

SUMTER COUNTY BOARD OF COMMISSIONERS

EXECUTIVE SUMMARY

SUBJECT: Approve Villages of Sumter (VOS) – Ventura Villas, Unit 220, Hillsborough Trail, Phase III Revised, and Unit 218, Preliminary Plans reviewed at the March 19, 2012, March 26, 2012, and April 2, 2012, DRC Meetings (Staff recommends approval).

REQUESTED ACTION: Approve Preliminary Plans reviewed at the March 19, 2012, March 26, 2012, and April 2, 2012, DRC Meetings

Work Session (Report Only)

DATE OF MEETING: April 24, 2012

Regular Meeting

Special Meeting

CONTRACT: N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: _____

Planning

BUDGET IMPACT: _____

Annual

FUNDING SOURCE: _____

Capital

EXPENDITURE ACCOUNT: _____

N/A

HISTORY/FACTS/ISSUES:

The Development Review Committee is compiled of staff from several county agencies and consulting engineers. The Committee meets weekly to review applications for Use and Development Permits. The DRC's recommendations are then forwarded to the BOCC. The plans were reviewed and found to be in compliance with the Land Development Code with only minor changes required.

1)VOS – Ventura Villa - Major Development – Preliminary/Engineering Approval

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake Sumter, Inc. – Property Location: Located at the intersection of Hillsborough Trail and Buena Vista Boulevard/The Villages – Total Acreage of Project: 8.58 acres MOL - Project Proposal: Develop a 59 lot subdivision and related infrastructure.

2)VOS – Hillsborough Trail – Phase III – Major Development – Preliminary/Engineering Plan Approval

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. - Property Location: Located between Buena Vista and Morse Blvd/The Villages – Total Acreage of Project: 14.37 acres MOL - Project Proposal: Construct .82 miles of roadway.

3)VOS – Unit 220 - Major Development – Preliminary/Engineering Approval

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake Sumter, Inc. – Property Location: Accessed from Hillsborough Trail, south of Buena Vista/The Villages Total Acreage of Project: 53.16 acres MOL - Project Proposal: Develop a 173 lot subdivision and related infrastructure.

4) VOS – Unit 218 – Major Development - Preliminary & Engineering Plan Approval

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. – Property Location: Accessed from Hillsborough Trail, east of Buena Vista Boulevard/The Villages – Total Acreage of Project: 38.16 acres MOL – Project Proposal: Develop a 138 lot subdivision and related infrastructure

The Villages®

PRELIMINARY / ENGINEERING PLAN OF VENTURA VILLAS UNIT 969

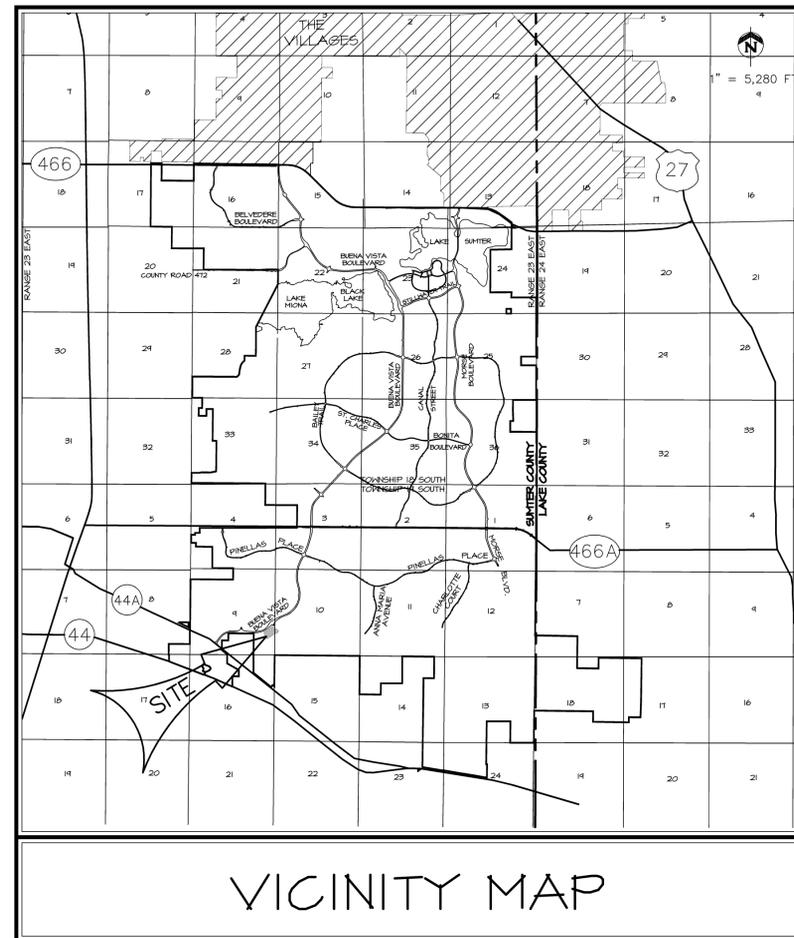
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LEGAL DESCRIPTION

THOSE PORTIONS OF SECTIONS 9 AND 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE S00°33'11"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 1,105.20 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE S51°25'57"E, 26.29 FEET; THENCE S85°38'18"E, 75.65 FEET; THENCE S49°34'04"E, 99.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 780.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°01'55", AN ARC DISTANCE OF 41.28 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S53°20'00"E, 35.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 20.27 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°41'55", AN ARC DISTANCE OF 30.57 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S34°05'55"W, 87.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 725.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'27", AN ARC DISTANCE OF 128.53 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N55°18'41"W, 92.37 FEET; THENCE S47°29'48"W, 65.17 FEET; THENCE S48°46'01"W, 80.23 FEET; THENCE S52°09'20"W, 72.77 FEET; THENCE S54°25'01"W, 72.08 FEET; THENCE S56°43'30"W, 75.75 FEET; THENCE S59°53'42"W, 127.28 FEET; THENCE S48°28'53"W, 70.60 FEET; THENCE S89°23'43"W, 174.06 FEET; THENCE N05°00'20"W, 205.44 FEET; THENCE N27°36'02"W, 204.17 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1,385.00 FEET AND A CHORD BEARING AND DISTANCE OF N54°05'56"E, 651.76 FEET TO WHICH A RADIAL LINE BEARS S22°71'31"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°13'04", AN ARC DISTANCE OF 657.93 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S84°03'01"E, 48.80 FEET; THENCE S40°09'30"E, 164.71 FEET; THENCE S51°25'57"E, 31.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.58 ACRES, MORE OR LESS.



SECTIONS 9 & 10; TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
DESIGN SPEED = 10 M.P.H.

OWNER/DEVELOPER:
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
THE VILLAGES, FL 32162
JOHN R. GRANT, VICE PRESIDENT

ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
JEFFREY A. HEAD, P.E.
FL. LIC. NO. 58058

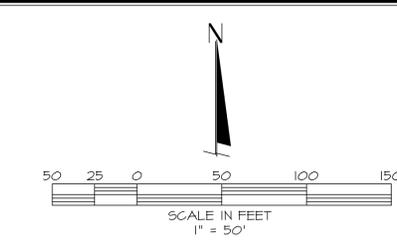
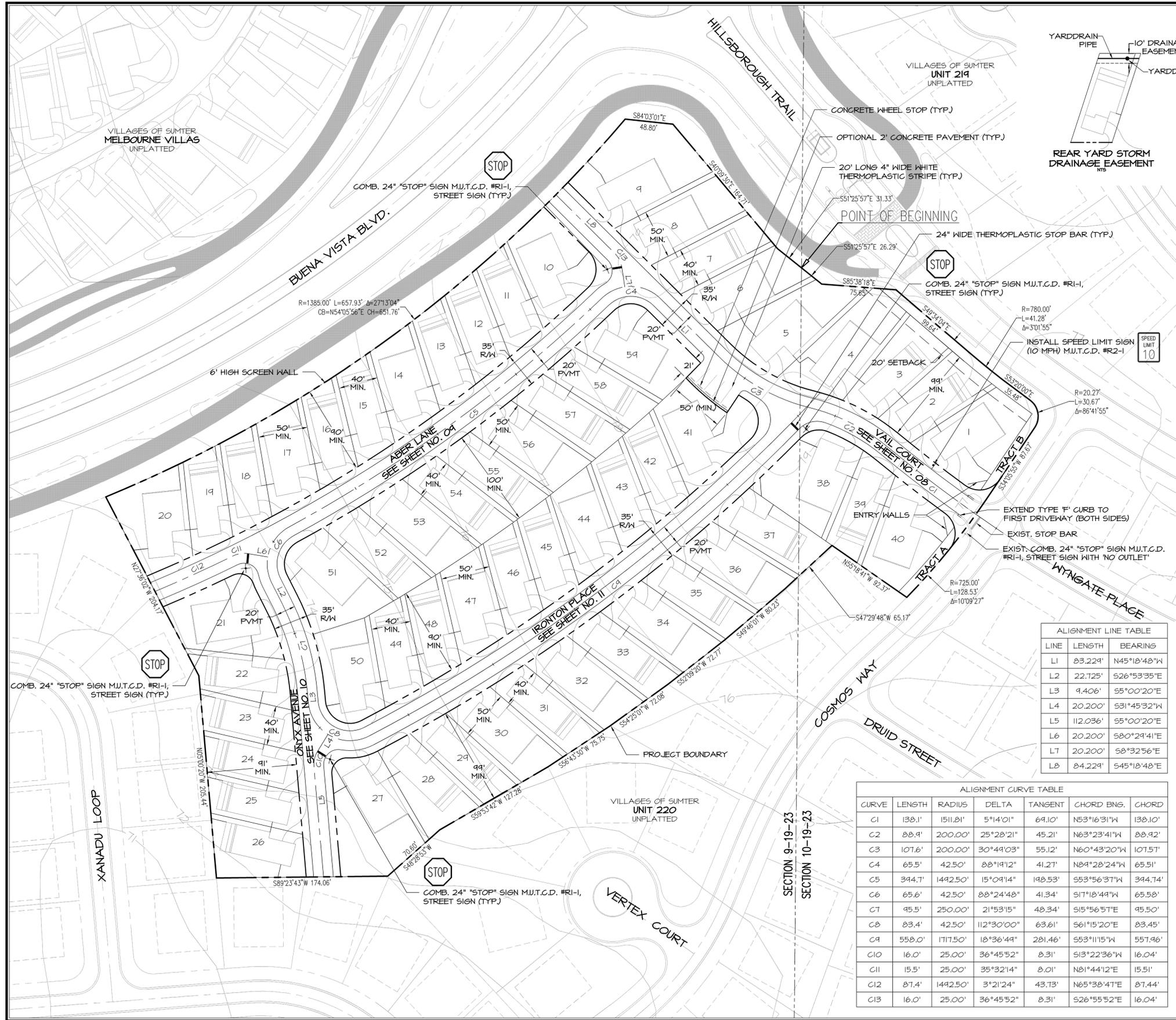
INDEX OF SHEETS

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12. GRADING MASTER PLAN
- EC-1. EROSION CONTROL PLAN

1. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED NOV. 1, 2011", PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.
2. ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
3. BASED ON ENGINEERING JUDGEMENT AND IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) 2003 EDITION CHAPTER 2A SECTION 2A.12 AND CHAPTER 2B SECTION 2B.04, STOP SIGNS AT EACH INTERSECTION WITHIN THE UNIT ARE DESIGNED FOR SPECIAL PURPOSE ROADS (LOCAL RESIDENTIAL ROADS) WITH A MINIMUM DIMENSION OF 24"x24".

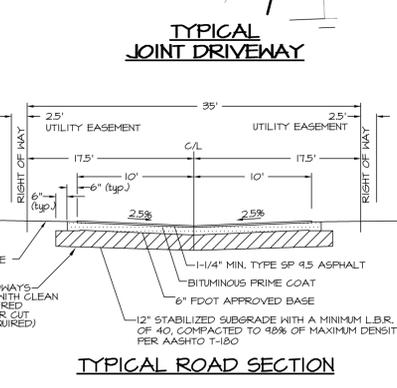
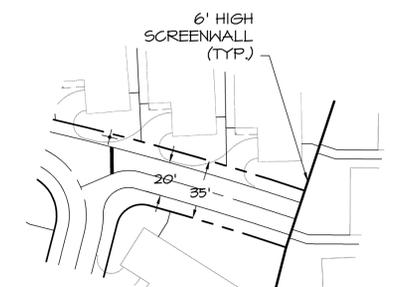
NOTE: ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.





SITE DATA	
TOTAL ACRES	8.58 AC.
NUMBER OF UNITS	54
EXISTING ZONING	FDZ
DENSITY (DU/AC)*	6.81 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	2,105 LF.
MINIMUM LOT DIMENSION	40' x 90'
WATER & SEWER SUPPLIED BY	C.S.W.
IRRIGATION SUPPLIED BY	SUMTER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

- SITE NOTES**
- OWNER-DEVELOPER - THE VILLAGES OF LAKE-SUMTER, INC. 490 OLD MILL RUN THE VILLAGES, FLORIDA 32162
 - BUILDING SETBACKS = 0' SIDE YARD, 0' REAR YARD, 0' REAR YARD FOR DOUBLE FRONTAGE LOTS WITH WALLS. THE SUM OF R/W WIDTH PLUS ADJACENT FRONT SETBACKS FROM R/W SHALL NOT BE LESS THAN 50'.
 - ALL STORM WATER MANAGEMENT FACILITIES AND STREETS TO BE CONSTRUCTED AND MAINTAINED BY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10
 - STREET LIGHTING TO BE INSTALLED BY UTILITY COMPANY. SINGLE FIXTURE LIGHTS GENERALLY LOCATED AT INTERSECTION, CUL-DE-SAC & ALONG THE ROADWAYS WITH AN APPROXIMATE SPACING BETWEEN LIGHTS BEING 300'.
 - LOCATED IN SECTIONS 9 & 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
 - NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
 - TRACTS 'A' & 'B' ARE RESERVED FOR LANDSCAPING, BUFFERING AND UTILITIES.



ALIGNMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	83.229'	N45°18'48"W
L2	22.725'	S26°53'35"E
L3	9.406'	S5°00'20"E
L4	20.200'	S31°45'32"W
L5	112.036'	S5°00'20"E
L6	20.200'	S80°24'41"E
L7	20.200'	S8°32'56"E
L8	84.229'	S45°18'48"E

ALIGNMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	138.1'	1511.81'	5°14'01"	69.10'	N53°16'31"W	138.10'
C2	88.9'	200.00'	25°28'21"	45.21'	N63°23'41"W	88.92'
C3	107.6'	200.00'	30°44'03"	55.12'	N60°43'20"W	107.57'
C4	65.5'	42.50'	88°19'12"	41.27'	N84°28'24"W	65.51'
C5	344.7'	1492.50'	15°09'14"	198.53'	S53°56'37"W	344.74'
C6	65.6'	42.50'	88°24'48"	41.34'	S17°18'49"W	65.58'
C7	95.5'	250.00'	21°53'15"	48.34'	S15°56'57"E	95.50'
C8	83.4'	42.50'	112°30'00"	63.61'	S61°15'20"E	83.45'
C9	558.0'	1117.50'	18°36'44"	281.46'	S53°11'15"W	557.96'
C10	16.0'	25.00'	36°45'52"	8.31'	S13°22'36"W	16.04'
C11	15.5'	25.00'	35°32'14"	8.01'	N81°44'12"E	15.51'
C12	87.4'	1492.50'	3°21'24"	43.73'	N65°38'47"E	87.44'
C13	16.0'	25.00'	36°45'52"	8.31'	S26°55'52"E	16.04'

BY _____

REVISIONS _____

DATE _____

BARBLEY
ENGINEERS SURVEYORS & PLANNERS
AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road • Midwood, Florida 34185 • (352) 748-3128

The Villages
VILLAGES OF SUMTER
VENTURA VILLAS
UNIT 969

SITE GEOMETRY, SIGNING & MARKING, SHEET INDEX

DATE 3/7/12
DRAWN BY MANK
CHKD BY DC
FILE NAME: 02-VENTURA-IND
JOB NO. 4211412331

SHT_03 OF 12

The Villages®

PRELIMINARY/ENGINEERING PLANS FOR UNIT 220

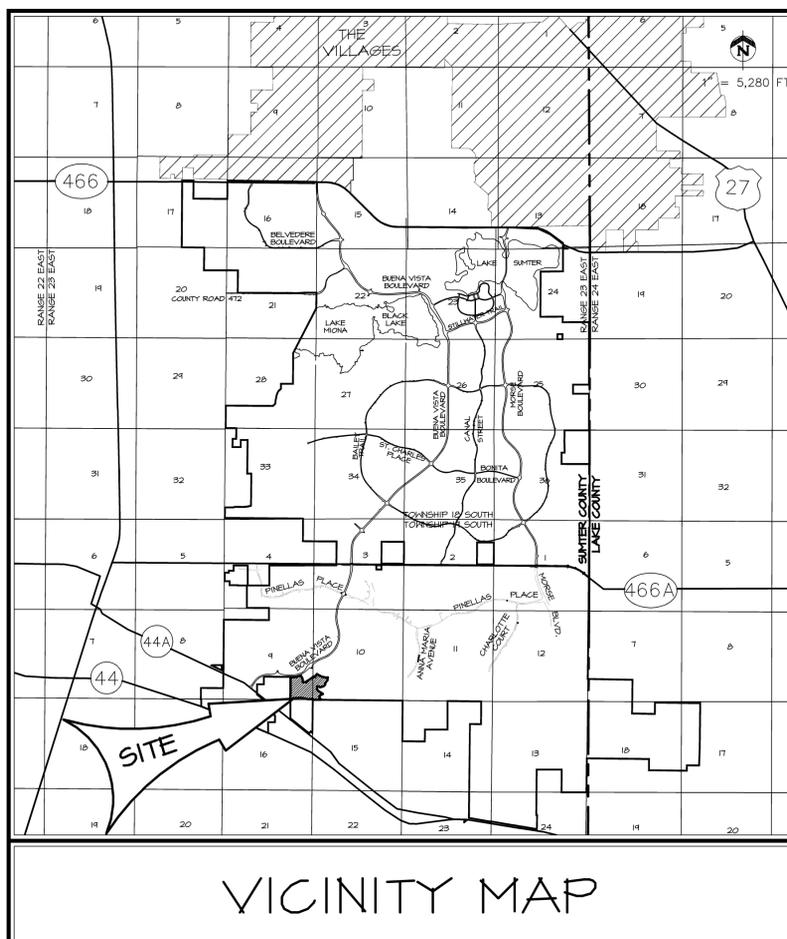
DATE	ISSUE	BY

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE N4°12'15"W, 57.71 FEET; THENCE S78°56'18"W, ALONG A RADIAL LINE A DISTANCE OF 1025.52 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 205.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'46", AN ARC DISTANCE OF 124 FEET TO A POINT ON A RADIAL LINE; THENCE S71°22'04"W, ALONG SAID RADIAL LINE A DISTANCE OF 50.00 FEET; THENCE N84°09'37"W, 73.04 FEET; THENCE N82°27'00"W, 58.74 FEET; THENCE N71°38'14"W, 230.91 FEET; THENCE S84°42'43"W, 50.00 FEET; THENCE N00°11'17"W, 12.36 FEET; THENCE N83°42'03"W, 91.20 FEET; THENCE N86°35'44"W, 64.31 FEET; THENCE N84°54'06"W, 54.41 FEET; THENCE S87°06'46"W, 54.41 FEET; THENCE S84°53'36"W, 302.47 FEET; THENCE S00°35'25"W, 21.41 FEET; THENCE N84°24'35"W, 160.05 FEET; THENCE N00°31'22"E, 1251.03 FEET; THENCE S84°36'24"E, 73.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1385.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°34'03", AN ARC DISTANCE OF 547.53 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S27°44'30"E, 204.25 FEET; THENCE S05°00'20"E, 203.44 FEET; THENCE N84°23'43"E, 114.06 FEET; THENCE N48°28'53"E, 70.60 FEET; THENCE N54°53'42"E, 127.28 FEET; THENCE N86°43'30"E, 15.75 FEET; THENCE N84°25'01"E, 12.08 FEET; THENCE N52°01'20"E, 12.11 FEET; THENCE N44°46'01"E, 80.23 FEET; THENCE N41°24'48"E, 65.11 FEET; THENCE S55°18'41"E, 42.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF N41°34'47"E, 65.60 FEET TO WHICH A RADIAL LINE BEARS S45°44'31"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°11'11", AN ARC DISTANCE OF 65.63 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°01'50", AN ARC DISTANCE OF 40.54 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N55°31'51"E, 35.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N80°04'26"E, 35.15 FEET TO WHICH A RADIAL LINE BEARS S36°02'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°51'00", AN ARC DISTANCE OF 40.12 FEET TO THE POINT OF TANGENCY; THENCE N84°05'55"E, 63.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°04'56", AN ARC DISTANCE OF 30.78 FEET TO THE POINT OF CURVE; THENCE S55°54'05"E, 88.72 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1385.81 FEET AND A CHORD BEARING AND DISTANCE OF S62°20'58"E, 222.45 FEET TO WHICH A RADIAL LINE BEARS S32°15'52"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°13'31", AN ARC DISTANCE OF 223.14 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 130.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°10'45", AN ARC DISTANCE OF 193.40 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S85°34'58"E, 87.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 730.00 FEET AND A CHORD BEARING AND DISTANCE OF N86°56'53"E, 102.58 FEET TO WHICH A RADIAL LINE BEARS S00°50'37"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°03'21", AN ARC DISTANCE OF 102.66 FEET TO A POINT ON A RADIAL LINE; THENCE S07°04'50"E, ALONG SAID RADIAL LINE A DISTANCE OF 30.21 FEET; THENCE S21°52'31"W, 65.15 FEET; THENCE S06°16'16"E, 60.42 FEET; THENCE S41°02'48"W, 154.09 FEET; THENCE S25°05'20"W, 74.08 FEET; THENCE S07°55'42"W, 84.73 FEET; THENCE S41°02'11"W, 110.20 FEET; THENCE S64°07'48"W, 85.91 FEET; THENCE S71°41'04"W, 144.33 FEET; THENCE N83°54'03"W, 113.22 FEET; THENCE S66°41'55"W, 12.42 FEET; THENCE S11°54'05"W, 131.26 FEET; THENCE S31°10'13"E, 138.51 FEET; THENCE S53°36'12"E, 137.15 FEET; THENCE S61°10'20"E, 164.55 FEET; THENCE S21°07'05"E, 23.06 FEET; THENCE S52°26'14"W, 41.42 FEET; THENCE S13°03'05"W, 84.07 FEET; THENCE S42°02'58"W, 42.10 FEET; THENCE S21°20'25"W, 54.26 FEET; THENCE S15°33'12"E, 117.07 FEET; THENCE S68°24'04"E, 65.76 FEET; THENCE S18°22'37"E, 24.03 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N84°25'15"W, ALONG SAID SOUTH LINE A DISTANCE OF 497.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.16 ACRES, MORE OR LESS.



SECTION 9 & 10; TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA

DESIGN SPEED - 20 M.P.H.
(MINIMUM C/L RADIUS - 89 FT.)

OWNER/DEVELOPER:
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
THE VILLAGES, FL 32162
JOHN R. GRANT, VICE PRESIDENT

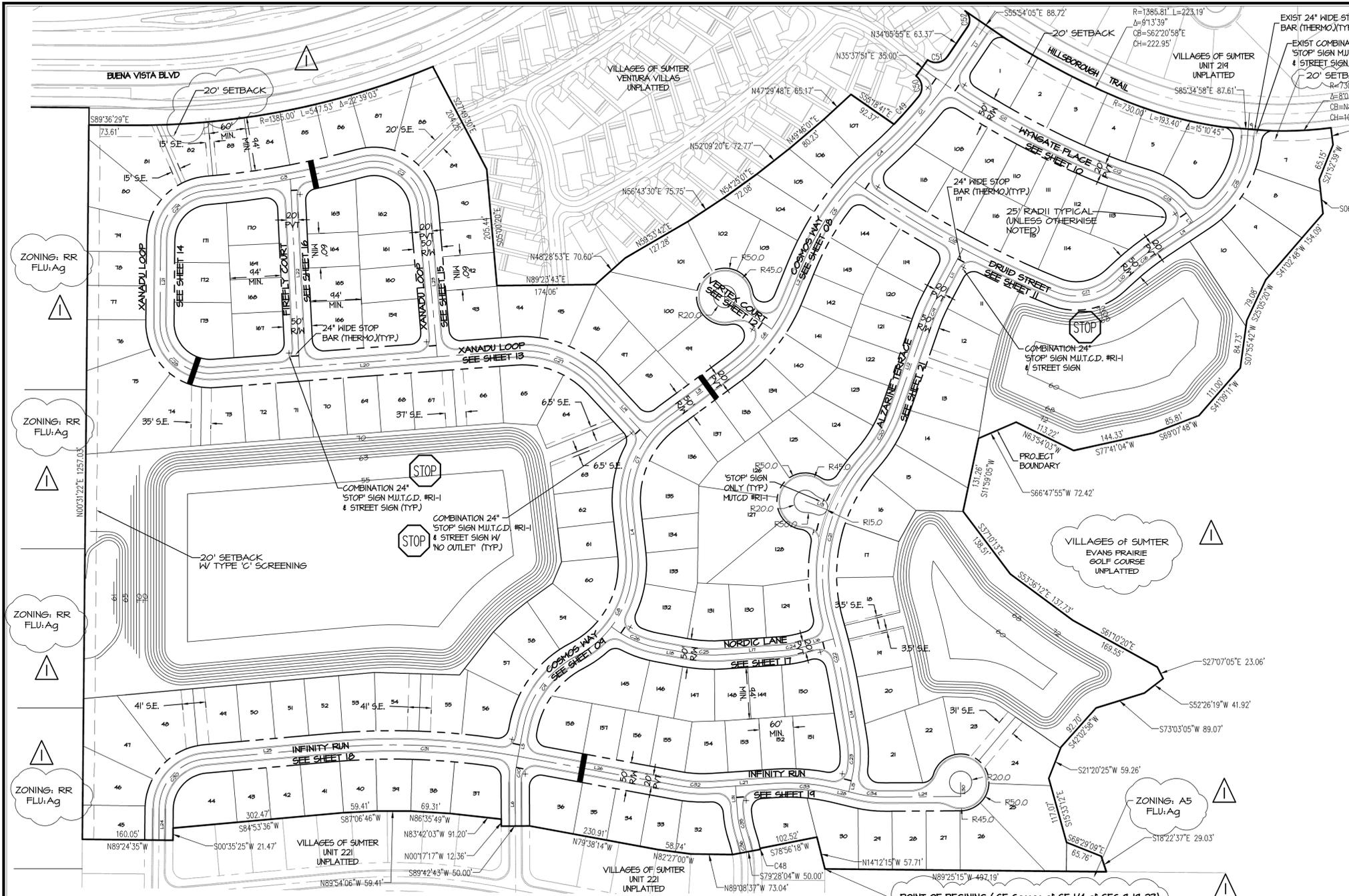
ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
JEFFREY A. HEAD, P.E.
FL. LIC. NO. 58058

NOTES:

1. THE STREETS ARE DESIGNED FOR 20 MPH BASED ON MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN (GREEN BOOK), 2007 EDITION, AND IN ACCORDANCE WITH CHAPTER 17, SECTION 17-5 OF THE SUMTER COUNTY CODE. NO SPEED LIMIT SIGNS ARE REQUIRED FOR THIS UNIT BASED ON SECTION 17-5.
2. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED NOVEMBER 1, 2011", PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.
3. ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
4. BASED ON ENGINEERING JUDGEMENT AND IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) 2003 EDITION CHAPTER 2A SECTION 2A.12 AND CHAPTER 2B SECTION 2B.04, STOP SIGNS AT EACH INTERSECTION WITHIN THE UNIT ARE DESIGNED FOR SPECIAL PURPOSE ROADS (LOCAL RESIDENTIAL ROADS) WITH A MINIMUM DIMENSION OF 24'X24'.

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EC-1	EROSION CONTROL PLAN



SITE NOTES FOR UNIT 220

OWNER-DEVELOPER - THE VILLAGES OF LAKE-SUMTER, INC.
 490 OLD MILL RUN
 THE VILLAGES, FLORIDA 32162

BUILDING SETBACKS = 0' SIDE YARD, 0' REAR YARD, 20' FRONT YARD. 20 FT REAR WITH DOUBLE FRONTAGE ROADS.

STREET LIGHTING TO BE INSTALLED BY UTILITY COMPANY. SINGLE FIXTURE LIGHTS GENERALLY LOCATED AT INTERSECTION, CUL-DE-SAC & ALONG THE ROADWAYS WITH AN APPROXIMATE SPACING BETWEEN LIGHTS BEING 300'.

LOCATED IN SECTION 9 & 10, TOWNSHIP 14 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

ALL STREETS TO BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY SUMTER COUNTY.

ALL STORM WATER MANAGEMENT FACILITIES TO BE CONSTRUCTED AND MAINTAINED BY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4.

NOTE:
 THIS SITE IS TO BE SEEDED AND MULCHED ONCE GRADED, AND SOD WILL THEN REPLACE THE SEED ONCE HOME CONSTRUCTION BEGINS.

EASEMENT LEGEND

S.E. = INDICATES SPECIAL EASEMENT FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS.

SITE DATA

TOTAL ACRES	53.16
NUMBER OF UNITS	173
EXISTING ZONING	FUD
DENSITY (DU/AC)*	3.21 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	8,714 L.F.
MINIMUM LOT DIMENSION	60' x 90'
WATER & SEWER SUPPLIED BY	C.S.U.
IRRIGATION SUPPLIED BY	SUMTER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

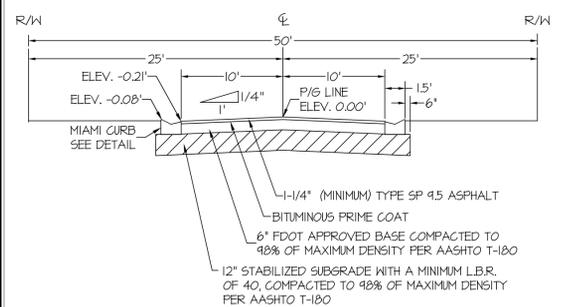
BOUNDARY CURVE TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C48	184'	205.00'	0°31'46"	S10°41'44"E	184'
C49	65.63'	125.00'	5°11'11"	N41°39'47"E	65.60'
C50	40.54'	25.00'	43°01'50"	N07°26'43"W	36.28'
C51	40.12'	25.00'	41°51'00"	N07°04'26"E	35.45'
C52	30.78'	20.00'	88°04'56"	N04°54'03"W	21.83'

C/L CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C32	62.0'	250.00'	14°13'04"	311.8'	S86°44'46"E	62.04'
C33	105.2'	350.00'	11°13'04"	52.44'	N85°14'43"W	105.14'
C34	41.4'	200.00'	13°42'41"	24.05'	S83°24'24"E	41.86'
C35	45.8'	180.00'	14°34'43"	23.02'	S11°08'34"E	45.80'
C36	24.8'	180.00'	17°54'05"	12.43'	N44°28'58"W	24.82'

C/L LINE TABLE		
LINE	LENGTH	BEARING
L1	136.450'	S34°05'55"W
L2	58.245'	S22°11'06"W
L3	142.134'	N53°40'59"E
L4	73.635'	S6°34'31"E
L5	62.442'	S10°21'46"W
L6	71.256'	N0°11'11"W
L7	10.216'	S33°28'40"E
L8	45.607'	S4°24'55"W
L9	88.887'	S56°31'20"W
L10	25.521'	S47°32'20"W
L11	100.545'	S28°01'01"W
L12	163.467'	N14°16'12"E
L13	54.685'	S68°51'41"E
L14	86.534'	S4°34'21"E
L15	22.060'	S13°21'52"W
L16	54.104'	N75°06'33"E

C/L CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	161.8'	750.00'	12°44'18"	84.21'	N40°30'34"E	161.83'
C2	155.8'	84.00'	100°17'58"	106.63'	N55°04'19"W	155.80'
C3	276.5'	1505.00'	10°31'34"	138.64'	N14°51'24"W	276.44'
C4	31.8'	1851.00'	1°06'36"	18.40'	N41°28'31"E	31.80'
C5	224.7'	500.00'	25°44'43"	114.26'	S35°04'28"W	224.67'
C6	164.4'	300.00'	31°23'53"	84.32'	N81°54'03"E	164.40'
C7	184.3'	180.00'	60°15'36"	104.47'	S23°33'11"W	184.31'
C8	218.2'	180.00'	64°26'24"	124.73'	N28°08'38"E	218.16'
C9	164.4'	180.00'	52°30'06"	88.77'	S36°36'44"W	164.44'
C10	33.5'	180.00'	10°34'03"	16.78'	S05°02'14"W	33.46'
C11	347.8'	151.81'	13°11'12"	174.74'	S60°22'11"E	347.44'
C12	98.4'	856.00'	6°35'11"	44.27'	S70°15'26"E	98.43'
C13	104.9'	150.00'	40°10'25"	54.70'	N83°30'52"W	104.91'
C15	183.7'	180.00'	52°06'26"	88.00'	N80°28'07"E	183.70'
C16	78.4'	500.00'	8°54'00"	34.28'	S82°01'50"W	78.34'



TYPICAL SUBDIVISION ROADWAY
 50 FOOT RIGHT-OF-WAY
 NO SCALE

DATE: 3-30-12
 REVISIONS: REVISED PER COUNTY COMMENTS

BY: HAL

ENGINEERS SURVEYORS AND PLANNERS
FARBER AND ASSOCIATES, INC.
 Certificate of Authorization Number: 4709
 4450 N.E. 63rd Road • Wilkeed, Florida 34785 • (852) 748-3126

VILLAGES OF SUMTER UNIT 220
 SITE GEOMETRY, SIGNINGS & MARKING, SITE INDEX

DATE: 4/2/12
 DRAWN BY: JDD
 CHKD BY: JAH
 FILE NAME: 03.220.000
 JOB NO.: 42141.2364

SHT. 03 OF 25

The Villages®

ENGINEERING PLANS FOR VILLAGES OF SUMTER

HILLSBOROUGH TRAIL PHASE 3

DATE	ISSUE	BY
02-20-2012	SUMTER COUNTY SUBMITTAL	BLK
03-23-2012	▲ SUMTER COUNTY RAI #1	BLK

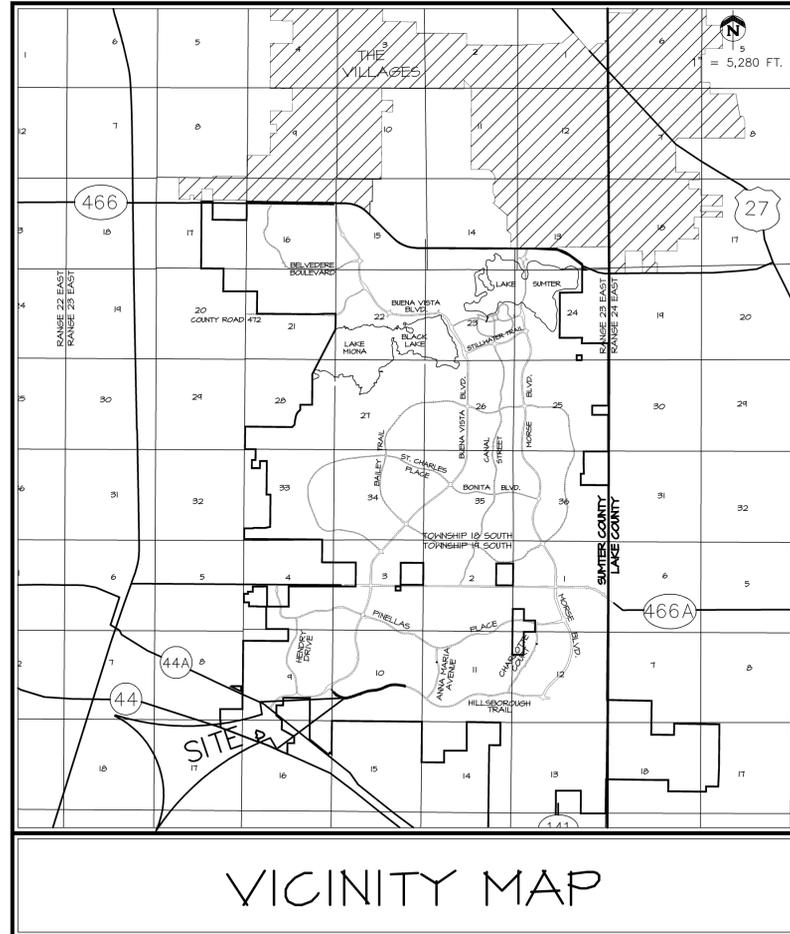
LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE S00°31'11"W, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1,100.77 FEET; THENCE DEPARTING SAID WEST LINE S89°26'49"E, 142.53 FEET TO THE POINT OF BEGINNING; THENCE N42°04'02"E, ALONG A RADIAL LINE A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'02", AN ARC DISTANCE OF 57.02 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1,305.81 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°21'48", AN ARC DISTANCE OF 327.35 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 650.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'32", AN ARC DISTANCE OF 362.19 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°01'59", AN ARC DISTANCE OF 152.68 FEET TO A POINT ON A RADIAL LINE; THENCE N14°55'19"W, ALONG SAID RADIAL LINE A DISTANCE OF 26.20 FEET; THENCE N74°04'19"E, 50.00 FEET; THENCE S16°56'03"E, ALONG A RADIAL LINE A DISTANCE OF 26.20 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°35'18", AN ARC DISTANCE OF 65.51 FEET TO THE POINT OF TANGENCY; THENCE N70°28'39"E, 639.24 FEET; THENCE N35°57'14"W, 128.36 FEET; THENCE N54°02'46"E, 40.00 FEET; THENCE S35°57'14"E, 140.15 FEET; THENCE N70°28'39"E, 189.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 1,300.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'30", AN ARC DISTANCE OF 322.00 FEET TO THE POINT OF TANGENCY; THENCE N84°40'09"E, 270.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1,200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°48'53", AN ARC DISTANCE OF 184.62 FEET TO A POINT ON A RADIAL LINE; THENCE N14°08'44"W, ALONG SAID RADIAL LINE A DISTANCE OF 70.23 FEET; THENCE S88°49'06"E, 27.74 FEET; THENCE N01°05'54"E, 69.13 FEET; THENCE N00°37'43"E, 194.83 FEET; THENCE N05°17'49"E, 207.47 FEET; THENCE N15°19'43"E, 204.72 FEET; THENCE N09°55'02"E, 104.40 FEET; THENCE S80°04'58"E, 40.00 FEET; THENCE S09°55'02"W, 106.29 FEET; THENCE S15°19'43"W, 203.10 FEET; THENCE S05°17'49"W, 202.33 FEET; THENCE S00°37'43"W, 193.39 FEET; THENCE S01°05'4"W, 104.63 FEET; THENCE S47°56'18"E, 19.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 1,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N69°10'54"E, 145.42 FEET TO WHICH A RADIAL LINE BEARS S17°20'41"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°56'51", AN ARC DISTANCE OF 145.51 FEET TO THE POINT OF TANGENCY; THENCE N65°42'28"E, 281.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°53'09", AN ARC DISTANCE OF 302.94 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N00°55'36"W, 97.78 FEET; THENCE N48°05'48"W, 81.98 FEET; THENCE N16°09'56"E, 210.36 FEET; THENCE N05°03'53"E, 267.62 FEET; THENCE N11°24'39"E, 161.03 FEET; THENCE N57°20'51"W, 149.41 FEET; THENCE N26°56'52"W, 94.00 FEET; THENCE N41°29'38"E, 135.90 FEET; THENCE S48°30'22"E, 40.00 FEET; THENCE S41°29'38"W, 108.69 FEET; THENCE S26°56'52"E, 55.93 FEET; THENCE S57°20'51"E, 165.91 FEET; THENCE S11°24'39"W, 186.18 FEET; THENCE S05°03'53"W, 269.29 FEET; THENCE S16°09'56"W, 189.13 FEET; THENCE S48°05'48"E, 74.32 FEET; THENCE S00°55'36"E, 109.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 1,250.00 FEET AND A CHORD BEARING AND DISTANCE OF N87°32'04"E, 265.09 FEET TO WHICH A RADIAL LINE BEARS N08°33'08"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°10'25", AN ARC DISTANCE OF 265.58 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 2,861.98 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°44'23", AN ARC DISTANCE OF 386.60 FEET TO A POINT ON A RADIAL LINE; THENCE N11°21'59"E, ALONG SAID RADIAL LINE A DISTANCE OF 80.26 FEET; THENCE S65°17'46"E, 20.06 FEET; THENCE N24°42'14"E, 131.43 FEET; THENCE N24°47'35"E, 318.06 FEET; THENCE N20°13'18"W, 60.20 FEET; THENCE N70°28'34"W, 217.69 FEET; THENCE N51°00'44"W, 188.61 FEET; THENCE N33°28'41"W, 255.04 FEET; THENCE N35°48'34"W, 156.65 FEET; THENCE N54°11'26"E, 40.00 FEET; THENCE S35°48'34"E, 157.46 FEET; THENCE S33°28'41"E, 249.68 FEET; THENCE S51°00'44"E, 175.58 FEET; THENCE S70°28'34"E, 229.59 FEET; THENCE S20°13'18"E, 95.53 FEET; THENCE S24°47'35"W, 334.61 FEET; THENCE S24°42'14"W, 115.99 FEET; THENCE S65°17'46"E, 35.19 FEET; THENCE S13°14'20"W, ALONG A RADIAL LINE A DISTANCE OF 74.84 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 2,861.98 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°46'49", AN ARC DISTANCE OF 88.93 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 2,761.98 FEET AND A CHORD BEARING AND DISTANCE OF N80°40'21"W, 549.23 FEET TO WHICH A RADIAL LINE BEARS N15°02'01"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°24'45", AN ARC DISTANCE OF 550.14 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°54'48", AN ARC DISTANCE OF 560.26 FEET TO THE POINT OF TANGENCY; THENCE S65°42'28"W, 281.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1,300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°57'41", AN ARC DISTANCE OF 430.22 FEET TO THE POINT OF TANGENCY; THENCE S84°40'09"W, 270.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 1,200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'30", AN ARC DISTANCE OF 297.23 FEET TO THE POINT OF TANGENCY; THENCE S70°28'39"W, 117.54 FEET; THENCE S18°42'06"E, 54.67 FEET; THENCE S71°17'54"W, 51.40 FEET; THENCE N40°21'51"W, 57.70 FEET; THENCE S70°28'39"W, 107.14 FEET; THENCE S41°15'51"E, 290.49 FEET; THENCE S50°29'22"W, 88.89 FEET; THENCE N42°35'48"W, 326.32 FEET; THENCE S70°28'39"W, 469.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1,550.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°38'01", AN ARC DISTANCE OF 287.67 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 750.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°16'45", AN ARC DISTANCE OF 147.64 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S29°03'08"W, 177.01 FEET; THENCE N60°56'52"W, 40.00 FEET; THENCE N26°28'18"E, 155.57 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 750.00 FEET AND A CHORD BEARING AND DISTANCE OF N75°16'36"W, 217.75 FEET TO WHICH A RADIAL LINE BEARS S06°20'35"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°41'37", AN ARC DISTANCE OF 218.52 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1,405.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°02'35", AN ARC DISTANCE OF 246.41 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S34°05'55"W, 25.78 FEET; THENCE N55°54'05"W, 50.00 FEET; THENCE N34°05'55"E, 25.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1,405.81 FEET AND A CHORD BEARING AND DISTANCE OF N53°44'28"W, 56.00 FEET TO WHICH A RADIAL LINE BEARS S35°07'04"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°16'56", AN ARC DISTANCE OF 56.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 800.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'02", AN ARC DISTANCE OF 65.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.37 ACRES, MORE OR LESS.

SC# 650



VICINITY MAP

SECTION 10

TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA

THIS DEVELOPMENT CONTAINS A TOTAL OF
0.82 MILES OF ROAD AND 14.37 ACRES.

**HORIZONTAL AND VERTICAL DESIGN SPEED 45 M.P.H. (HILLSBOROUGH TRAIL PHASE 3)
POSTED SPEED 30 M.P.H.**

OWNER/DEVELOPER:
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
VILLAGES, FLORIDA 32162
JOHN R. GRANT, VICE PRESIDENT

ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
W. LEE CLYMER, JR., P.E.
FLA. LIC. NO. 69780

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
01	COVER
02	AERIAL
03	MASTER DEVELOPMENT PLAN
04 - 07	MASTER PLAN
08 - 11	PLAN & PROFILE
12	INTERSECTION GRADING
12B	WALL GRADING PLAN
13	LIFT STATION C.S.U. #13 DETAILS
14 - 17	EROSION CONTROL PLAN
18 - 20	SIGNING & MARKING

THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED NOVEMBER 1, 2011", PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.

NOTE: ELEVATIONS SHOWN WERE OBTAINED BY AERIAL PHOTO AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.

FARNER BARLEY AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

The Villages®

PRELIMINARY/ENGINEERING PLAN OF UNIT 218

DATE	ISSUE	BY

LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N89°24'44"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 967.46 FEET; THENCE DEPARTING SAID SOUTH LINE N06°30'53"E, 97.88 FEET; THENCE N30°45'39"W, 111.20 FEET; THENCE N25°58'12"E, 107.99 FEET; THENCE N19°50'33"W, 58.72 FEET; THENCE N67°01'24"W, 82.73 FEET; THENCE N88°08'30"W, 112.59 FEET; THENCE N85°07'00"W, 120.30 FEET; THENCE N73°51'23"W, 103.90 FEET; THENCE N37°06'45"W, 124.67 FEET; THENCE N43°50'48"W, 81.02 FEET; THENCE S86°26'03"W, 49.94 FEET; THENCE N18°17'02"E, 88.57 FEET; THENCE S59°12'40"E, 62.17 FEET; THENCE N37°54'49"E, 196.11 FEET; THENCE N15°54'01"E, 80.46 FEET; THENCE N42°15'43"W, 78.71 FEET; THENCE N01°21'06"E, 107.72 FEET; THENCE N34°26'14"W, 75.04 FEET; THENCE N78°18'40"W, 82.50 FEET; THENCE N20°58'23"W, 81.69 FEET; THENCE N10°59'23"W, 139.33 FEET; THENCE N14°20'49"W, ALONG A RADIAL LINE A DISTANCE OF 38.24 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1,530.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'32", AN ARC DISTANCE OF 138.21 FEET TO THE POINT OF TANGENCY; THENCE N70°28'39"E, 672.60 FEET; THENCE S40°21'51"E, 317.90 FEET; THENCE S19°31'21"E, 868.75 FEET; THENCE N88°46'58"E, 361.64 FEET; THENCE S08°14'16"W, 47.92 FEET; THENCE S06°38'15"W, 94.43 FEET; THENCE S17°15'31"E, 101.06 FEET; THENCE S73°54'23"E, 109.77 FEET; THENCE N80°45'01"E, 97.88 FEET; THENCE S80°56'14"E, 65.43 FEET; THENCE S36°58'02"E, 16.49 FEET; THENCE S23°37'26"W, 80.48 FEET; THENCE S27°45'33"E, 95.60 FEET; THENCE S27°46'37"W, 162.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N89°28'50"W, ALONG SAID SOUTH LINE A DISTANCE OF 258.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.16 ACRES, MORE OR LESS.



SECTION 10; TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
DESIGN SPEED = 20 M.P.H.
(MINIMUM C/L RADIUS - 89 FT)

OWNER/DEVELOPER:
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
THE VILLAGES, FL 32162
JOHN R. GRANT, VICE PRESIDENT

ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
JEFFREY A. HEAD, P.E.
FL. LIC. NO. 58058

INDEX OF SHEETS

1. TITLE SHEET
2. MASTER DEVELOPMENT PLAN
3. SITE GEOMETRY, SIGNING & MARKING SHEET INDEX
4. STORM DRAINAGE MASTER PLAN
5. SANITARY SEWER MASTER PLAN
6. WATER DISTRIBUTION MASTER PLAN
7. IRRIGATION DISTRIBUTION MASTER PLAN
8. PLAN & PROFILE -VINELAND AVENUE
9. PLAN & PROFILE -VINELAND AVENUE
10. PLAN & PROFILE -UNDERBRUSH TRAIL
11. PLAN & PROFILE -UNDERBRUSH TRAIL
12. PLAN & PROFILE -UNDERBRUSH TRAIL
13. PLAN & PROFILE -WINE PALM COURT
14. PLAN & PROFILE -FLORAHOME STREET & TREELINE PLACE
15. PLAN & PROFILE -QUIETWOODS DRIVE
16. PLAN & PROFILE -INNFIELDS COURT & WICKER TERRACE
17. GRADING MASTER PLAN 1
18. GRADING MASTER PLAN 2
- EC-1. EROSION CONTROL PLAN

NOTES:

1. THE STREETS ARE DESIGNED FOR 20 MPH BASED ON MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN (GREEN BOOK), 2007 EDITION, AND IN ACCORDANCE WITH CHAPTER 17, SECTION 17-5 OF THE SUMTER COUNTY CODE. NO SPEED LIMIT SIGNS ARE REQUIRED FOR THIS UNIT BASED ON SECTION 17-5.
2. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED NOV. 1,2011", PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.
3. ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
4. BASED ON ENGINEERING JUDGEMENT AND IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) 2003 EDITION CHAPTER 2A SECTION 2A.12 AND CHAPTER 2B SECTION 2B.04, STOP SIGNS AT EACH INTERSECTION WITHIN THE UNIT ARE DESIGNED FOR SPECIAL PURPOSE ROADS (LOCAL RESIDENTIAL ROADS) WITH A MINIMUM DIMENSION OF 24"X24".

