	16	24	32	42	48	54	60	66	72	84
TEE	16	24	32	42	48	54	60	66	72	84
REDUCERS	16	24	32	42	48	54	60	66	72	84
WATER LENGTH	16	24	32	42	48	54	60	66	72	84
SEWER LENGTH	16	24	32	42	48	54	60	66	72	84

**PIPE RESTRAINT LENGTHS**

CITY OF EUSTIS  
ENGINEERING DEPT.  
100 N. GUYTON ST.  
EUSTIS, FL 32727-0008  
352-343-5180

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: NOV. 15, 2016

PIPE RESTRAINT LENGTHS



**SEWER SERVICE LATERAL DETAIL**

CITY OF EUSTIS  
ENGINEERING DEPT.  
100 N. GUYTON ST.  
EUSTIS, FL 32727-0008  
352-343-5180

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: NOV. 15, 2016

SEWER SERVICE LATERAL DETAIL

**PIPING CLEARANCES**

OTHER PIPE	(a) GRAVITY OR PRESSURE SANITARY SEWER (b) SANITARY SEWER FORCE MAIN (c) RECLAIMED WATER (4)	(a) STORM SEWER (b) STORMWATER FORCE MAIN (c) RECLAIMED WATER (2)	ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM
HORIZONTAL SEPARATION	10\"/>		
CROSSINGS (1)	12\"/>		
JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)	ALTERNATE 6 FT MINIMUM	ALTERNATE 3 FT MINIMUM	

NOTE: (1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SPACING IS 6 INCHES.  
(2) RECLAIMED WATER RECLAMED UNDER PART 8 OF CHAPTER 62-116, F.A.C.  
(3) IF THE OTHER PIPE IS A SANITARY SEWER, THE BOTTOM OF THE WATER MAIN IS 6 INCHES ABOVE THE TOP OF THE OTHER SANITARY SEWER.  
(4) RECLAIMED WATER NOT RECLAMED UNDER PART 8 OF CHAPTER 62-116, F.A.C.

**PIPING CLEARANCES**

CITY OF EUSTIS  
ENGINEERING DEPT.  
100 N. GUYTON ST.  
EUSTIS, FL 32727-0008  
352-343-5180

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: NOV. 15, 2016

PIPING CLEARANCES

REVISION

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE

**ZAXBY'S EUSTIS WATER & SEWER DETAILS**



DATE: DECEMBER 2023  
DESIGNED BY: RLG  
DRAWN BY: RLG  
CHECKED BY: CCH  
JOB NO.: 055986  
FILE NAME: ZAXBY'S SITE  
**Sheet C501**

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

NOTE: THE DETAILS AND SPECIFICATIONS SHOWN ON THIS SHEET WERE SUPPLIED BY THE CITY OF EUSTIS AND NOT BY HALFF ASSOCIATES. HALFF ASSOCIATES ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DETAILS, DESIGNS AND SPECIFICATIONS SHOWN ON THIS SHEET.



