

SUMTER COUNTY BOARD OF COMMISSIONERS

EXECUTIVE SUMMARY

SUBJECT: Approve Villages of Sumter – Unit 205 and Gilchrist Postal Park & NRC reviewed at the September 12, 2011, Development Review Committee (DRC) Meeting (Staff recommends approval).

REQUESTED ACTION: Approve Preliminary Plans reviewed at the September 12, 2011, DRC Meetings

Work Session (Report Only)

Regular Meeting

DATE OF MEETING: September 27, 2011

Special Meeting

CONTRACT: N/A

Effective Date: _____

Managing Division / Dept: _____

Vendor/Entity: _____

Termination Date: _____

Planning

BUDGET IMPACT: _____

Annual

Capital

N/A

FUNDING SOURCE: _____

EXPENDITURE ACCOUNT: _____

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 – Unit 205 – Major Development - Preliminary Approval

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. - Project Agent: Farner-Barley and Associates, Inc. – Property Location: Accessed from Anna Maria Ave., adjacent to Bokeelia Villas and Unit 215/The Villages - Total Acreage of Project: 70.45 acres MOL - Project Proposal: Develop a 237 unit residential subdivision and related infrastructure.

VOS – Gilchrist Postal Park & NRC. - Major Development –Preliminary Approval

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. - Project Agent: Farner Barley & Associates - Property Location: Pinellas Place, adjacent to Unit 214/The Villages – Total Acreage of Project: 2.02 acres MOL – Project Zoning: RPUD - Project Proposal: Construct a postal facility, neighborhood recreation center, and related infrastructure.

The Villages®

DATE	ISSUE	BY

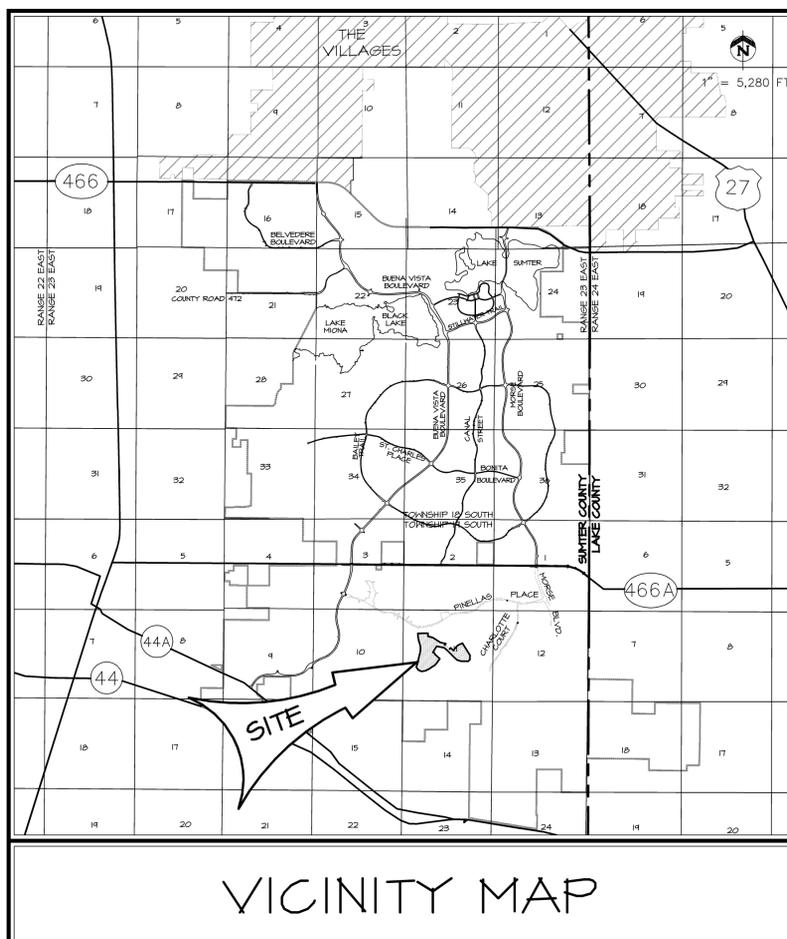
PRELIMINARY/ENGINEERING PLANS FOR UNIT 205

LEGAL DESCRIPTION

UNIT 205:
A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE N00°35'25"E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 263.12 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N45°34'06"W, 116.85 FEET; THENCE N50°49'53"W, 193.05 FEET; THENCE N78°07'02"W, 451.93 FEET; THENCE S32°43'19"W, 373.47 FEET; THENCE S24°16'56"W, 58.39 FEET; THENCE S88°21'20"E, 77.38 FEET; THENCE S27°13'02"E, 121.57 FEET; THENCE S48°16'04"E, 375.67 FEET; THENCE S36°13'29"W, 344.03 FEET; THENCE S43°47'00"W, 70.00 FEET; THENCE S44°32'16"W, 79.50 FEET; THENCE S53°08'44"W, 66.52 FEET; THENCE S57°49'28"W, 140.00 FEET; THENCE S57°44'03"W, 70.77 FEET; THENCE S56°33'35"W, 71.58 FEET; THENCE S56°17'10"W, 69.60 FEET; THENCE S59°49'21"W, 68.22 FEET; THENCE S65°18'02"W, 79.91 FEET; THENCE S71°14'49"W, 80.88 FEET; THENCE S76°45'39"W, 68.22 FEET; THENCE S81°46'16"W, 68.54 FEET; THENCE S84°59'18"W, 67.88 FEET; THENCE N80°19'26"W, 72.26 FEET; THENCE N63°07'40"W, 74.93 FEET; THENCE N59°48'05"W, 82.33 FEET; THENCE N34°10'54"W, 86.47 FEET; THENCE N38°15'14"W, 118.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 1,430.00 FEET AND A CHORD BEARING AND DISTANCE OF N18°25'18"E, 347.12 FEET TO WHICH A RADIAL LINE BEARS S64°36'25"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°56'33", AN ARC DISTANCE OF 347.98 FEET TO THE POINT OF TANGENCY; THENCE N11°27'02"E, 180.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 2,470.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°13'50", AN ARC DISTANCE OF 182.37 FEET TO THE POINT OF TANGENCY; THENCE N15°40'52"E, 108.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'23", AN ARC DISTANCE OF 591.85 FEET TO THE POINT OF TANGENCY; THENCE N17°14'31"W, 191.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 1,170.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°19'32", AN ARC DISTANCE OF 394.64 FEET TO THE POINT OF TANGENCY; THENCE N02°05'01"E, 31.23 FEET; THENCE N88°52'44"E, 593.84 FEET; THENCE S06°08'12"E, 67.35 FEET; THENCE S05°23'16"W, 112.45 FEET; THENCE S74°40'18"E, 200.92 FEET; THENCE S73°58'33"E, 100.52 FEET; THENCE S57°16'41"E, 481.47 FEET; THENCE S61°46'13"E, 57.91 FEET; THENCE S74°52'10"E, 63.39 FEET; THENCE S78°07'02"E, 262.53 FEET; THENCE S38°31'03"W, 41.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 205.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'59", AN ARC DISTANCE OF 41.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°52'18", AN ARC DISTANCE OF 27.18 FEET TO A POINT OF CUSP ON THE ARC OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF S60°26'22"E, 141.16 FEET TO WHICH A RADIAL LINE BEARS N14°41'22"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°44'32", AN ARC DISTANCE OF 142.75 FEET TO THE POINT OF TANGENCY; THENCE S45°34'06"E, 237.07 FEET; THENCE N38°31'03"E, 91.49 FEET; THENCE S45°34'06"E, 228.21 FEET; THENCE N38°31'03"E, 284.55 FEET; THENCE N43°08'40"E, 69.37 FEET; THENCE N53°09'59"E, 80.86 FEET; THENCE N62°37'02"E, 60.82 FEET; THENCE N66°40'23"E, 213.85 FEET; THENCE S23°19'37"E, 71.15 FEET; THENCE S32°04'29"E, 769.09 FEET; THENCE S01°08'06"W, 257.53 FEET; THENCE S49°38'02"W, 137.76 FEET; THENCE N89°36'47"W, 423.95 FEET; THENCE N71°05'11"W, 147.22 FEET; THENCE N73°32'42"W, 108.43 FEET; THENCE N45°34'06"W, 715.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.45 ACRES, MORE OR LESS.



VICINITY MAP

SECTION 11; 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

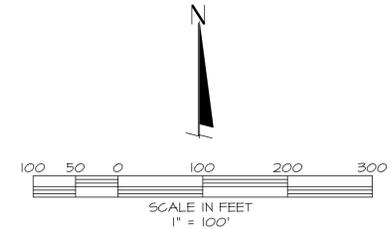
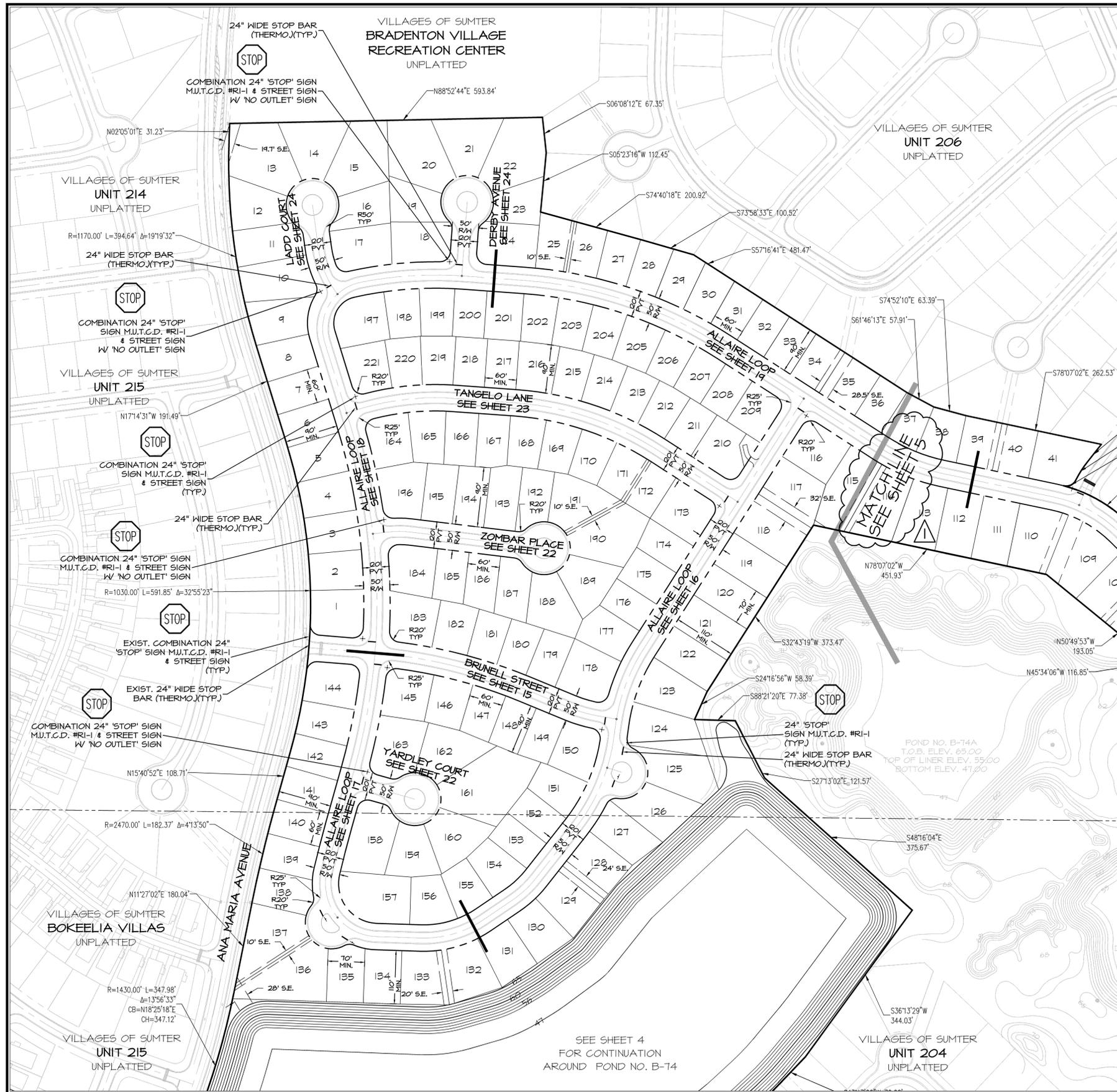
ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
JEFFREY A. HEAD, P.E.
FL. LIC. NO. 58058

INDEX OF SHEETS

1. TITLE SHEET
2. MASTER DEVELOPMENT PLAN
- 3.-5. SITE GEOMETRY, SIGNING & MARKING, SHEET INDEX
- 6.-8. STORM DRAINAGE MASTER PLAN
- 9.-10. SANITARY SEWER MASTER PLAN
- 11.-12. WATER DISTRIBUTION MASTER PLAN
- 13.-14. IRRIGATION DISTRIBUTION MASTER PLAN
15. PLAN & PROFILE - BRUNELL STREET
- 16.-21. PLAN & PROFILE - ALLAIRE LOOP
22. PLAN & PROFILE - YARDLEY CT. & ZOMBAR PL.
23. PLAN & PROFILE - TANGELO LANE
24. PLAN & PROFILE - LADD CT. & DERBY AV.
- 25.-26. PLAN & PROFILE - HOLLYHOCK WAY
27. PLAN & PROFILE - VANCEBORO COURT
28. MASTER GRADING PLAN
29. GRADING PLAN SHEET 1
30. GRADING PLAN SHEET 2
31. GRADING PLAN SHEET 3
32. GRADING PLAN SHEET 4
- LS-1. LIFT STATION C.S.U. #4 DETAILS
- EC-1. EROSION CONTROL PLAN
- UT-1. UTILITY TRENCHING 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 MAY 1, 2004", 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".



SITE NOTES FOR UNIT 205

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

BUILDING SETBACKS = 0' SIDE YARD, 0' REAR YARD, 20' FRONT YARD.

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 II, TOWNSHIP 19 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.

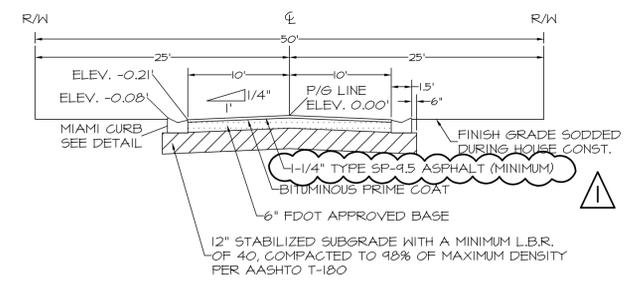
SITE DATA	
TOTAL ACRES	70.45 AC.
NUMBER OF UNITS	231
EXISTING ZONING	FUD
DENSITY (DU/AC)*	4.35 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	10,370 LF.
MINIMUM LOT DIMENSION	60' x 90'
WATER & SEWER SUPPLIED BY	C.S.U.
IRRIGATION SUPPLIED BY	SUMTER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

NOTE:
 SEE SHEET 05 FOR CONTINUATION OF LOT NUMBERING.

EASEMENT LEGEND
 E.E. = INDICATES EMERGENCY EASEMENT FOR INGRESS AND EGRESS BY PROVIDERS OF FIRE, LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL.

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.

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



TYPICAL SUBDIVISION ROADWAY

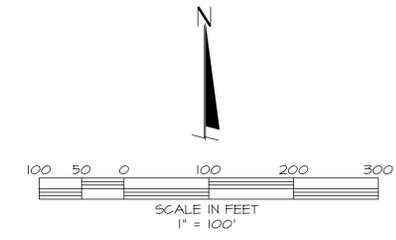
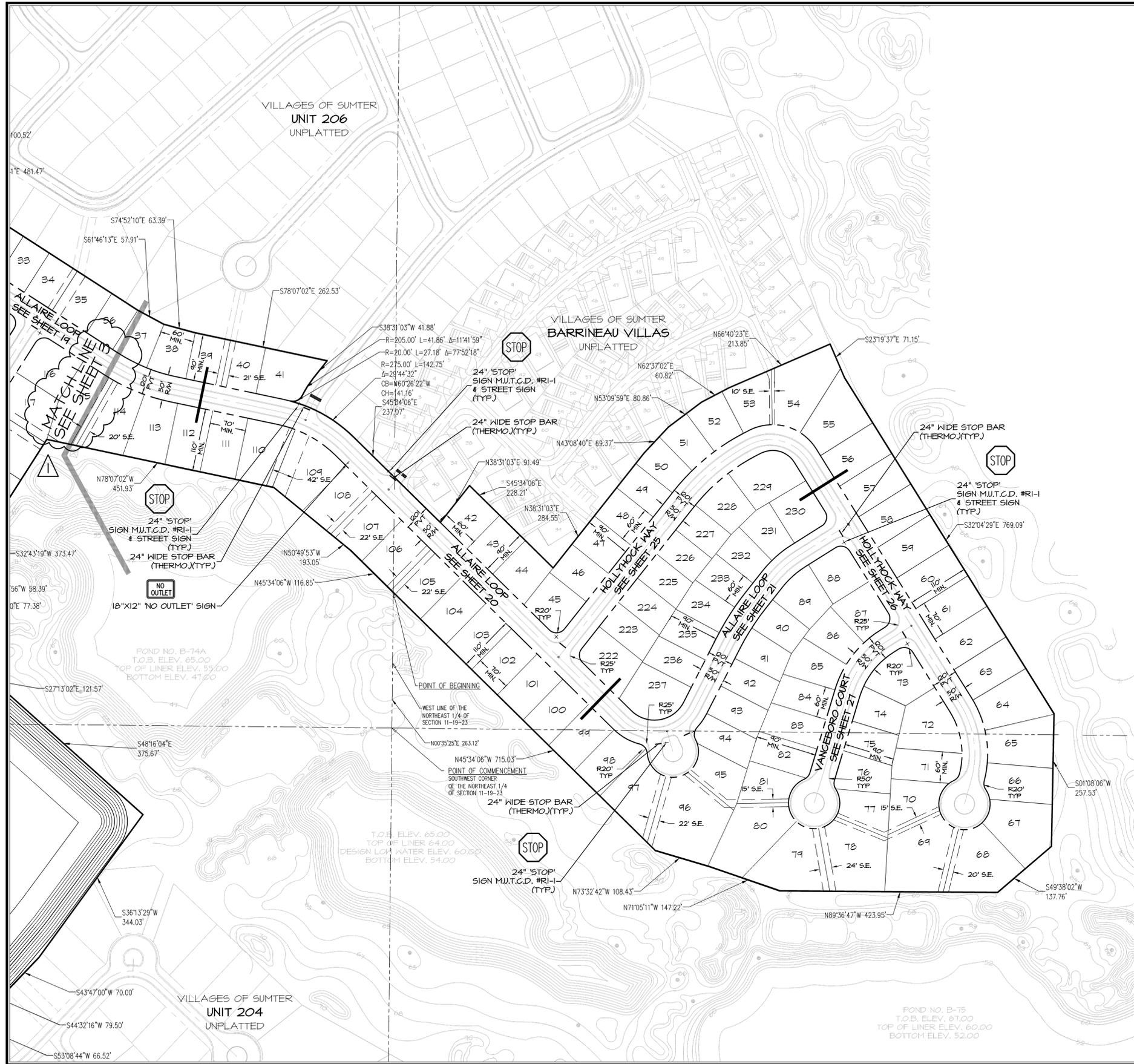
50 FOOT RIGHT-OF-WAY
 NO SCALE

DATE	REVISIONS	BY
4-15-11	REVISED ASPHALT TYPE, ADDED NOTE ABOUT LOT NUMBERING AND SEE SHEET 5 TO CALL OUT	JAH

BARNEY AND ASSOCIATES, INC.
 ENGINEERS SURVEYORS & PLANNERS
 Certificate of Authorization Number: 4709
 4450 N.E. 83rd Road • Midwood, Florida 34185 • (352) 748-3126

The Villages of Sumter
 VILLAGES OF SUMTER UNIT 205
 SITE GEOMETRY SIGNING & MARKING SHEET INDEX

DATE 4/15/11
 DRAWN BY JAH
 CHKD BY JAH
 FILE NAME 03-205-INDEX
 JOB NO. 321141.2027

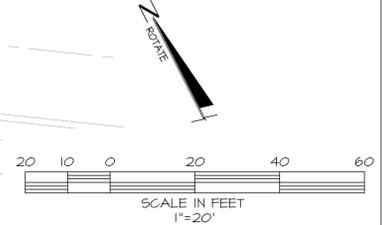
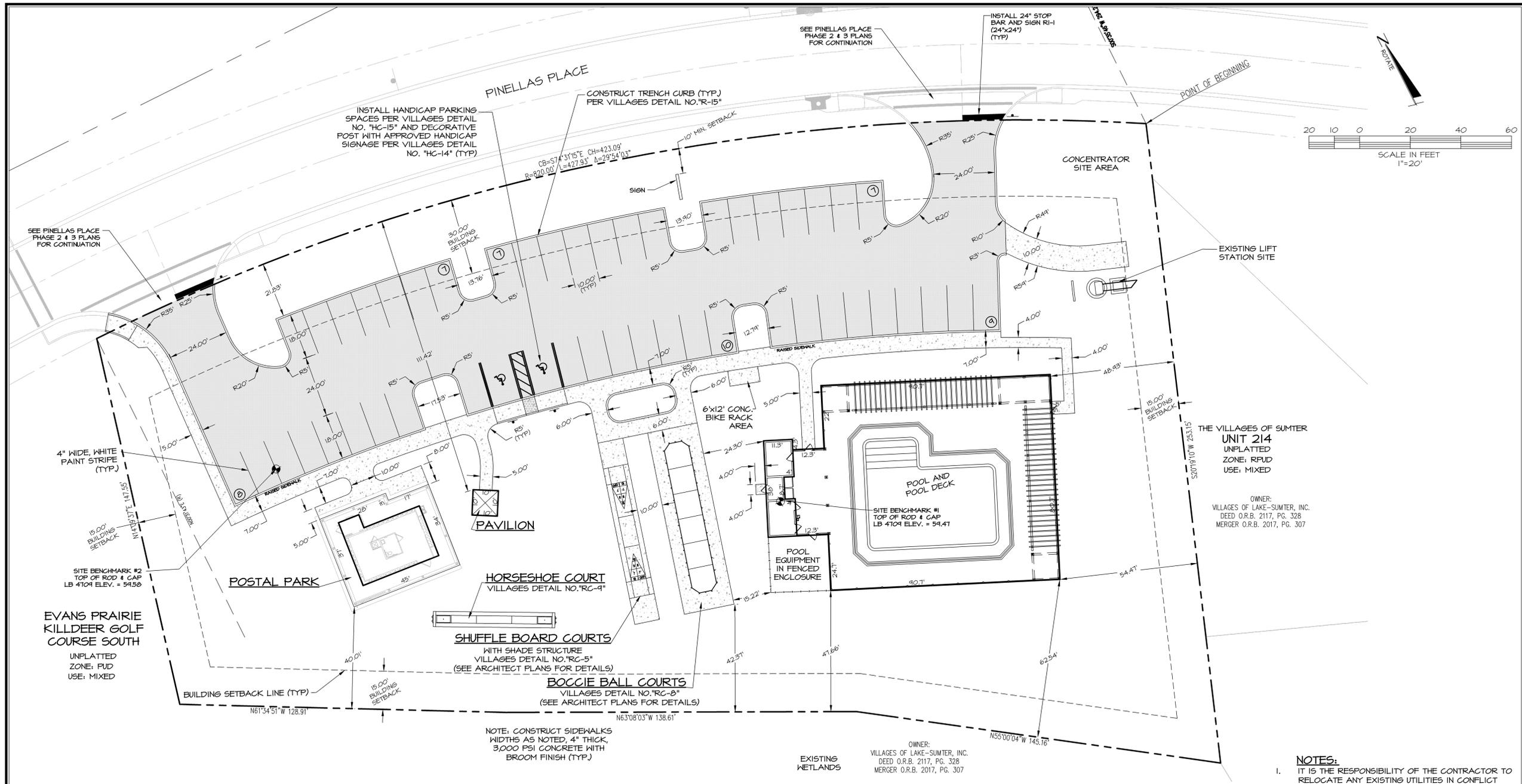


DATE	REVISIONS	BY
4-15-11	ADDED SEE SHEET 5 TO CALLOUT	MM


BARBLEY & ASSOCIATES, INC.
 ENGINEERS SURVEYORS & PLANNERS
 Certificate of Authorization Number: 4709
 4450 N.E. 83rd Road • Midwood, Florida 34198 • (352) 748-3128

The Villages
 VILLAGES OF SUMTER
 UNIT 205
**SITE GEOMETRY SIGNING
 & MARKING SHEET INDEX**

DATE 4/15/11
 DRAWN BY MM
 CHKD BY JAH
 FILE NAME 03-205-INDEX
 JOB NO. 421141.2027



DATE	9/14/11
BY	BRP
REVISIONS	
REVISED EXHIBIT LINES FROM CONCENTRATOR SITE AND LIFT STATION PER SUMTER COUNTY COMMENTS DATED 9/2/11	

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

VILLAGE OF GILCHRIST
 POSTAL PARK & NEIGHBORHOOD RECREATION CENTER
SITE PLAN

DATE: 7/18/11
 DRAWN BY: BRP
 CHKD BY: JAH
 FILE NAME: Site
 JOB NO.: 42141.212

SHT. 4 OF 6

SITE DATA

- TOTAL ACRES = 2.02 AC. (88,164 SQ. FT.)
- ZONING = PUD
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING TYPE:
 - POSTAL BUILDING: 1 STORY WOOD FRAMED 18' HEIGHT (1614 SQ. FT.)
 - POOL BUILDING: ONE STORY CONCRETE BLOCK 16' HEIGHT (849 SQ. FT.)
 - PAVILION (100 SQ. FT.)
- PARKING DATA:
 - 1 SPACE PER 250 S.F. (REQUIRED) = 38 SPACES
 - STANDARD PARKING SPACES (PROVIDED): 10' x 18' SPACES = 46
 - HANDICAP PARKING SPACES (PROVIDED): 12' x 18' = 2
 - TOTAL PARKING PROVIDED: 48 SPACES
 - HANDICAP PARKING SPACES (REQUIRED): 2 SPACES

SITE DATA

- ENGINEER/SURVEYOR ~ FARNER BARLEY & ASSOCIATES, INC. 4450 N.E. 83RD ROAD WILDWOOD, FLORIDA 34785 (352) 748-3126
- SOIL TYPE - I9 APOPKA FINE SANDS RAPIDLY PERMEABLE SOILS
- PERMITTING AGENCIES - SUMTER COUNTY -SFWF&MD
- WATER AND SANITARY SEWER PROVIDED BY CENTRAL SUMTER UTILITY COMPANY.
- UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY SECO
- SOLID WASTE BY LOCAL FRANCHISE.
- TELEPHONE SERVICE BY CENTURY LINK.
- IRRIGATION AND FIRE PROTECTION BY SJ.A.C.A.
- GAS PROVIDED / SERVICED BY: TECO
- LOCATED IN SECTION 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
- MONUMENT SIGN SETBACKS PER SUMTER COUNTY LAND DEVELOPMENT REGULATIONS.

SITE DATA

17. AREAS FOR TOTAL SITE	
PROPOSED POSTAL & POOL BUILDING	= 2563 SQ. FT. (0.06 AC.) 2.91%
PROPOSED POOL & POOL DECK	= 1301 SQ.FT. (0.11 AC.) 8.30%
PROPOSED PAVILION	= 100 SQ.FT. (0.002 AC.) 0.11%
PROPOSED SIDEWALKS/COURTS	= 6,042 SQ.FT. (0.14 AC.) 6.92%
PROPOSED PARKING/DRIVEWAY	= 20,313 SQ.FT. (0.47 AC.) 23.09%
TOTAL IMPERVIOUS AREA	= 36,369 SQ.FT. (0.83 AC.) 41.33%
OPEN AREA	= 51,800 SQ.FT. (1.19 AC.) 58.67%
PROJECT AREA	= 88,164 SQ.FT. (2.02 AC.) 100%

- BUILDING SETBACK**
- 30 FT FROM PINELLAS PLACE
 - 15 FT FROM GOLF/OPEN/NEIGHBORHOOD ROADS
 - 15 FT FROM CONTIGUOUS PROPERTY LINE ZONED RESIDENTIAL

NOTICE TO CONTRACTOR:

BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.

NOTES:

- 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.
- ALL RADII ARE 3' UNLESS INDICATED OTHERWISE. ALL DIMENSIONS SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE THERMOPLASTIC.
- SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHT FIXTURES.
- 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.

NOTE: CONSTRUCT SIDEWALKS WIDTHS AS NOTED, 4" THICK, 3,000 PSI CONCRETE WITH BROOM FINISH (TYP.)

EXISTING WETLANDS
 OWNER: VILLAGES OF LAKE-SUMTER, INC. DEED O.R.B. 2117, PG. 328 MERGER O.R.B. 2017, PG. 307

The Villages®

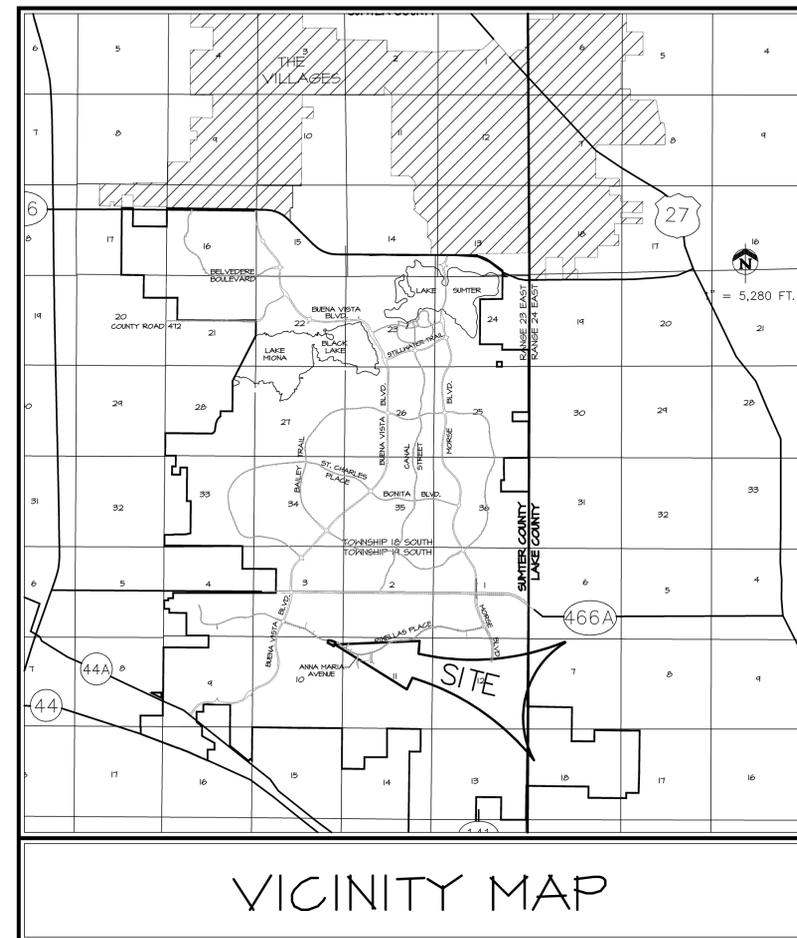
PRELIMINARY / ENGINEERING PLAN OF VILLAGE OF GILCHRIST POSTAL PARK & NEIGHBORHOOD RECREATION CENTER (SC-321 NR)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N89°24'14"W, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 457.82 FEET; THENCE DEPARTING SAID NORTH LINE S00°35'46"W, 294.23 FEET TO THE POINT OF BEGINNING; THENCE S20°19'10"W, 253.15 FEET; THENCE N55°00'04"W, 145.16 FEET; THENCE N63°08'03"W, 138.61 FEET; THENCE N61°34'51"W, 128.91 FEET; THENCE N14°09'37"E, 147.55 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 820.00 FEET AND A CHORD BEARING AND DISTANCE OF S74°31'15"E, 423.09 FEET TO WHICH A RADIAL LINE BEARS N00°31'43"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°54'03", AN ARC DISTANCE OF 427.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.02 ACRES, MORE OR LESS.



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

INDEX OF SHEETS

1. TITLE SHEET
 2. AERIAL PHOTOGRAPH
 3. MASTER DEVELOPMENT PLAN
 4. SITE PLAN
 5. GRADING & DRAINAGE PLAN
 6. UTILITY PLAN
- EI EROSION CONTROL PLAN

NOTES:

1. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION & DEVELOPMENT MANUAL, DATED MAY 01, 2009, PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS.
2. ELEVATIONS SHOWN WERE OBTAINED BY SURVEY AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
3. 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
VILLAGES, FL. 32162
JOHN R. GRANT, VICE PRESIDENT
(352) 753-6260

ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FL 34785
JEFFREY A. HEAD, P.E., #58058
(352) 748-3126