SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Approve VOS - Charter School Early Childhood Development Center Preliminary Plans reviewed at the January 3, 2011, Development Review Committee (DRC) meeting (Staff recommends approval).

REQUESTED ACTION: **Approve preliminary plans reviewed at the January 3, 2011, DRC meeting**

☐ Work Session (Report Only) **DATE OF MEETING:** **January 11, 2011**
☒ 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.

VOS – Charter School Early Childhood Development Center – Major Development – Preliminary/Engineering Approval
Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. - Property Location: C-466/The Villages - Total Acreage of Project: 4.51 acres MOL - Project Proposal: Construct a 29,156 sq ft early development center adjacent to the existing Charter School.

DATE	ISSUE	BY

The Villages®

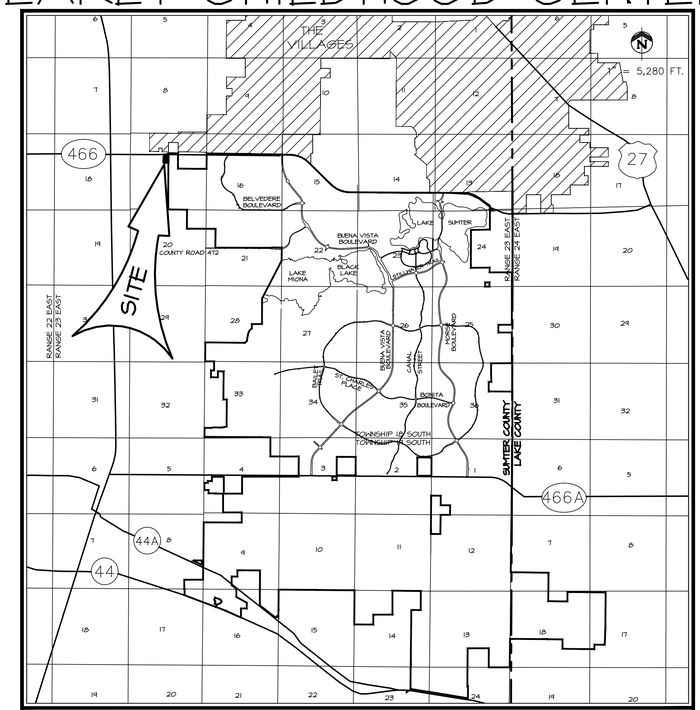
PRELIMINARY / ENGINEERING PLANS OF THE VILLAGES OF SUMTER CHARTER SCHOOL EARLY CHILDHOOD CENTER

LEGAL DESCRIPTION

THAT PORTION OF THE EAST 348.23 FEET OF BLOCKS H AND I, IN THE TOWN OF OXFORD AND THE EAST 348.23 FEET OF THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND THAT PORTION LYING IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID BLOCK "I" RUN N00°24'09"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17 A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE S84°23'30"E, 19.00 FEET; THENCE N00°24'09"E, 203.84 FEET; THENCE N09°36'53"W, 109.23 FEET TO A POINT ON SAID WEST LINE; THENCE N00°24'09"E, ALONG SAID WEST LINE A DISTANCE OF 261.26 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF C-466 AS RECORDED IN OFFICIAL RECORDS BOOK 1048, PAGE 388, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: THENCE N84°23'30"W, 153.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9,050.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 00°41'36", A DISTANCE OF 109.50 FEET TO THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1172, PAGE 547, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, S00°24'09"W, 132.64 FEET TO THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1172, PAGE 547; THENCE N84°35'51"W, ALONG SAID SOUTH LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 85.00 FEET TO THE WEST LINE OF THE EAST 348.23 FEET OF SAID BLOCK "H"; THENCE ALONG THE WEST LINE OF SAID BLOCKS "H " AND "I", S00°24'09"W, 425.32 FEET; THENCE DEPARTING SAID WEST LINE, THENCE S81°07'56"E, 12.90 FEET; THENCE S08°01'01"E, 80.73 FEET; THENCE N81°58'59"E, 20.00 FEET; THENCE N08°01'01"W, 74.66 FEET; THENCE S81°07'56"E, 70.61 FEET; THENCE S84°23'30"E, 66.64 FEET; THENCE S00°38'26"W, 65.74 FEET; THENCE N84°23'54"E, 20.00 FEET; THENCE N00°38'26"E, 65.32 FEET; THENCE S84°23'30"E, 89.37 FEET; THENCE S19°40'03"W, 64.91 FEET; THENCE S71°10'28"E, 20.00 FEET; THENCE N19°40'03"E, 71.53 FEET; THENCE S84°23'30"E, 47.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.51 ACRES, MORE OR LESS.



VICINITY MAP

SECTION 17; TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA

INDEX OF SHEETS

01 TITLE SHEET
02 AERIAL PHOTOGRAPH
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06 UTILITY PLAN
07 DRAINAGE PLAN - NORTH
08 DRAINAGE PLAN - SOUTH
09 GRADING PLAN - NORTH
10 GRADING PLAN - SOUTH
E1 EROSION CONTROL PLAN

WATER AND WASTE WATER UTILITIES;

VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT
LITTLE SUMTER SERVICE AREA
3201 WEDGEWOOD LANE
THE VILLAGES, FL 32162
(352) 751-6700, DIANE TUCKER

UTILITY LOCATES;

SUNSHINE STATE ONE CALL OF FLORIDA, INC.
11 PLANTATION ROAD
DeBARY, FLORIDA 32713
DIAL 811

ELECTRICAL POWER UTILITIES;

SUMTER ELECTRIC COOPERATIVE INC.
3369 WEDGEWOOD LANE
THE VILLAGES, FLORIDA 32162
(352) 793-3801, EXT. 1330 DANNY BOYETT

TELEPHONE UTILITIES;

CENTURY LINK
13465 SE C.R. 25
OCKLAWAHA, FLORIDA 32179
(352)551-4343 MARK HOEVENAIR

NATURAL GAS UTILITY;

TECO / PEOPLES GAS
316 S.W. 33RD AVENUE
OCALA, FLORIDA 34474
(352)401-3419 LEE SAMANIEGO

CABLE UTILITIES;

COMCAST
8130 HIGHWAY 44 - LEG A
LEESBURG, FLORIDA 34788
(352)787-7875 DANNY FERGUSON

CABLE UTILITIES;

CLEARLINK COMMUNICATION, LLC
C/O McDONOUGH DEVELOPMENT SERVICES
3369 WEDGEWOOD LANE
THE VILLAGES, FLORIDA 32162
(352)753-6219 TOM McDONOUGH

CABLE UTILITIES;

VILLAGES FIBER OPTIC
10261 CANAL STREET
THE VILLAGES, FLORIDA 32162
(352)753-6218 TOM McDONOUGH

NOTES:

1. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED AUGUST 20, 2007", (PERMIT #44024899.081) PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.
2. FOR SWFWMD PURPOSES ONLY: REFERENCE PERMIT #44024899.081 FOR THE VILLAGES STANDARD DETAIL MANUAL.
3. ELEVATIONS SHOWN WERE OBTAINED BY SURVEY AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
4. NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RE-SUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO SUMTER COUNTY BY THE PROJECT ENGINEER.

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

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

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DATE	REVISIONS	BY

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THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

AERIAL PHOTOGRAPH

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 02-CSECC-AER
JOB NO. 921141.2098

SHT. 02 OF 13

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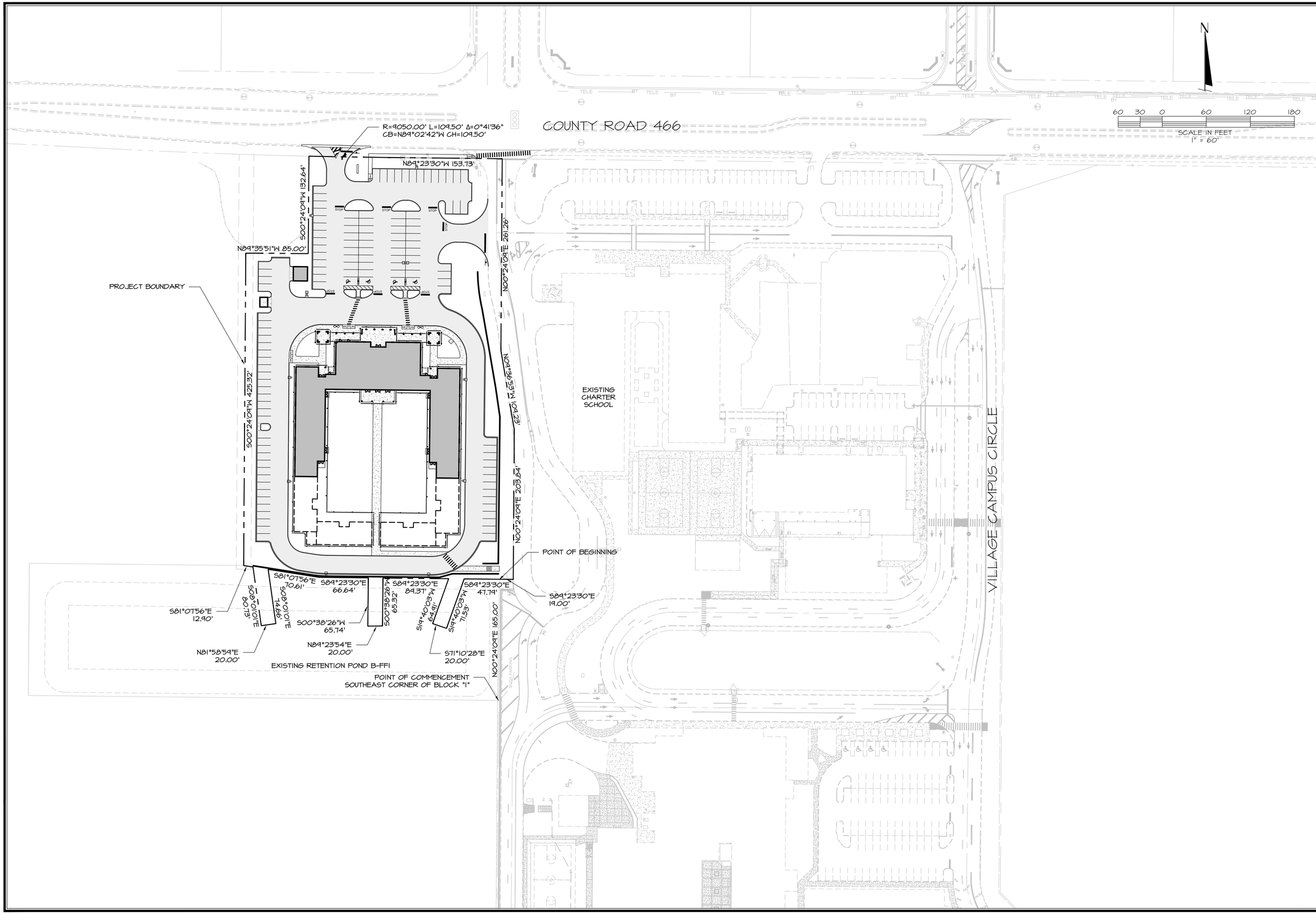

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THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

MASTER SITE PLAN

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 03-CSECC-MSP
JOB NO. 921141.2098

SHT. 03 OF 13

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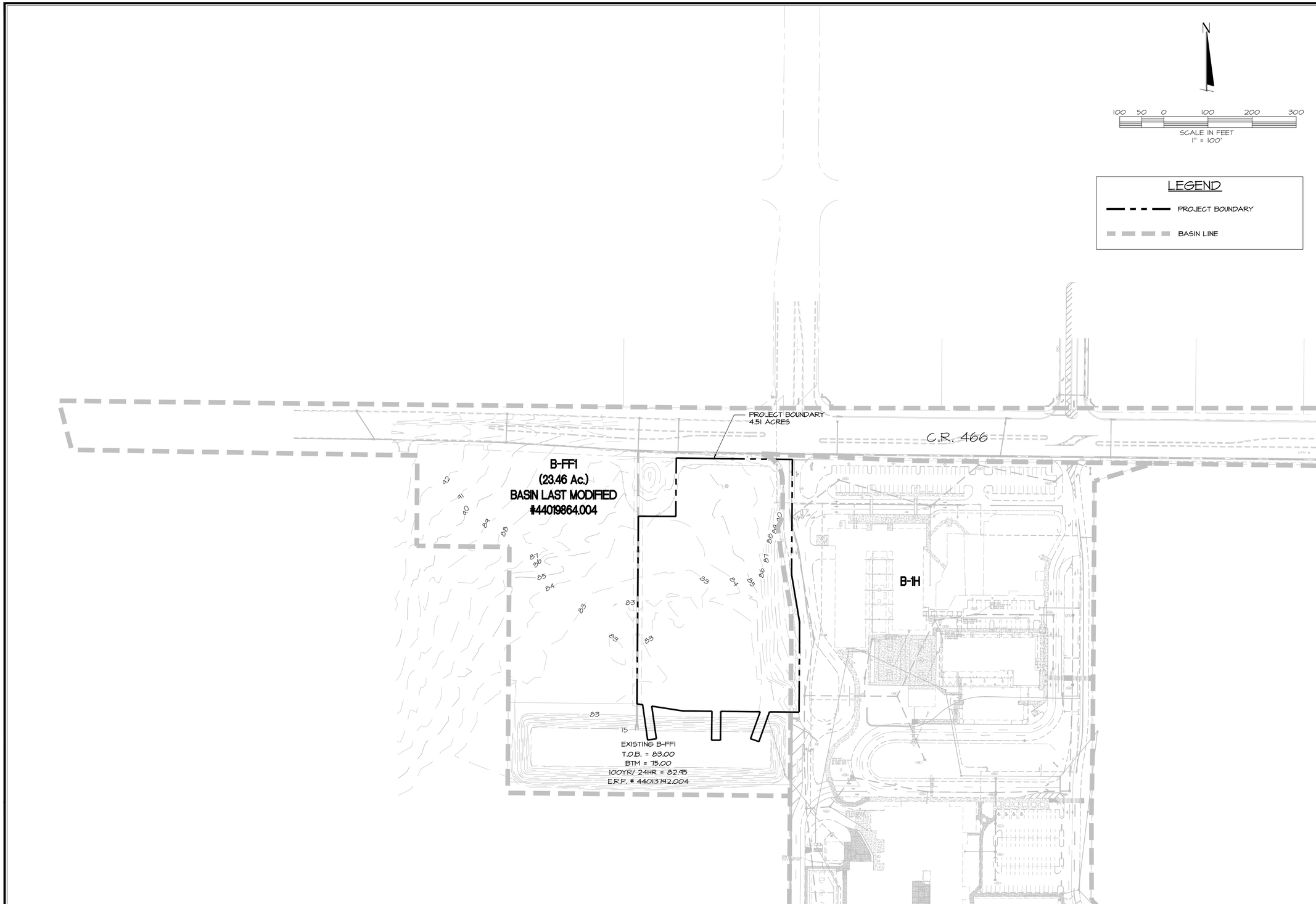

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THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

PRE - DEVELOPMENT PLAN

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 03A-CSECC-PRE
JOB NO. 921141.2098

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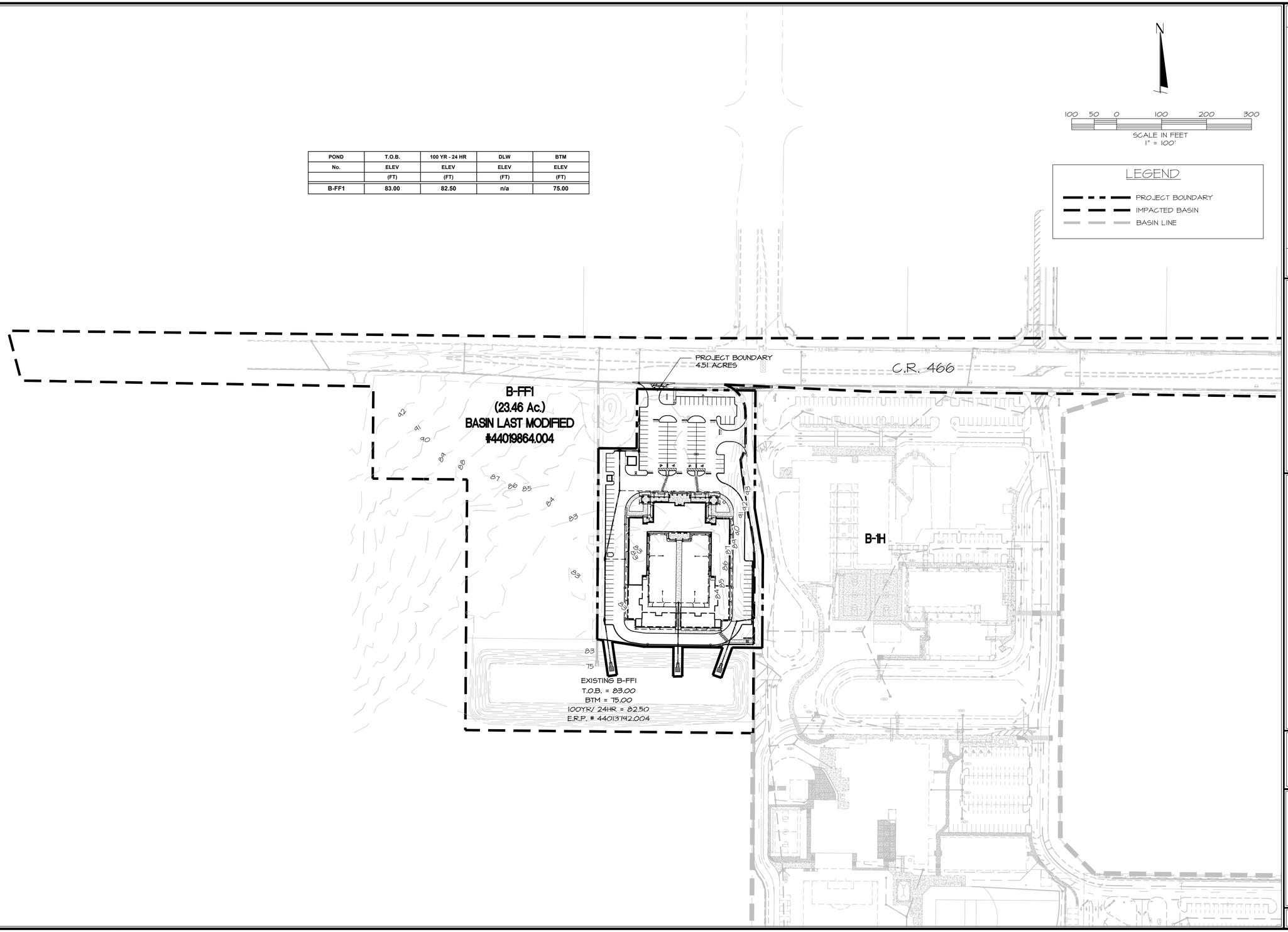
POND No.	T.O.B. ELEV (FT)	100 YR - 24 HR ELEV (FT)	DLW ELEV (FT)	BTM ELEV (FT)
B-FF1	83.00	82.50	n/a	75.00



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The Villages

THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

POST - DEVELOPMENT PLAN

DATE 11/4/2010
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FILE NAME 03B-CSECC-POST
JOB NO. 921141.2098

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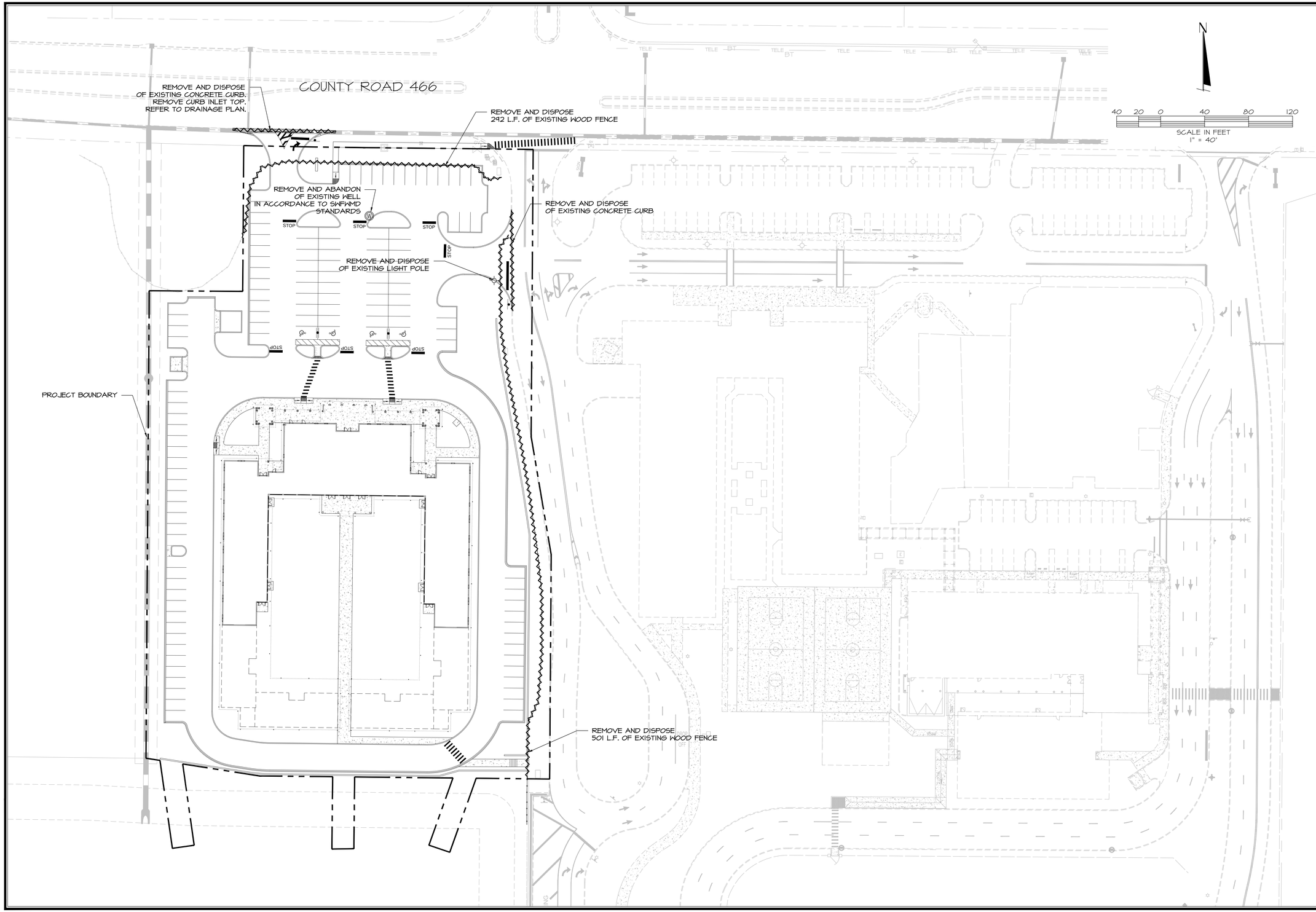

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THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

DEMOLITION PLAN

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 04-CSECC-DEM
JOB NO. 921141.2098

SHT. 04 OF 13

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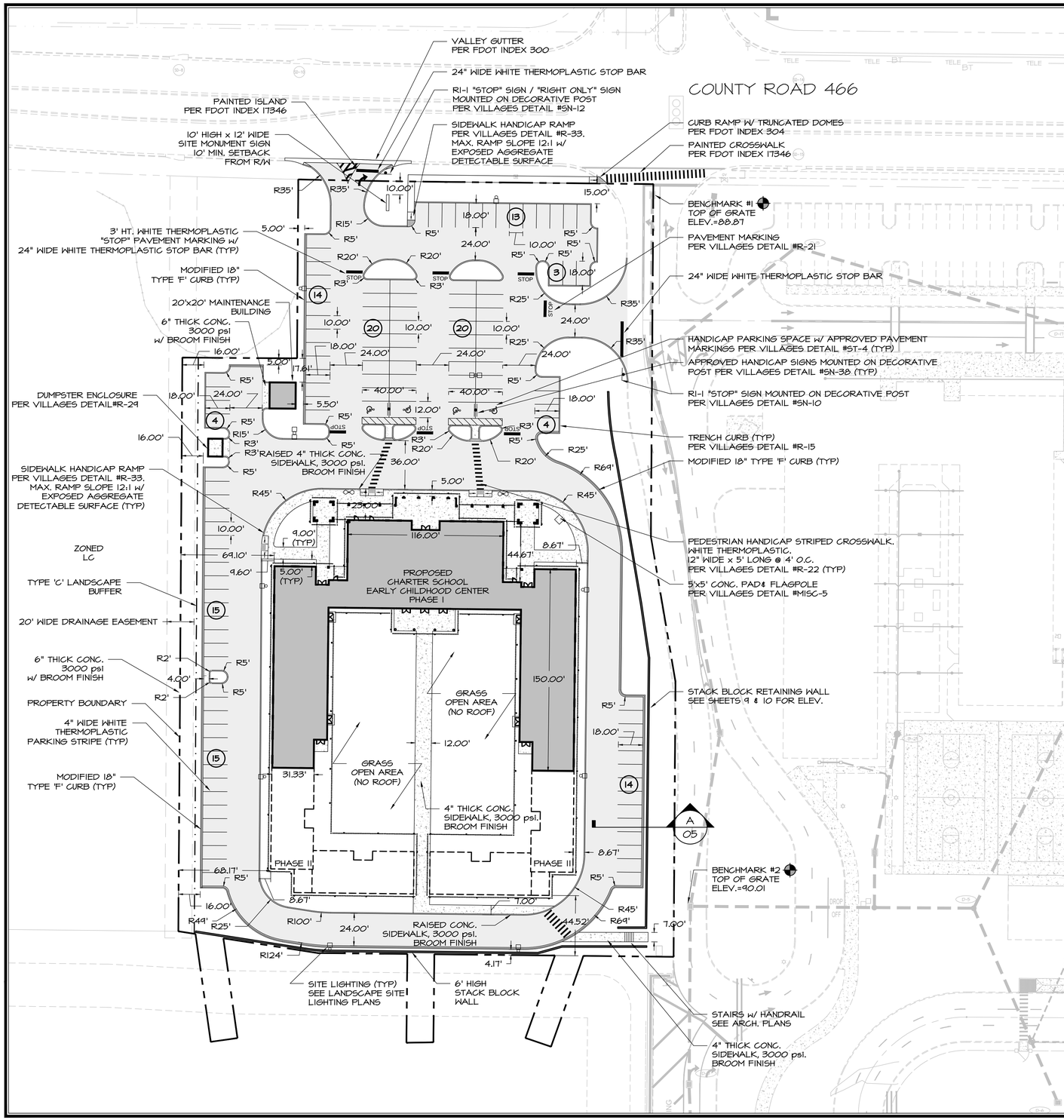


SITE DATA

1. TOTAL ACRES = 4.51 AC. (196,538 SQ. FT.)
2. ZONING = PUD (JULY 3, 2003)
3. PROJECT ADDRESS - TO BE ASSIGNED
4. BUILDING TYPE - CHARTER SCHOOL: 1 STORY CONCRETE BLOCK
   22' HEIGHT
   256 STUDENTS
   32 INSTRUCTORS
   4 ADMINISTRATORS
5. PARKING DATA:
   PARKING SPACES (REQUIRED):
   1 SPACE PER STAFF MEMBER
   36 SPACES (REQUIRED)
   2 H.C. SPACES (REQUIRED)

   STANDARD PARKING SPACES (PROVIDED):
   10' x 18' SPACES = 82
   10' x 20' SPACES = 36
   12' x 20' H.C. SPACES = 4
   TOTAL SPACES (PROVIDED) =122
6. ENGINEER/SURVEYOR - FARNER BARLEY & ASSOCIATES, INC.
   4450 N.E. 83RD ROAD
   WILDWOOD, FLORIDA 34785
   (352) 748-3126
7. SOIL TYPE - KENDRICK FINE SAND
8. PERMITTING AGENCIES:
   -SUMTER COUNTY -S.W.F.W.M.D.
9. WATER AND SANITARY SEWER PROVIDED BY LSSA.
10. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY SECO
11. SOLID WASTE BY LOCAL FRANCHISE.
12. TELEPHONE SERVICE BY CENTURY LINK.
13. IRRIGATION AND FIRE PROTECTION BY LSSA.
14. GAS PROVIDED / SERVICED BY TECO.
15. LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
16. MONUMENT SIGN SETBACKS PER SUMTER COUNTY LAND DEVELOPMENT REGULATIONS.
17. AREAS FOR TOTAL SITE

PROPOSED CHARTER SCHOOL PHASE I =	19,683 S.F. (0.45 AC.)	10.0%
PROPOSED CHARTER SCHOOL PHASE II =	9,473 S.F. (0.22 AC.)	4.9%
PROPOSED MAINTENANCE BUILDING =	400 S.F. (0.01 AC.)	0.2%
IMPERVIOUS AREA = (SIDEWALKS AND ASPHALT)	87,932 S.F. (2.02 AC.)	44.8%
TOTAL IMPERVIOUS ONSITE AREA =	117,488 S.F. (2.70 AC.)	59.9%
IMPERVIOUS AREA = (EXISTING CHARTER SCHOOL)	4,782 S.F. (0.11 AC.)	2.4%
OPEN AREA =	74,268 S.F. (1.70 AC.)	37.7%
PROJECT AREA =	196,538 S.F. (4.51 AC.)	100%

BUILDING SETBACKS

* 30 FT FROM COUNTY ROAD 466
* 20 FT WEST PROPERTY LINE
* 10 FT FROM INTERIOR PROPERTY LINE
* 10 FT FROM CONTIGUOUS PROPERTY LINE NOT ZONED RESIDENTIAL
* 15 FT FROM CONTIGUOUS PROPERTY LINE ZONED RESIDENTIAL

NOTES:

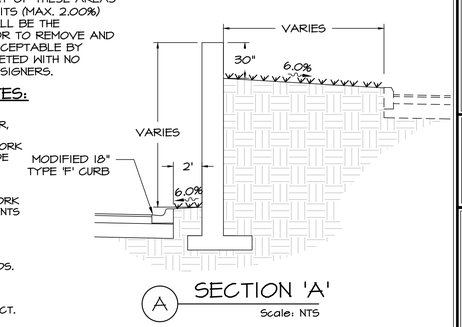
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
2. ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
3. ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD-FREE PAINT.
6. SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHT FIXTURES.
7. ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING INSPECTION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCEPTABLE LIMITS (MAX. 2.00%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.

LANDSCAPE IRRIGATION NOTES:

1. LANDSCAPING FOR THIS SITE SHALL INCORPORATE THE SAME DESIGN CHARACTER, MATERIALS AND QUALITY AS THE EXISTING LANDSCAPING WITHIN THE VILLAGES. ALL WORK SHALL CONFORM WITH THE APPLICABLE CODE REQUIREMENTS OF SUMTER COUNTY.
2. IRRIGATION FOR THIS SITE SHALL PROVIDE 100% AUTOMATIC COVERAGE FOR ALL LANDSCAPED AND SODDED AREAS. ALL WORK SHALL CONFORM WITH THE CODE REQUIREMENTS OF SUMTER COUNTY AND OTHERS, AS APPLICABLE. AN AUTOMATIC RAIN SENSOR SHALL BE INSTALLED WITH THE SYSTEM.
3. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE, PER STATE GRADES AND STANDARDS.
4. ALL LANDSCAPE AND IRRIGATION SHALL BE DESIGNED BY AND INSTALLED UNDER THE DIRECTION AND APPROVAL OF A FLORIDA-REGISTERED LANDSCAPE ARCHITECT.

NOTICE TO CONTRACTOR:

1. REFER TO THE GEOTECHNICAL ENGINEERING STUDY PROVIDED BY ANDREYEV ENGINEERING, INC., FOR CONCLUSION AND RECOMMENDATIONS FOR FOUNDATION SUPPORT AND PAVEMENT DESIGN.
2. BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE ALL UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.



A SECTION 'A'
Scale: NTS

DATE	REVISIONS	BY

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

The Villages®

THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

SITE PLAN

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 08-SECC-ST
JOB NO. 921141.2048

SHT. 05 OF 13

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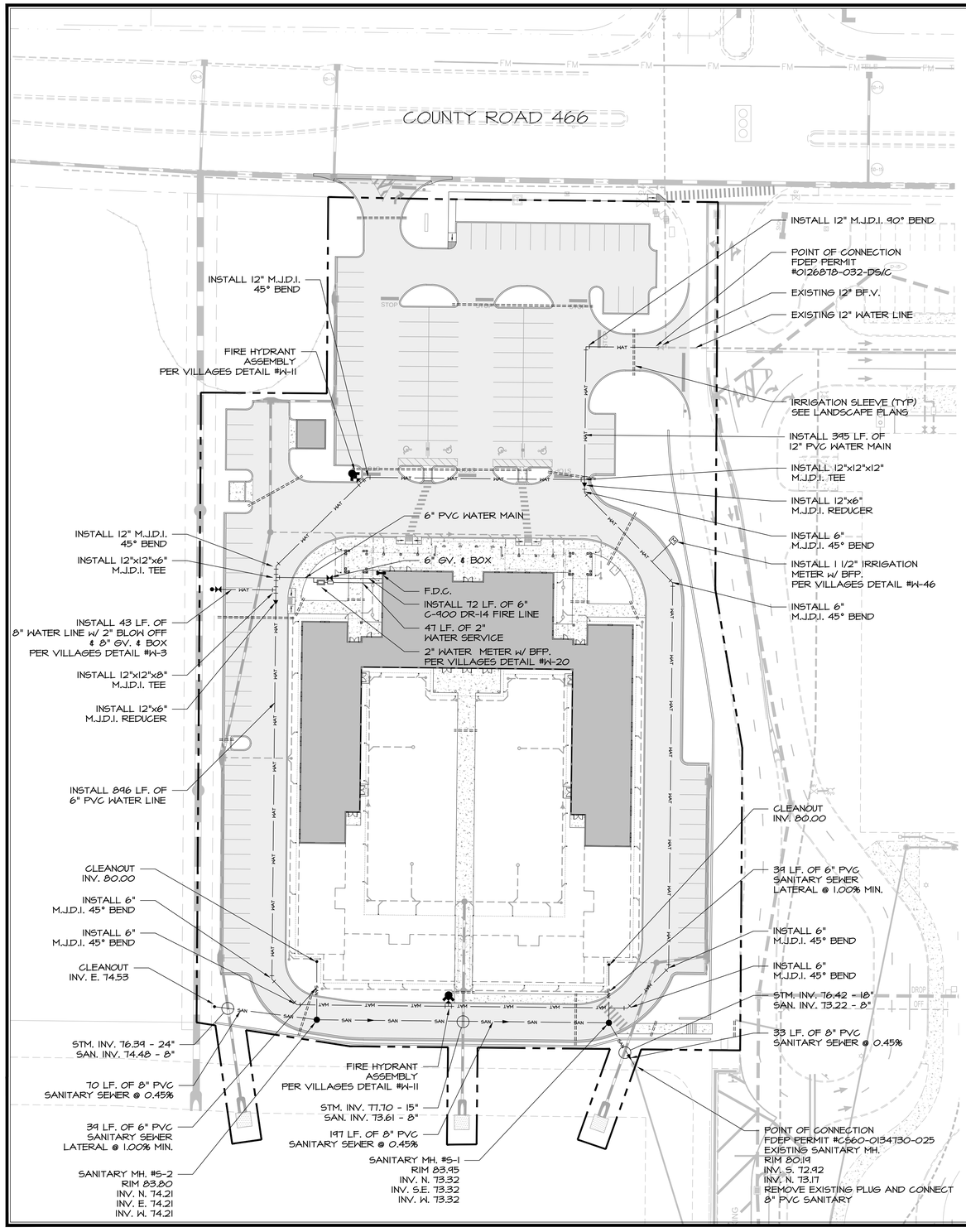

CLEARANCE REQUIREMENTS
POTABLE WATER/ SANITARY, STORM SEWER
RECLAIMED WATER AND NON-POTABLE IRRIGATION PIPING

VERTICAL SEPARATION: BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES.

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

3. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS 1 AND 2 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORMSEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

4. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.
B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

5. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN: AND
B. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHEST THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

HORIZONTAL SEPARATION: BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PARTIII OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6002, F.A.C.

5. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE:

A. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS GRAVITY-OR VACUUM-TYPE PIPELINE;
B. USE WELDED, FUSED OR OTHERWISE RESTRAINED JOINTS FOR EITHER WATER MAIN OR THE OTHER PIPELINE; OR
C. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

NOTE:
IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONSTRUCT ALL WATER SERVICES, WATER AND FIRE MAINS, AND SANITARY SEWER TRUNKS AND LATERAL SERVICES AS SHOWN ON THESE PLANS TO WITHIN 5 FT OF THE EXTERIOR WALL OF EACH OF THE BUILDING STRUCTURES AS SHOWN ON THESE PLANS.
IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONNECT PROPOSED FIRE MAINS AND WATER MAINS TO BACK FLOW PREVENTORS LOCATED INSIDE THE PROPOSED BUILDINGS. THE SITE CONTRACTOR WILL COORDINATE WITH ARCHITECT AND CIVIL ENGINEER TO VERIFY LOCATION AND SIZE OF BUILDING CONNECTIONS OF PROPOSED WATER, FIRE AND SANITARY SERVICES.

N

40 20 0 40 80 120
SCALE IN FEET
1" = 40'

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SINGLE WATER SERVICE
- EXISTING DOUBLE WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- BACTERILOGICAL SAMPLE POINT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING DOUBLE SEWER SERVICE
- EXISTING SINGLE SEWER SERVICE
- PROPOSED DOUBLE SEWER SERVICE
- PROPOSED SINGLE SEWER SERVICE

DATE	REVISIONS	BY

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

The Villages®

THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

UTILITY PLAN

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 06-CSECC-UTL
JOB NO. 921141.2098

SHT. 06 OF 13

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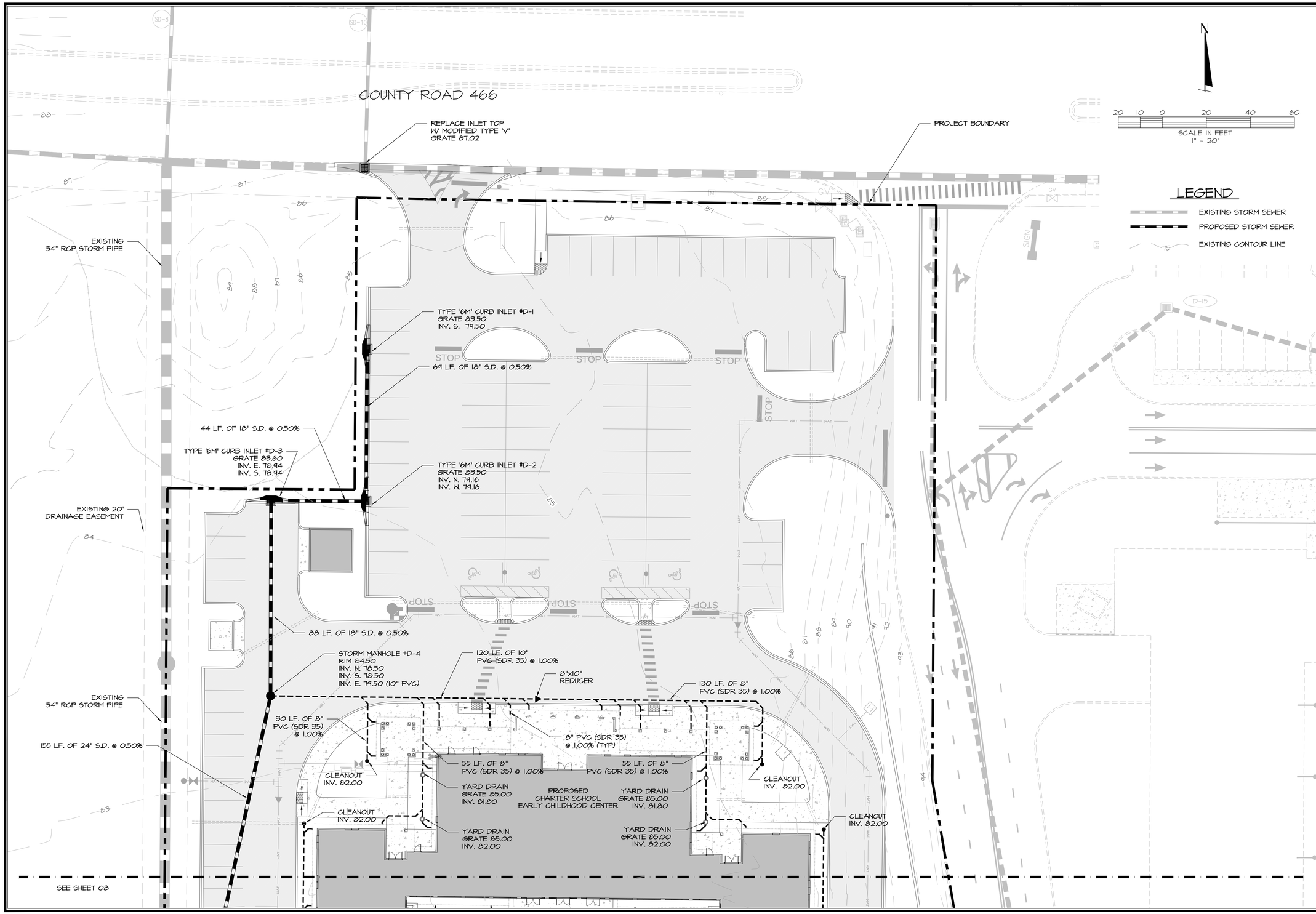

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THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

DRAINAGE PLAN - NORTH

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 01-CSECC-DRN
JOB NO. 921141.2098

SHT. 07 OF 13

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PROPOSED
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

SEE SHEET 07

EXISTING
54" RCP
STORM PIPE

155 LF. OF
24" S.D. @ 0.50%

TYPE '6M' CURB INLET #D-5
GRATE 83.00
INV. N. 77.73
INV. S. 77.73
INV. E. 79.00 (12" PVC)

EXISTING 20'
DRAINAGE
EASEMENT

46 LF. OF 12"
PVC (SDR 35)
@ 4.43%

EXISTING
54" RCP
STORM PIPE

135 LF. OF
24" S.D. @ 0.50%

TYPE '6M' CURB INLET #D-6
GRATE 83.00
INV. N. 77.06
INV. S. 77.06

CLEANOUT
INV. 81.29

CLEANOUT
INV. 81.65

CLEANOUT
INV. 81.65

CLEANOUT
INV. 81.29

8" PVC (SDR 35)
@ 1.00% (TYP)

96 LF. OF 8"
PVC (SDR 35)
@ 1.00%

CLEANOUT
INV. 81.04

8" PVC (SDR 35)
@ 1.00% (TYP)

137 LF. OF 8"
PVC (SDR 35)
@ 1.00%

CLEANOUT
INV. 82.00

CLEANOUT
INV. 82.00

YARD DRAIN
GRATE 84.40
INV. 81.00

YARD DRAIN
GRATE 84.40
INV. 81.00

154 LF. OF 8"
PVC (SDR 35) @ 1.00%

154 LF. OF 8"
PVC (SDR 35) @ 1.00%

8"x10" REDUCER

8"x10" REDUCER

130 LF. OF 8"
PVC (SDR 35) @ 1.00%

130 LF. OF 8"
PVC (SDR 35) @ 1.00%

YARD DRAIN
GRATE 84.40
INV. 81.00

YARD DRAIN
GRATE 84.40
INV. 81.00

8" PVC (SDR 35)
@ 1.00% (TYP)

CLEANOUT
INV. 79.80

CLEANOUT
INV. 79.80

STORM MANHOLE #D-7A
RIM 85.00
INV. S. 79.20

60 LF. OF 15" S.D. @ 1.00%

96 LF. OF 8"
PVC (SDR 35) @ 1.00%

96 LF. OF 8"
PVC (SDR 35) @ 1.00%

CLEANOUT
INV. 82.41

CLEANOUT
INV. 82.00

105 LF. OF 24" S.D. @ 1.96%

STORM MANHOLE #D-7B
RIM 85.40
INV. N. 78.60
INV. S. 78.60
INV. E. 81.04 (8" PVC)
INV. W. 81.04 (8" PVC)

CLEANOUT
INV. 82.00

84 LF. OF 15" S.D. @ 4.29%

PROJECT BOUNDARY

TYPE '6M' CURB INLET #D-8
GRATE 83.00
INV. S. 79.00

230 LF. OF 8"
PVC (SDR 35)
@ 1.00%

117 LF. OF 18" S.D. @ 0.50%

TYPE '6M' CURB INLET #D-9
GRATE 83.00
INV. N. 78.41
INV. W. 78.41

33 LF. OF 18" S.D. @ 0.50%

STORM MANHOLE #D-10
RIM 83.70
INV. E. 78.25
INV. S. 78.25
INV. W. 79.60 (8" PVC)

110 LF. OF 18" S.D. @ 2.95%

24" FLARED END SECTION
INV. N. 75.00
W/ 10'x10' ENKAMAT 7020
EROSION CONTROL FABRIC

15" FLARED END SECTION
INV. N. 75.00
W/ 10'x10' ENKAMAT 7020
EROSION CONTROL FABRIC

18" FLARED END SECTION
INV. N. 75.00
W/ 10'x10' ENKAMAT 7020
EROSION CONTROL FABRIC

EXISTING RETENTION POND B-FFI
100YR ELEV = 82.50

DROP
OFF

STORM INLET
GRATE ELEVATION 92.05
SE. INVERT 85.50

N

20 10 0 20 40 60
SCALE IN FEET
1" = 20'

LEGEND

EXISTING STORM SEWER

PROPOSED STORM SEWER

75 EXISTING CONTOUR LINE

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THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

DRAINAGE PLAN - SOUTH

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 08-CSECC-DRN
JOB NO. 921141.2098

SHT. 08 OF 13

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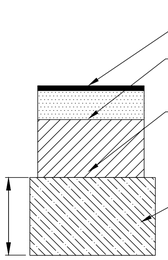

PARKING LOT PAVEMENT SECTION

LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE

N

20 10 0 20 40 60

SCALE IN FEET
1" = 20'

COUNTY ROAD 466

EXISTING CONCRETE CURB

PROJECT BOUNDARY

STACK BLOCK RETAINING WALL
TOP EL. 95.00 (30" HIGHER AT GRADE)
BOTTOM EL. 92.00

STACK BLOCK RETAINING WALL
TOP EL. 95.67 (30" HIGHER AT GRADE)
BOTTOM EL. 90.00

EXISTING CONCRETE CURB

STACK BLOCK RETAINING WALL
TOP EL. 96.34 (30" HIGHER AT GRADE)
BOTTOM EL. 90.00

STACK BLOCK RETAINING WALL
TOP EL. 97.01 (30" HIGHER AT GRADE)
BOTTOM EL. 84.70

EXISTING CONCRETE CURB

STACK BLOCK RETAINING WALL
TOP EL. 97.68 (30" HIGHER AT GRADE)
BOTTOM EL. 84.92

PROPOSED
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

FF. EL. 85.84

SEE SHEET 10

NOTE:
FINISH FLOOR ELEVATIONS MAY BE ADJUSTED BASED ON "AS-BUILT" ELEVATION OF PROPOSED EDGE OF PAVEMENT ELEVATIONS AND ADJUSTED ACCORDINGLY BEFORE CONSTRUCTION OF PROPOSED BUILDING. COORDINATE WITH SITE ENGINEER BEFORE CONSTRUCTION OF BUILDING SLAB.

NOTE:
ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESES AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.0298%%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.

1. ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
2. ALL PROPOSED ELEVATIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS, MAY 1, 2009" PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS.
4. GENERALIZED BERM INFORMATION NOT PROVIDED. FINAL GRADING SHALL BE DONE UNDER THE DIRECTION OF LANDSCAPE ARCHITECT. SEE LANDSCAPE PLAN FOR BERM LOCATIONS AND SIZE.
5. THE STORMWATER RUNOFF FROM THIS PROJECT SITE DISCHARGES INTO PREVIOUSLY PERMITTED RETENTION / DETENTION PONDS LOCATED OFFSITE.
6. PROJECT IS NOT WITHIN 100 YR FLOOD PLANE PER FEMA PANEL 12029G0075B, AND IS LOCATED IN ZONE C.

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CHARTER SCHOOL
EARLY CHILDHOOD CENTER

GRADING PLAN - NORTH

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 09-CSECC-GRD
JOB NO. 921141.2098

SHT. 09 OF 13

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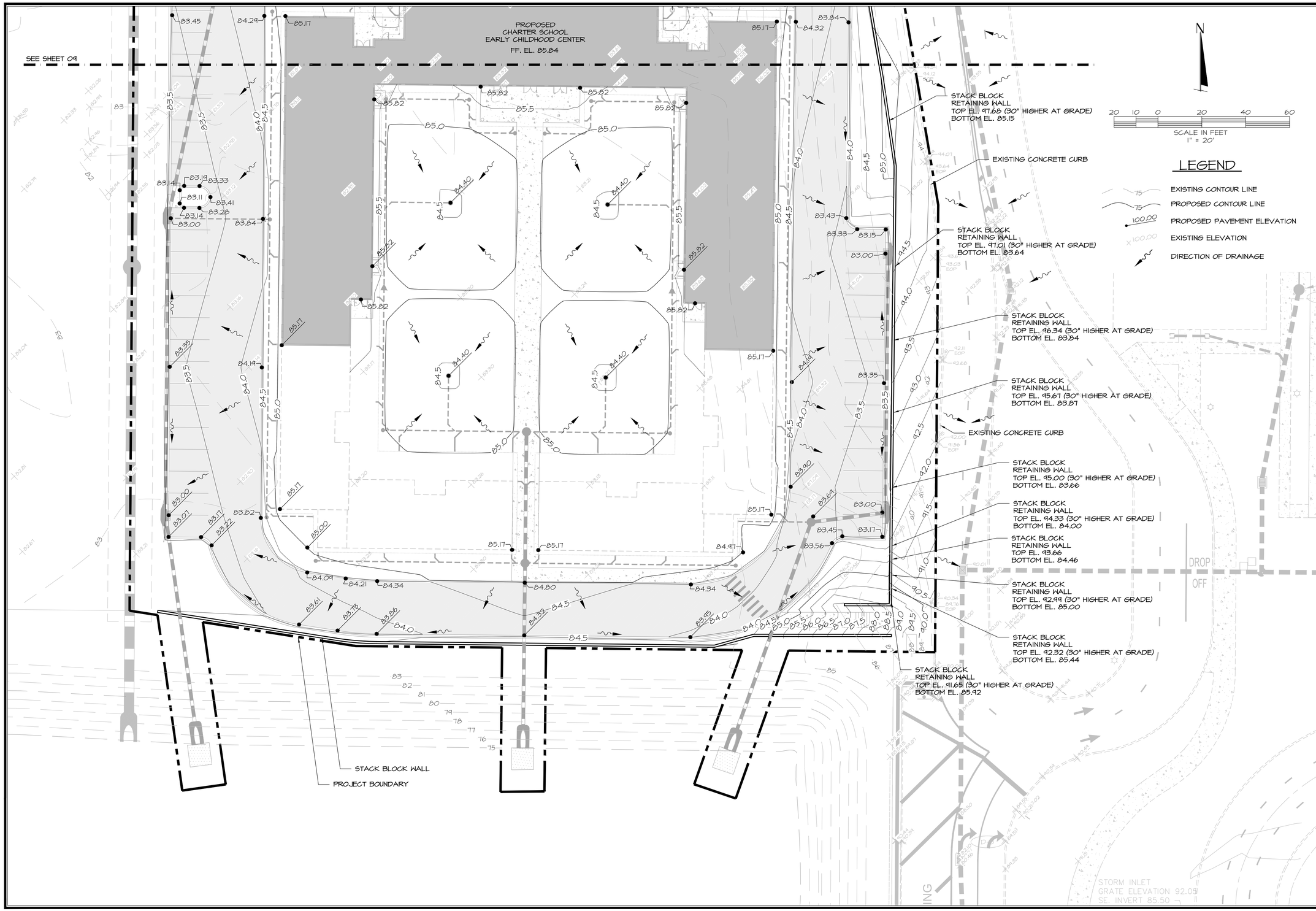

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CHARTER SCHOOL
EARLY CHILDHOOD CENTER

GRADING PLAN - SOUTH

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 10-CSECC-GRD
JOB NO. 921141.2098

SHT. 10 OF 13

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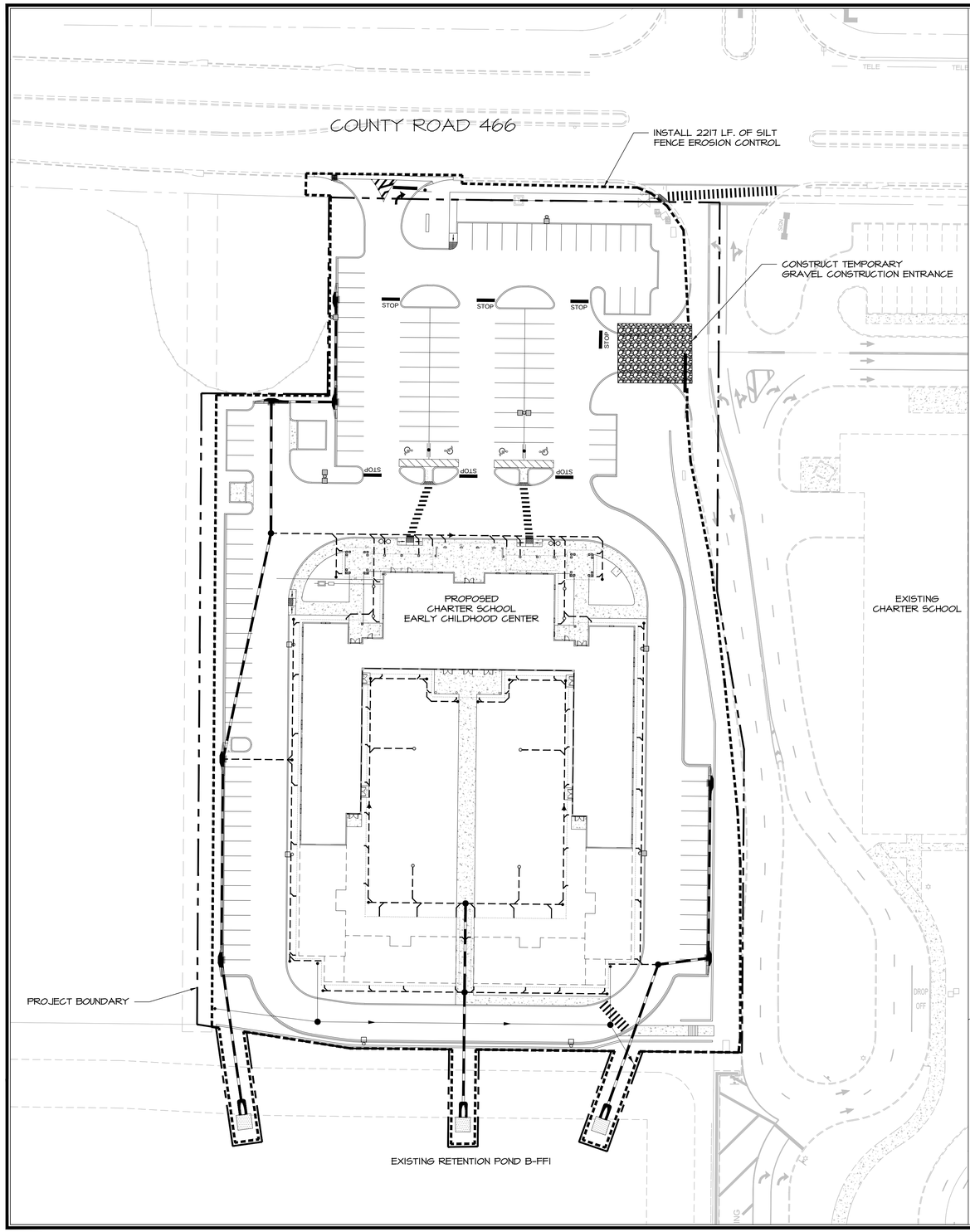
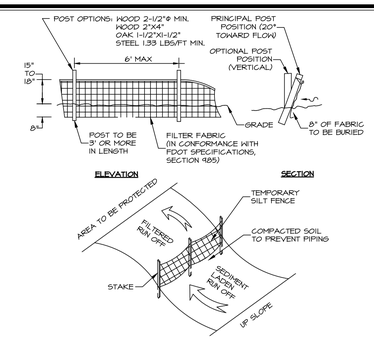
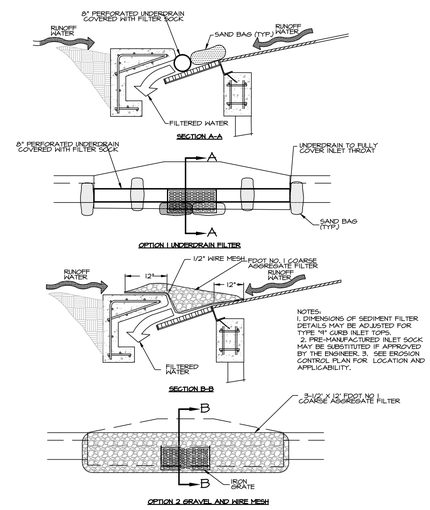




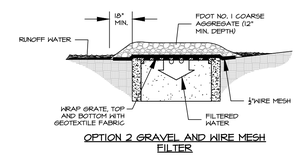
FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL



NOTES:
1. DIMENSIONS OF SEDIMENT FILTER DETAILS MAY BE ADJUSTED FOR TYPE "R" (CURB INLET TOPS).
2. PRE-MANUFACTURED INLET SOCK MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER. 3. SEE EROSION CONTROL PLAN FOR LOCATION AND APPLICABILITY.

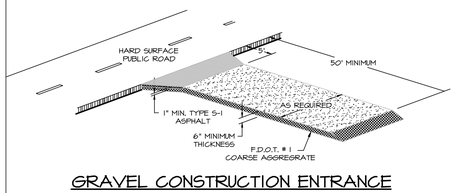
CURB INLET SEDIMENT FILTER DETAIL

N.T.S.



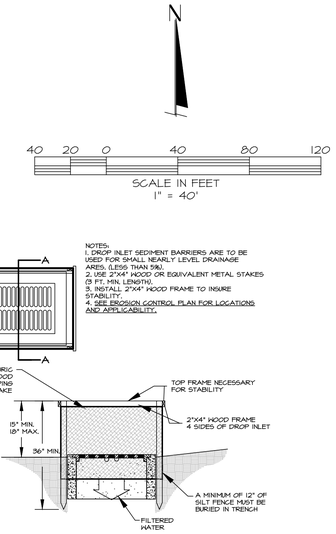
DROP INLET SEDIMENT FILTER DETAIL

N.T.S.



GRAVEL CONSTRUCTION ENTRANCE

N.T.S.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH).
3. INSTALL 2"X4" WOOD FRAME TO INSURE STABILITY.
4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.

OPTION 1 SILT FENCE BARRIER

1. 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.

2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.

3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL 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.

4. 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.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

7. 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.

8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.

THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.

JEFFREY A. HEAD, P.E.
REGISTERED ENGINEER NO. 58058
STATE OF FLORIDA

JOHN R. GRANT
VICE PRESIDENT
THE VILLAGES OF LAKE-SUMTER, INC.

DATE	REVISIONS	BY

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THE VILLAGES OF SUMTER
CHARTER SCHOOL
EARLY CHILDHOOD CENTER

EROSION CONTROL PLAN

DATE 11/4/2010
DRAWN BY RP
CHKD BY TL
FILE NAME 12-CSECC-ERS
JOB NO. 921141.2098

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