

SUMTER COUNTY BOARD OF COMMISSIONERS

EXECUTIVE SUMMARY

SUBJECT: Approve Villages of Sumter (VOS) Hillsborough Trail, Phase II, Evans Prairie Golf Course Egret North, Units 226, 227, 228 and Tire Choice @ Colony Plaza Preliminary Plans reviewed at the November 7, 2011, DRC Meeting (Staff recommends approval).

REQUESTED ACTION: Approve Preliminary Plans reviewed at the November 7, 2011, DRC Meeting

Work Session (Report Only)

Regular Meeting

DATE OF MEETING: November 22, 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.

1) VOS –Hillsborough Trail Phase II - Major Development - Preliminary & Engineering Plan

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. -
Property Location: Accessed between Buena Vista and Morse Blvd/The Villages – Total Acreage of Project:
19.37 acres MOL - Project Proposal: Construct .89 miles of roadway.

2) VOS– Evans Prairie G.C. Egret North Course - Major Development - Preliminary & Engineering Plan

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. -
Property Location: Located on Buena Vista, south of C-466A, east of Hendry Dr. – Total Acreage of Project:
55.78 acres MOL - Project Proposal: Construct a golf course with related infrastructure.

3) VOS – Unit 226 - Major Development - Preliminary & Engineering Plan

Property Owner: The Villages of Lake-Sumter, Inc – Property Developer: The Villages of Lake-Sumter, Inc. –
Property Location: Located on Pinellas Place, west of Buena Vista, south of C-466A/The Villages – Total
Acreage of Project: 32.37 acres MOL - Project Proposal: Develop a 69 unit subdivision and related
infrastructure.

4) VOS – Unit 227 - Major Development - Preliminary & Engineering Plan

Property Owner: The Villages of Lake-Sumter, Inc – Property Developer: The Villages of Lake-Sumter, Inc. -
Property Location: Accessed on Pinellas Place/The Villages–Total Acreage of Project: 24.77 acres MOL - Project
Proposal: Develop a 51 unit subdivision and related infrastructure.

5) VOS – Unit 228 - Major Development - Preliminary & Engineering Plan

Property Owner: The Villages of Lake-Sumter, Inc – Property Developer: The Villages of Lake-Sumter, Inc. –
Property Location: Accessed from Pinellas Place/The Villages – Total Acreage of Project: 7.39 acres MOL -
Project Proposal: Develop a 29 unit subdivision and related infrastructure.

6) VOS - The Tire Choice at Colony Plaza - Major Development - Preliminary & Engineering Plan

Property Owner: Morse – Sembler Villages #5, LTD – Property Developer: Medallion Ventures, LLC - Property
Location: Located on NW corner of C-466A and Farner Place/The Villages – Total Acreage of Project: 1.18 acres
MOL - Project Proposal: Construct a 6,000 sf building for a tire/service center and related infrastructure.

The Villages®

ENGINEERING PLANS

FOR VILLAGES OF SUMTER

HILLSBOROUGH TRAIL PHASE 2

SC # 649

LEGAL DESCRIPTION

LEGAL DESCRIPTION
THAT LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

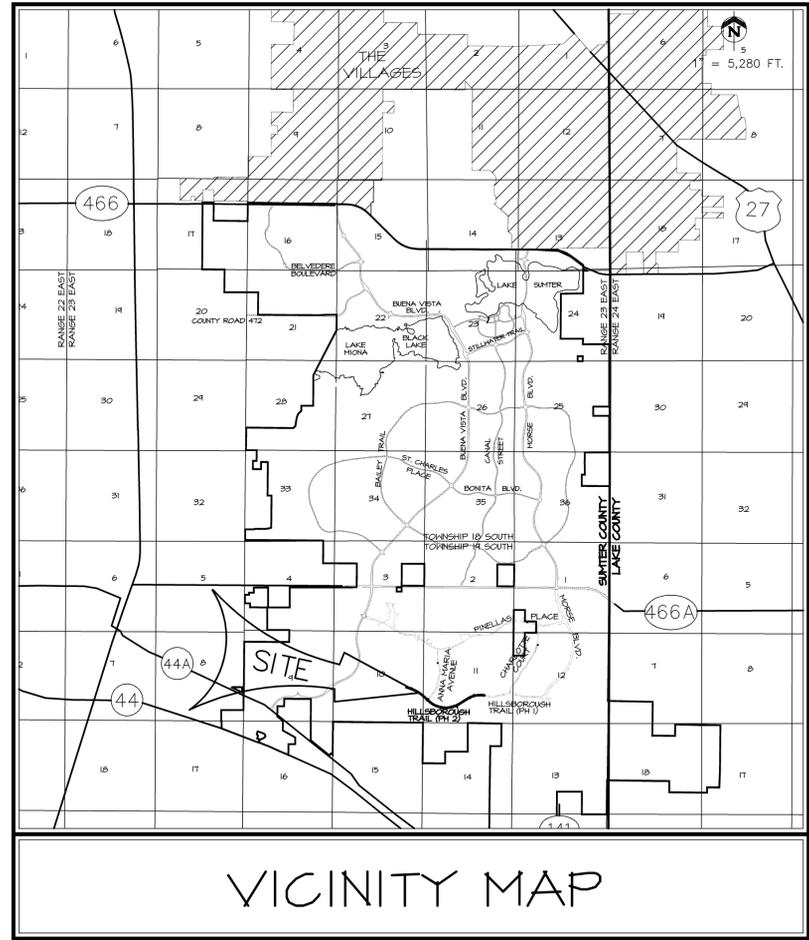
FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 00°53'20"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1,507.60 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE N47°42'33"W, 122.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'45", AN ARC DISTANCE OF 193.25 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 2,761.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'27", AN ARC DISTANCE OF 45.01 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 89°14'49"W, 152.05 FEET; THENCE NORTH 00°51'11"W, 50.00 FEET; THENCE NORTH 02°58'42"E, 19.34 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 2,761.58 FEET AND A CHORD BEARING AND DISTANCE OF N69°57'16"W, 854.51 FEET TO WHICH A RADIAL LINE BEARS N28°56'40"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°47'52", AN ARC DISTANCE OF 857.98 FEET; THENCE NORTH 01°08'46"E, ALONG A RADIAL LINE A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 2,861.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°07'53", AN ARC DISTANCE OF 450.25 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 02°58'42"E, 141.10 FEET; THENCE SOUTH 89°14'49"W, 100.00 FEET; THENCE SOUTH 02°58'42"E, 141.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 2,861.88 FEET AND A CHORD BEARING AND DISTANCE OF S83°02'46"E, 478.12 FEET TO WHICH A RADIAL LINE BEARS N22°59'45"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°54'59", AN ARC DISTANCE OF 478.68 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 1,150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'45", AN ARC DISTANCE OF 211.66 FEET TO THE POINT OF TANGENCY; THENCE S47°42'33"E, 372.62 FEET; THENCE SOUTH 89°14'49"W, 40.18 FEET; THENCE S47°42'33"E, 63.10 FEET; THENCE SOUTH 89°14'49"W, 43.44 FEET; THENCE S47°42'33"E, 97.40 FEET; THENCE N44°43'30"E, 307.51 FEET; THENCE N41°57'33"E, 306.46 FEET; THENCE S82°29'58"E, 256.95 FEET; THENCE S21°55'11"W, 646.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 1,454.81 FEET AND A CHORD BEARING AND DISTANCE OF S84°02'42"E, 845.22 FEET TO WHICH A RADIAL LINE BEARS S22°42'50"W, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°46'29", AN ARC DISTANCE OF 857.59 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 02°58'42"E, 228.19 FEET; THENCE N77°46'03"W, 211.55 FEET; THENCE NORTH 02°58'42"E, 471.42 FEET; THENCE S80°22'27"E, 55.00 FEET; THENCE S03°32'33"W, 430.37 FEET; THENCE S77°46'03"E, 187.45 FEET; THENCE S20°29'51"E, 253.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 1,454.81 FEET AND A CHORD BEARING AND DISTANCE OF N02°58'42"E, 143.59 FEET TO WHICH A RADIAL LINE BEARS N02°58'42"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°07'53", AN ARC DISTANCE OF 144.65 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S07°24'09"E, 100.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 1,350.00 FEET AND A CHORD BEARING AND DISTANCE OF S80°11'04"W, 153.84 FEET TO WHICH A RADIAL LINE BEARS N02°58'42"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°07'53", AN ARC DISTANCE OF 153.72 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S23°23'50"E, 110.63 FEET; THENCE S80°27'05"W, 40.00 FEET; THENCE NORTH 02°58'42"E, 174.41 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 1,350.00 FEET AND A CHORD BEARING AND DISTANCE OF S02°58'42"E, 223.88 FEET TO WHICH A RADIAL LINE BEARS N14°45'51"W, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°07'53", AN ARC DISTANCE OF 223.07 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S27°50'32"E, 214.66 FEET; THENCE S80°33'44"W, 40.00 FEET; THENCE N36°37'10"W, 200.87 FEET; THENCE NORTH 01°08'46"E, 28.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 1,350.00 FEET AND A CHORD BEARING AND DISTANCE OF S59°20'07"W, 96.31 FEET TO WHICH A RADIAL LINE BEARS N02°58'42"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°58'35", AN ARC DISTANCE OF 98.33 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S57°49'29"W, 62.14 FEET; THENCE S14°45'51"E, 124.85 FEET; THENCE S75°44'06"W, 40.00 FEET; THENCE N14°45'51"W, 112.31 FEET; THENCE S57°49'29"W, 463.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 1,554.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°58'35", AN ARC DISTANCE OF 139.57 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S17°57'01"W, 29.19 FEET; THENCE S02°47'07"E, 115.72 FEET; THENCE S89°12'53"W, 45.47 FEET; THENCE N00°47'07"W, 94.92 FEET; THENCE N85°37'53"W, 29.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 1,554.81 FEET AND A CHORD BEARING AND DISTANCE OF S78°32'03"W, 659.86 FEET TO WHICH A RADIAL LINE BEARS S27°42'55"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°30'07", AN ARC DISTANCE OF 664.92 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S01°31'28"W, 42.43 FEET; THENCE N88°29'30"W, 40.00 FEET; THENCE N01°31'28"E, 42.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 1,554.81 FEET AND A CHORD BEARING AND DISTANCE OF N84°41'39"W, 165.15 FEET TO WHICH A RADIAL LINE BEARS S02°15'41"W, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°05'19", AN ARC DISTANCE OF 165.23 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S33°53'58"W, 29.19 FEET; THENCE N79°59'29"W, 50.00 FEET; THENCE S33°53'58"W, 29.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 1,554.81 FEET AND A CHORD BEARING AND DISTANCE OF N89°14'42"W, 691.84 FEET TO WHICH A RADIAL LINE BEARS S11°02'02"W, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°02'32", AN ARC DISTANCE OF 483.23 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1,250.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'53", AN ARC DISTANCE OF 271.57 FEET TO THE POINT OF TANGENCY; THENCE N47°42'33"W, 119.74 FEET; THENCE S40°59'32"W, 119.64 FEET; THENCE N49°54'28"W, 90.00 FEET; THENCE N40°59'32"E, 123.09 FEET; THENCE N47°42'33"W, 274.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.37 ACRES, MORE OR LESS.

DATE	ISSUE	BY
11-09-11	Δ Revised per county comments.	BLK

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
01	COVER
02	AERIAL PHOTOGRAPH
03	MASTER DEVELOPMENT PLAN
04	MASTER PLAN
05	MASTER PLAN
06	MASTER PLAN
07	PLAN & PROFILE
08	PLAN & PROFILE
09	PLAN & PROFILE
10	PLAN & PROFILE
11	INTERSECTION GRADING
12	EROSION CONTROL PLAN
13	EROSION CONTROL PLAN
14	EROSION CONTROL PLAN
15	SIGNING AND MARKING
16	SIGNING AND MARKING
17	SIGNING AND MARKING



VICINITY MAP

SECTIONS 10 AND 11
TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
THIS DEVELOPMENT CONTAINS A TOTAL OF
0.89 MILES OF ROAD AND 19.37 ACRES.
HORIZONTAL AND VERTICAL DESIGN SPEED 45 M.P.H. (HILLSBOROUGH TRAIL PHASE 2)
POSTED SPEED 30 M.P.H.

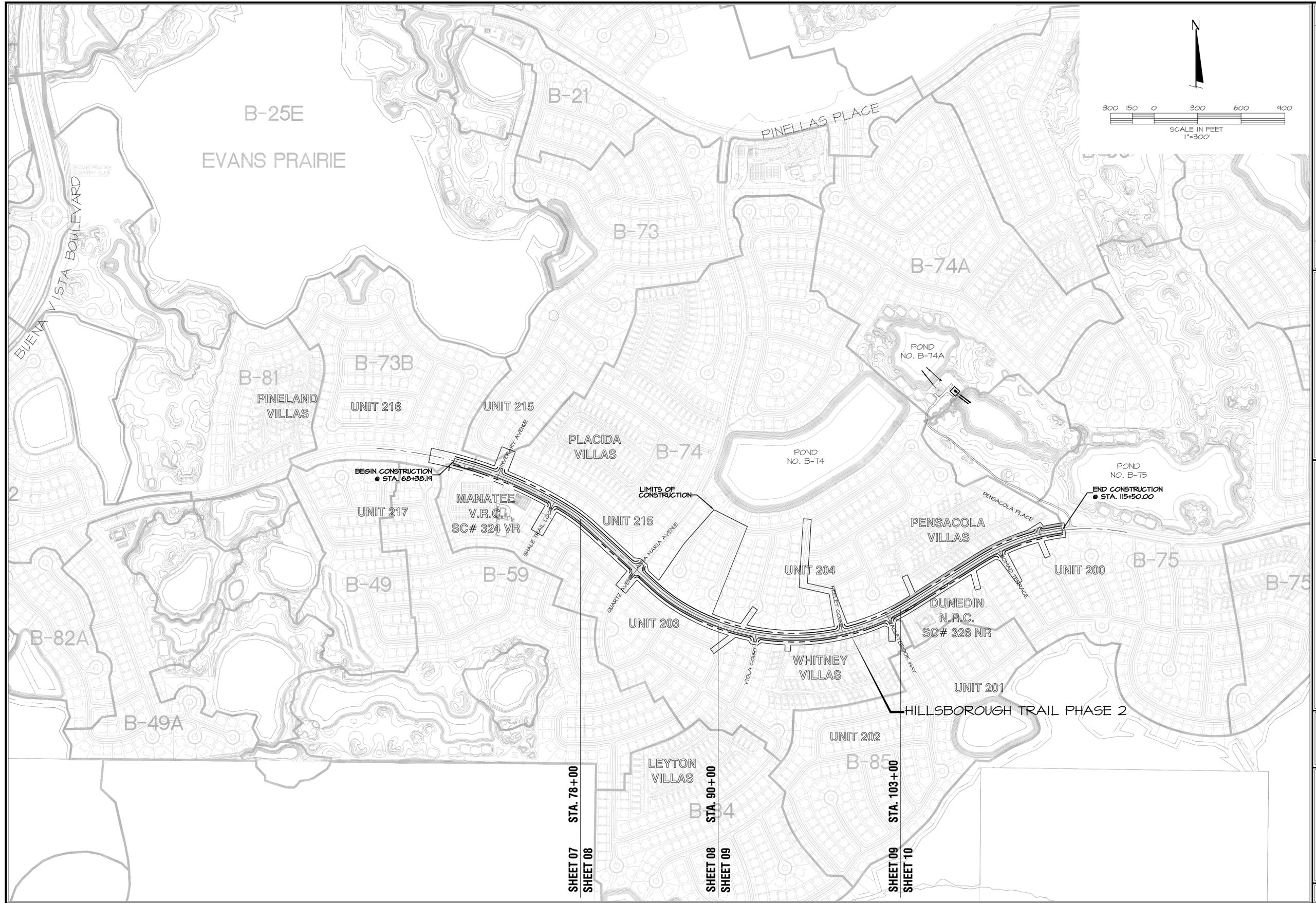
OWNER/DEVELOPER:
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
VILLAGES, FL. 32162
JOHN R. GRANT, VICE PRESIDENT

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

THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED MAY 1, 2009", 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.





<p>DATE: 10/05/11 DRAWN BY: BLK CHKD BY: WLC FILE NAME: HILLBOROUGH TRAIL PHASE 2 JOB NO. 4211412282</p>	<p>BY: _____</p> <p>REVISIONS:</p> <p>DATE: _____</p>
<p>THE VILLAGES VILLAGES OF SUMNER HILLSBOROUGH TRAIL PHASE 2 MASTER DEVELOPMENT PLAN KEY SHEET</p>	
<p>ENGINEER: _____ DATE: _____</p>	
<p>SHT_03_OF_17</p>	


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

The Villages®

PRELIMINARY / ENGINEERING PLAN OF EVANS PRAIRIE G. C. (EGRET NORTH COURSE) (SC-312A)

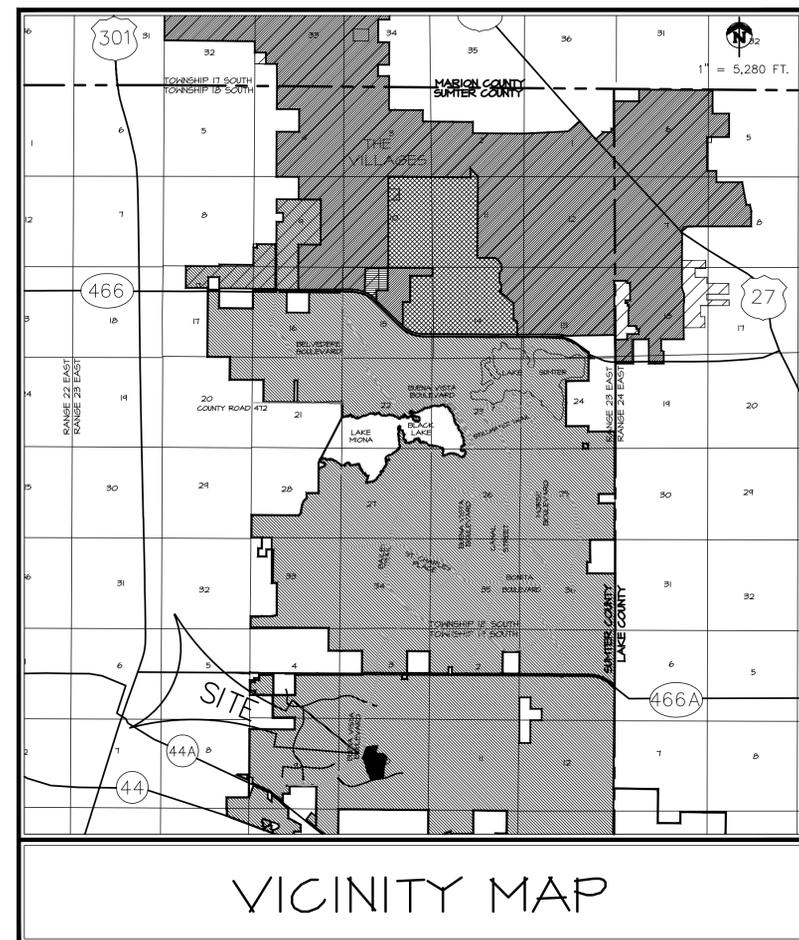
DATE	REVISION	BY
11/8/11	▲ SUMTER COUNTY COMMENTS DATED 10/28/11	BRP

LEGAL DESCRIPTION

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

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S84°20'42"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 51.64 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S14°07'01"W, 253.25 FEET; THENCE S02°24'11"W, 558.65 FEET; THENCE S84°40'04"W, 344.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 1,280.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'30", AN ARC DISTANCE OF 317.05 FEET TO THE POINT OF TANGENCY; THENCE S10°28'34"W, 46.53 FEET; THENCE N19°31'21"W, 42.15 FEET; THENCE N03°08'54"W, 66.64 FEET; THENCE N19°30'25"W, 87.52 FEET; THENCE N82°04'53"W, 41.18 FEET; THENCE N41°56'49"W, 126.41 FEET; THENCE N19°33'47"W, 43.52 FEET; THENCE N12°11'03"W, 485.30 FEET; THENCE N22°30'54"W, 110.17 FEET; THENCE N22°59'21"W, 155.42 FEET; THENCE N36°55'04"W, 150.66 FEET; THENCE N31°52'21"E, 99.83 FEET; THENCE N26°46'23"E, 96.12 FEET; THENCE N15°03'06"E, 46.12 FEET; THENCE N16°05'34"E, 124.31 FEET; THENCE N19°14'28"E, 105.08 FEET; THENCE N24°36'01"E, 150.22 FEET; THENCE N10°38'01"E, 41.13 FEET; THENCE N56°19'47"E, 31.02 FEET; THENCE S18°55'18"E, 81.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 87.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°52'58", AN ARC DISTANCE OF 34.95 FEET TO THE POINT OF TANGENCY; THENCE N78°11'44"E, 33.14 FEET; THENCE N81°00'11"E, 10.07 FEET; THENCE S80°05'22"E, 85.24 FEET; THENCE N23°24'17"E, 27.71 FEET; THENCE N29°04'14"W, 26.41 FEET; THENCE N60°50'19"E, 26.50 FEET; THENCE N82°54'03"E, 68.33 FEET; THENCE S57°16'05"E, 72.88 FEET; THENCE N14°12'51"E, 136.77 FEET; THENCE S04°30'04"W, 87.17 FEET; THENCE S31°40'18"W, 128.27 FEET; THENCE S06°04'14"W, 114.33 FEET; THENCE S26°30'55"E, 104.04 FEET; THENCE S65°26'58"E, 105.73 FEET; THENCE S85°10'50"E, 30.66 FEET; THENCE S54°17'03"W, 58.60 FEET; THENCE S32°54'30"E, 75.85 FEET; THENCE N55°34'04"E, 117.37 FEET; THENCE N44°19'18"E, 53.23 FEET; THENCE S16°42'17"E, 209.24 FEET; THENCE S48°33'54"E, 116.48 FEET; THENCE S28°14'58"E, 85.30 FEET; THENCE S46°32'24"E, 6.06 FEET; THENCE S14°07'01"W, 424.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.56 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. SKETCH OF DESCRIPTION
 5. GRADING PLAN #1
 6. GRADING PLAN #2
- EI EROSION CONTROL PLAN

THIS PLAN HAS BEEN APPROVED BY THE VILLAGES AND NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES RESERVES THE ABSOLUTE RIGHT TO REVIEW THE FINISHED CONSTRUCTION AND TO DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. THE PARCEL DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE VILLAGES TO SPECIFICALLY REQUEST A FINAL INSPECTION. 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.

THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED MAY 1, 2009", PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.

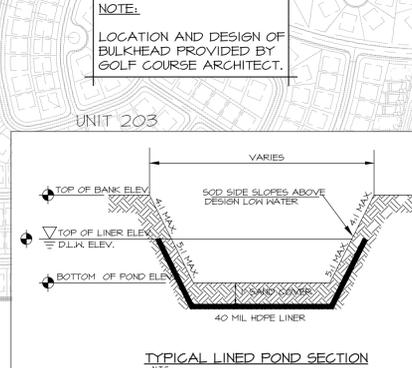
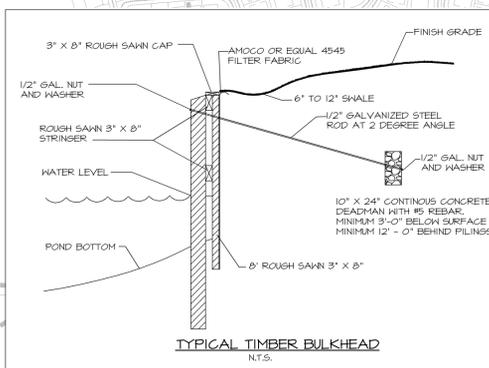
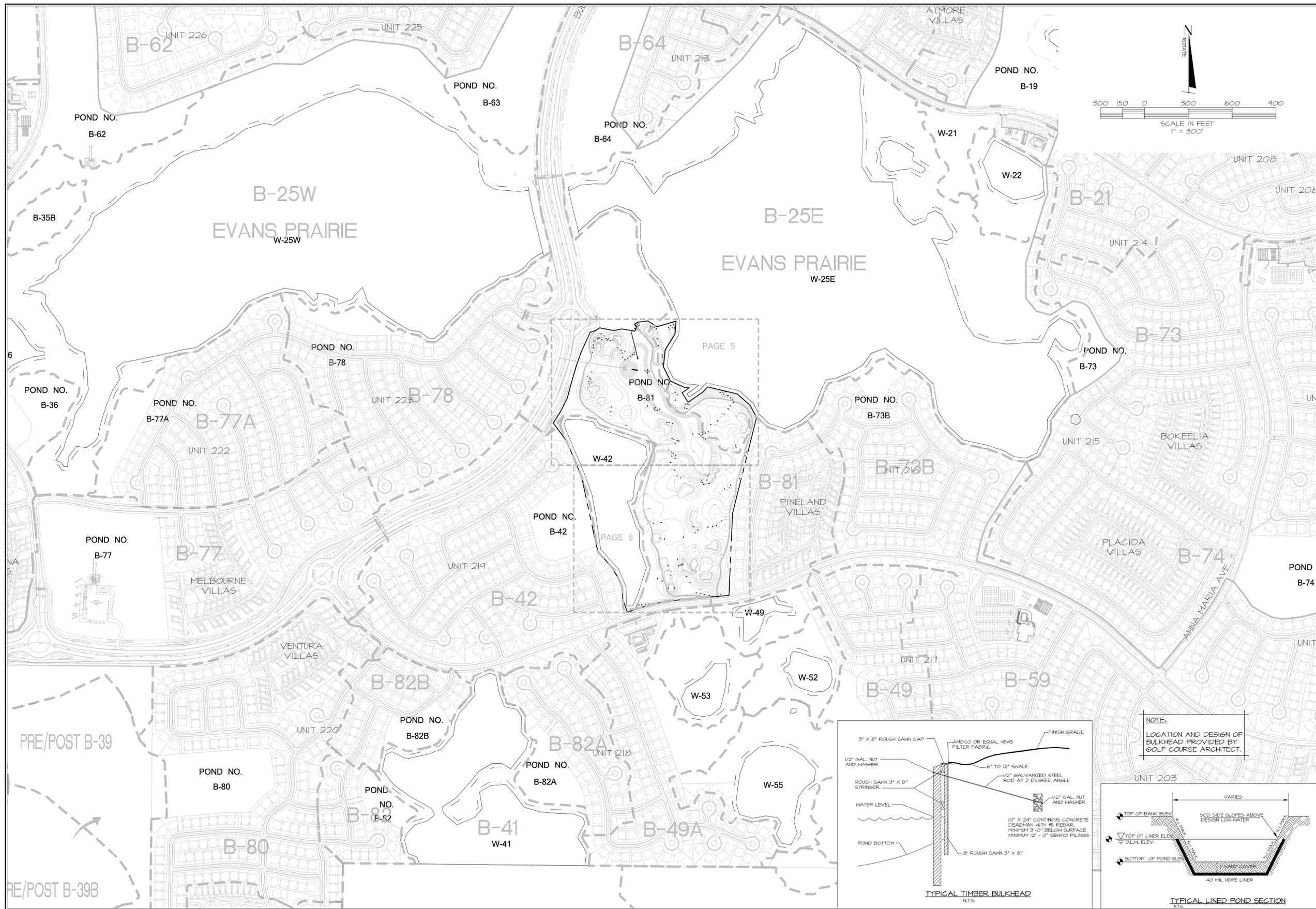
NOTE: ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.



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.
FLA. LIC. NO. 58058

S:\SUMTERR\SITEPLANS\EVANS PRAIRIE GC EGRET NORTH COURSE\CIVIL\CONSTRUCTION\03 M DEV\DWG. 10/2/2011 9:43:14 AM



NOTE:
LOCATION AND DESIGN OF
BULKHEAD PROVIDED BY
GOLF COURSE ARCHITECT.

DATE	REVISIONS

FARNER & BABLEY AND ASSOCIATES, INC.
 ENGINEERS SURVEYORS PLANNERS
 Certificate of Incorporation Number: 4709
 4450 N.E. 83rd Road • Miramar, Florida 34785 • (352) 753-3114

The Villages
 VILLAGES OF SUMTER
 EVANS PRAIRIE G.C.
 EGRET NORTH COURSE
MASTER DEVELOPMENT PLAN

DATE 9/21/11
 DRAWN BY BRP
 CHKD BY JAH
 FILE NAME 003.M.DV.
 JOB NO. 921141.2216

The Villages®

PRELIMINARY/ENGINEERING PLANS FOR UNIT 226

SECTIONS 4 & 9
TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

DESIGN SPEED 20 MPH
MINIMUM C/L RADIUS- 89 FT.

DATE	ISSUE	BY

INDEX OF SHEETS

Sheet Number	Sheet Title
1	COVER
2	MASTER DEVELOPMENT PLAN
3	SITE GEOMETRY SIGNAGE & MARKING & SHEETS INDEX
4	STORM DRAINAGE MASTER PLAN
5	SANITARY SEWER MASTER PLAN
6	WATER DISTRIBUTION MASTER PLAN
7	IRRIGATION DISTRIBUTION MASTER PLAN
8	PLAN & PROFILE BRAIDFOOT LANE
9	PLAN & PROFILE ISLEWORTH CIRCLE
10	PLAN & PROFILE ISLEWORTH CIRCLE
11	PLAN & PROFILE ISLEWORTH CIRCLE
12	PLAN & PROFILE ISLEWORTH CIRCLE
13	PLAN & PROFILE TALLSMAN COURT
14	PLAN & PROFILE BOWEN TERRACE
15	MASTER GRADING PLAN
EC	EROSION CONTROL MASTER PLAN
UT-1	UTILITY TRENCHING PLAN

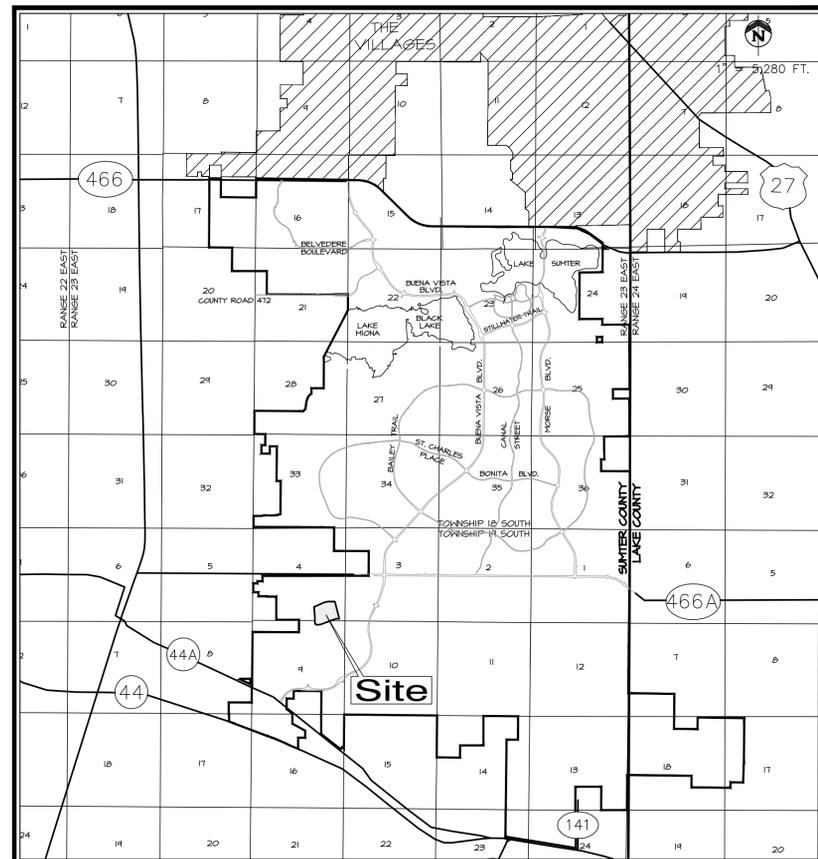
LEGAL DESCRIPTION

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE N89°38'49"W, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 824.15 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S69°34'12"W, 625.23 FEET; THENCE S86°27'48"W, 74.87 FEET; THENCE S81°31'46"W, 132.18 FEET; THENCE N63°14'06"W, 104.23 FEET; THENCE N12°16'49"W, 77.97 FEET; THENCE N00°58'38"W, 316.46 FEET; THENCE N01°41'15"W, 99.23 FEET; THENCE N04°59'13"W, 98.74 FEET; THENCE N05°30'41"W, 394.31 FEET; THENCE N67°16'34"E, 572.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 970.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°43'26", AN ARC DISTANCE OF 384.71 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"E, 146.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 2,470.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'00", AN ARC DISTANCE OF 115.67 FEET TO THE POINT OF TANGENCY; THENCE S87°19'00"E, 32.91 FEET; THENCE S14°32'58"E, 1,005.69 FEET; THENCE N88°35'57"W, 147.02 FEET; THENCE S69°34'12"W, 317.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.37 ACRES, MORE OR LESS.



VICINITY MAP

NOTE: 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. %

THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED MAY 1, 2009", PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS. (SWFWMD PERMIT #44024899.081)

%BASED ON ENGINEERING JUDGMENT AND IN ACCORDANCE WITH MANUAL ON 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.

ENGINEER/SURVEYOR:

FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FL 34785
JEFFREY A. HEAD, P.E.
FLA. LIC. #58058

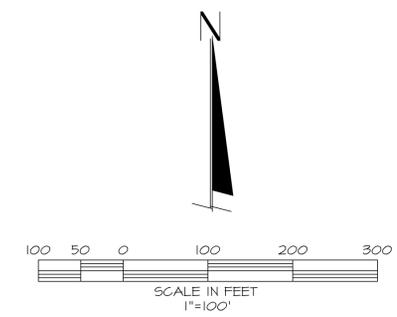
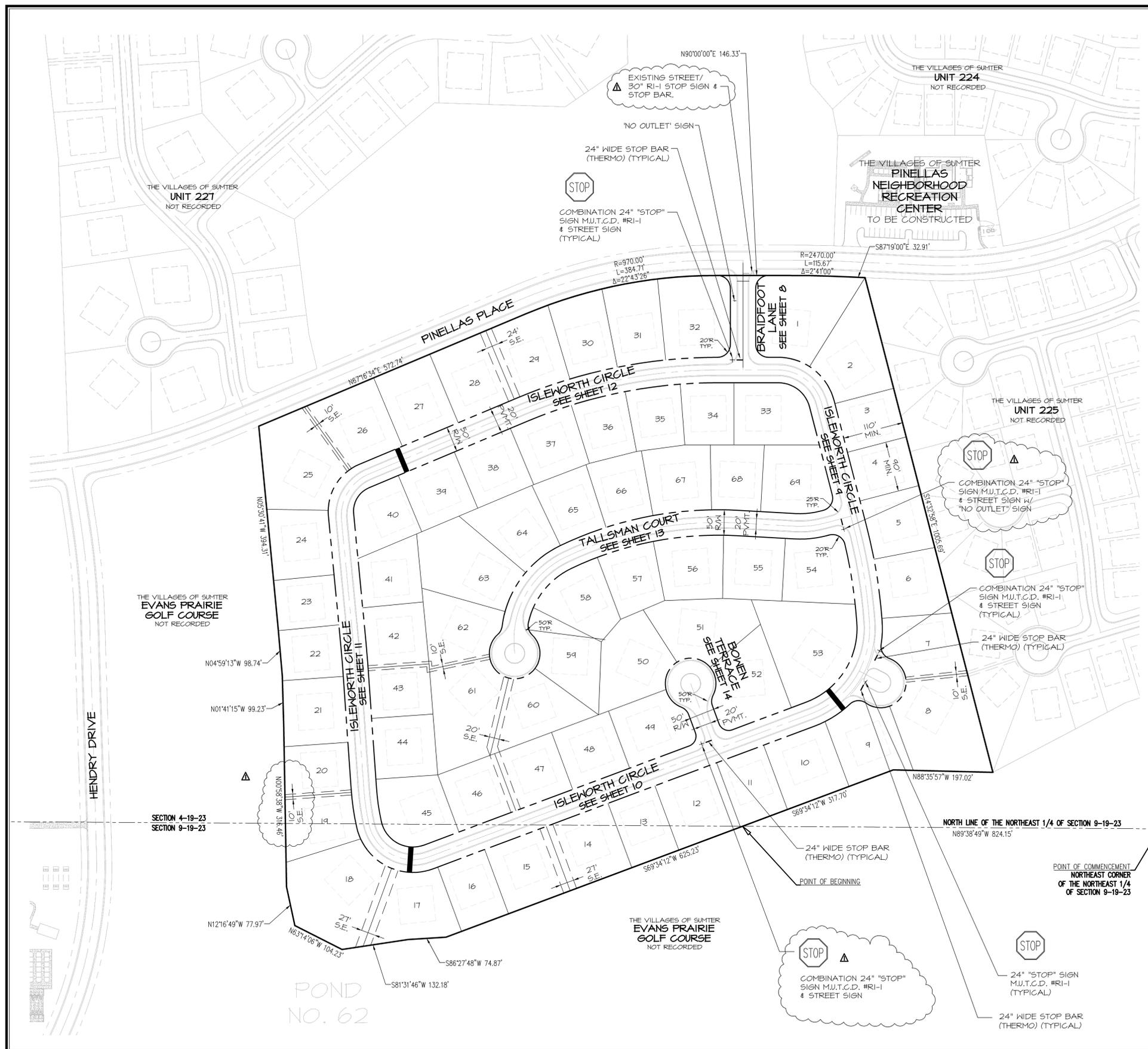
OWNER/DEVELOPER:

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



▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

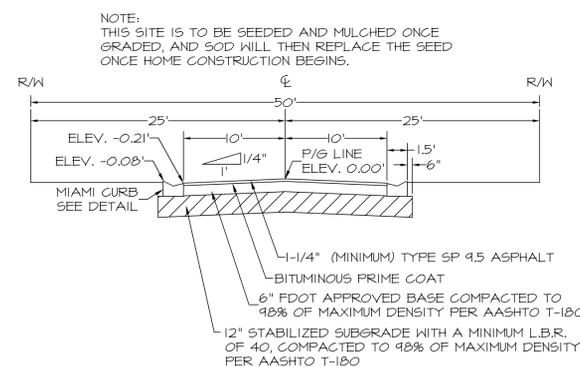
CERTIFICATE OF AUTHORIZATION NUMBER: 4709
4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126



SITE DATA	
TOTAL ACRES	32.31 AC.
NUMBER OF UNITS	69
EXISTING ZONING	PUD
DENSITY (DU/AC)*	2.13 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	4513 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.

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 NOTES FOR UNIT 226
 OWNER-DEVELOPER - THE VILLAGES OF LAKE-SUMTER, INC.
 990 OLD MILL RUN
 THE VILLAGES, FLORIDA 32162
 BUILDING SETBACKS = 7.5' SIDE YARD, 10' REAR YARD, 25' 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 SECTIONS 4 & 9 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.



DATE	11-0-11	REVISIONS	
BY	JM	REVISIONS PER COUNTY COMMENTS	

ENGINEERS
BARBLEY
AND ASSOCIATES, INC.
 Certificate of Authorization Number: 4709
 4450 N.E. 56th Road • Wilkeson, Florida 34785 • (850) 748-3156

The Villages of Sumter
 VILLAGES OF SUMTER
 UNIT 226
 SITE GEOMETRY, SIGNAGE & MARKING & SHEETS INDEX

DATE 11/8/11
 DRAWN BY JM
 CHKD BY JAH
 FILE NAME 003-226-100X
 JOB NO. 02141.2124

SHT_3_OF_15

The Villages®

PRELIMINARY/ENGINEERING PLANS FOR UNIT 227

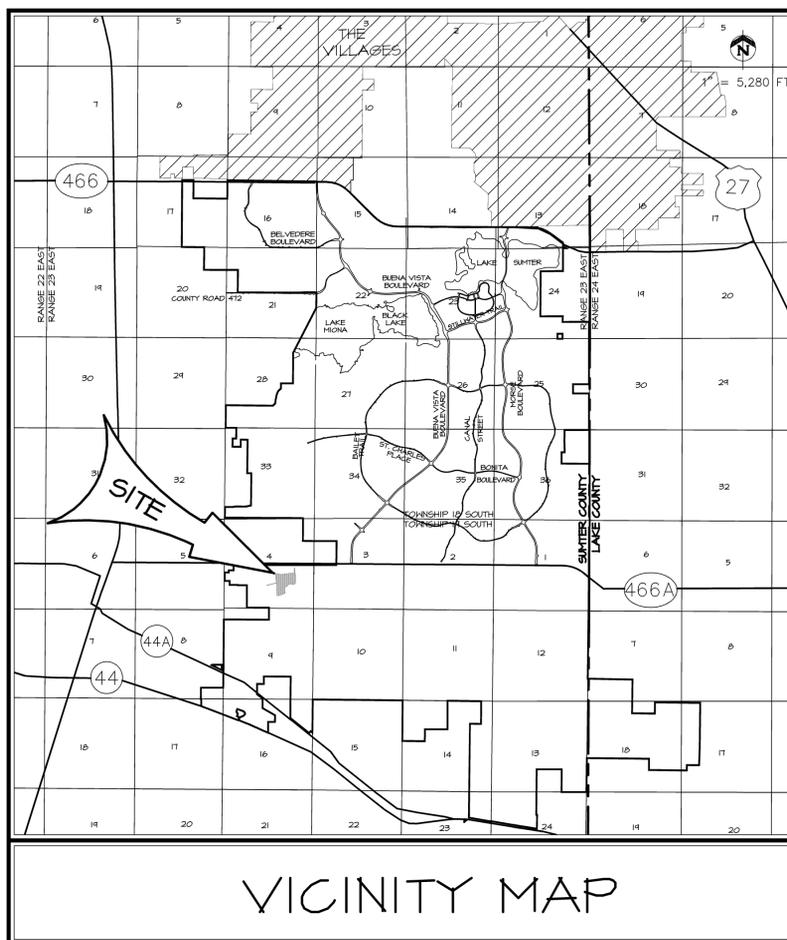
DATE	ISSUE	BY
11-11-2011	COUNTY RAI #	MMK

LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4: THENCE S00°16'13"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 385.95 FEET; THENCE DEPARTING SAID WEST LINE S89°43'47"E, 20.72 FEET TO THE POINT OF BEGINNING; THENCE S59°18'51"E, 484.90 FEET; THENCE N49°22'39"E, 48.87 FEET; THENCE S74°52'19"E, 222.42 FEET; THENCE N82°59'08"E, 789.23 FEET; THENCE S52°33'49"E, 44.23 FEET; THENCE N07°57'17"W, 159.89 FEET; THENCE N90°00'00"W, 24.41 FEET; THENCE N04°39'18"W, 22.55 FEET; THENCE N82°02'43"E, 22.88 FEET; THENCE N09°35'36"W, 71.18 FEET; THENCE N00°20'25"E, 66.68 FEET; THENCE S89°58'58"E, 21.23 FEET; THENCE S10°50'36"E, 63.47 FEET; THENCE S05°11'15"E, 78.89 FEET; THENCE S07°57'17"E, 206.16 FEET; THENCE S52°33'49"E, 25.12 FEET; THENCE S01°13'34"E, 529.02 FEET; THENCE S55°35'39"W, 94.55 FEET; THENCE S61°25'27"E, 190.31 FEET; THENCE S28°23'14"W, 30.00 FEET; THENCE N61°36'46"W, 196.35 FEET; THENCE N34°24'21"W, 8.63 FEET; THENCE S55°35'39"W, 25.47 FEET; THENCE N88°16'46"W, 258.18 FEET; THENCE S50°28'19"W, 359.32 FEET; THENCE S07°14'07"E, 228.09 FEET; THENCE S13°12'22"E, 69.88 FEET; THENCE S67°16'34"W, 210.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1,270.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°56'51", AN ARC DISTANCE OF 309.16 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N01°56'44"W, 578.55 FEET; THENCE N06°08'46"W, 182.79 FEET; THENCE S75°19'16"W, 597.77 FEET; THENCE N14°40'44"W, 16.00 FEET; THENCE N75°19'16"E, 600.17 FEET; THENCE N06°08'46"W, 462.99 FEET; THENCE N49°22'39"E, 61.68 FEET; THENCE N59°18'51"W, 478.13 FEET; THENCE N30°41'09"E, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.77 ACRES, MORE OR LESS.



SECTION 4; TOWNSHIP 19 SOUTH; RANGE 23 EAST AND
SUMTER COUNTY, FLORIDA
DESIGN SPEED - 20 M.P.H.
(MINIMUM C/L RADIUS - 89 FT)

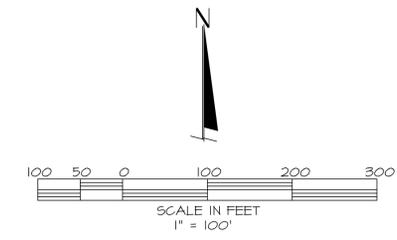
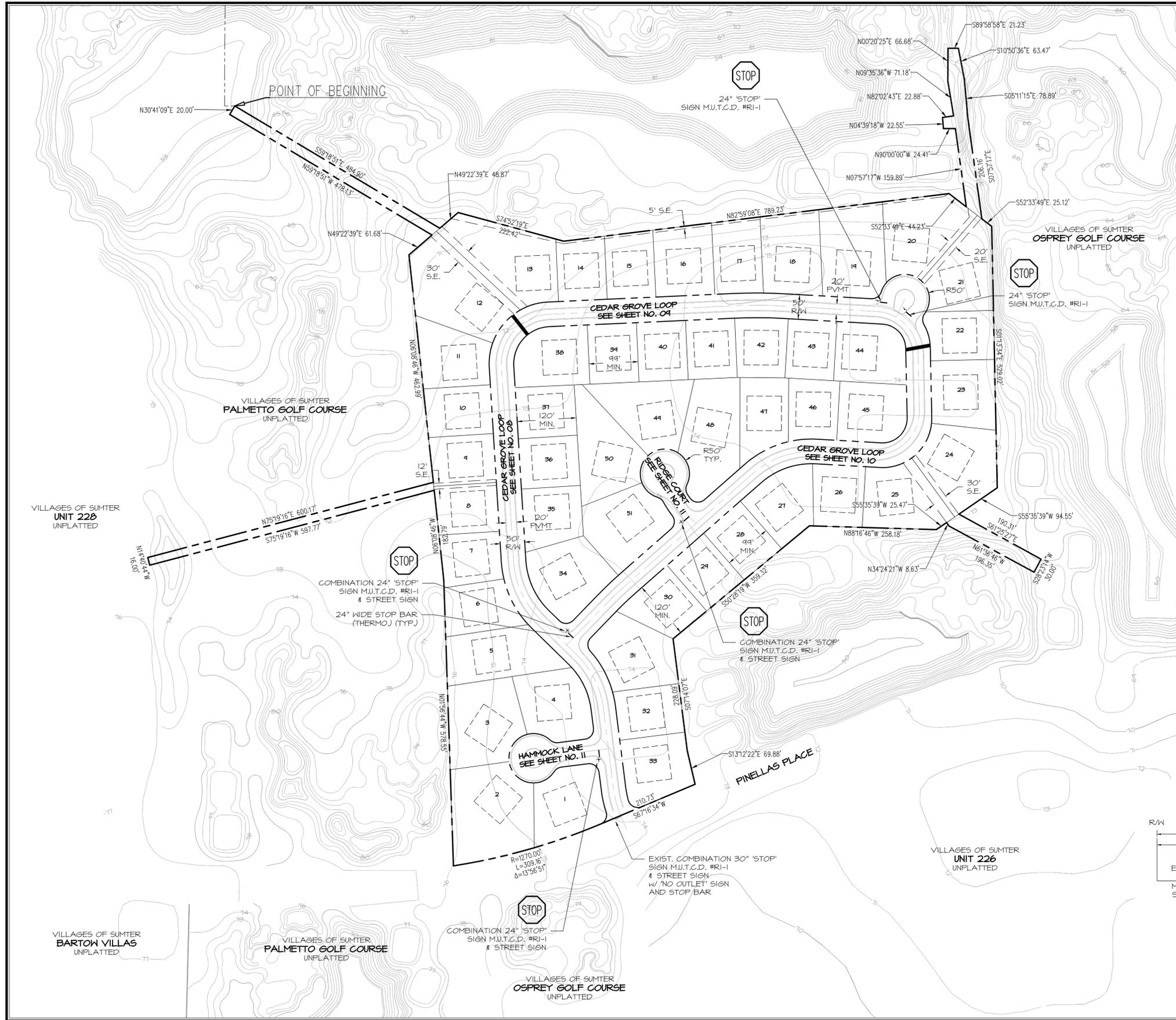
OWNER/DEVELOPER:
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
THE VILLAGES, FL 32162
JOHN R. GRANT, VICE PRESIDENT

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. COVER
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 - CEDAR GROVE LOOP
9. PLAN & PROFILE - CEDAR GROVE LOOP
10. PLAN & PROFILE - CEDAR GROVE LOOP
11. PLAN & PROFILE - HAMMOCK LN. & RIDGE CT.
12. MASTER GRADING PLAN
13. MASTER GRADING PLAN
- EC-1 EROSION CONTROL MASTER PLAN
- UT-1 UTILITY TRENCHING PLAN

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, 2009", 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 SOCIAL PURPOSE ROADS (LOCAL RESIDENTIAL ROADS) WITH A MINIMUM DIMENSION OF 24"X24".



SITE NOTES FOR UNIT 227

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

BUILDING SETBACKS = 7.5' SIDE YARD, 10' REAR YARD, 25' 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 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

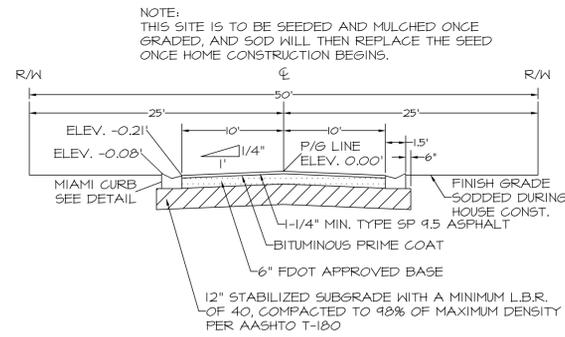
ALL STREETS TO BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY SUMTER COUNTY.

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

SITE DATA	
TOTAL ACRES	24.71 AC.
NUMBER OF UNITS	51
EXISTING ZONING	PLD
DENSITY (DU/AC)*	2.07 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	3,447 L.F.
MINIMUM LOT DIMENSION	99' x 120'
WATER & SEWER SUPPLIED BY	C.S.W.
IRRIGATION SUPPLIED BY	SUMTER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	SEC.O.

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.



BY _____

REVISIONS _____

DATE _____

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

The Villages of Sumter
 UNIT 227

SITE GEOMETRY, SIGNING & MARKING, SHEET INDEX

DATE 11/9/11
 DRAWN BY MARK
 CHKD BY JAH
 FILE NAME 008-227-INDEX
 JOB NO. 421412126

SHT_03_OF_13

The Villages®

PRELIMINARY/ENGINEERING PLAN OF UNIT 228

DATE	ISSUE	BY
11-7-11	▲ REVISED PER COUNTY COMMENTS	HAL

LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N00°16'13"E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 926.61 FEET; THENCE DEPARTING SAID EAST LINE N89°43'47"W, 104.50 FEET TO THE POINT OF BEGINNING; THENCE S16°39'40"W, 204.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF N73°57'14"W, 96.37 FEET TO WHICH A RADIAL LINE BEARS S12°12'32"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°40'28", AN ARC DISTANCE OF 96.44 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°39'44", AN ARC DISTANCE OF 380.11 FEET TO THE POINT OF TANGENCY; THENCE N10°32'44"E, 80.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 760.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°38'33", AN ARC DISTANCE OF 260.55 FEET TO THE POINT OF TANGENCY; THENCE N09°05'49"W, 102.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 730.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°33'23", AN ARC DISTANCE OF 159.98 FEET TO THE POINT OF TANGENCY; THENCE N21°39'12"W, 83.93 FEET; THENCE N23°20'48"E, 19.33 FEET; THENCE N21°39'12"W, 53.87 FEET; THENCE N71°23'48"W, 17.91 FEET; THENCE N21°39'12"W, 41.47 FEET; THENCE N72°01'34"E, 259.57 FEET; THENCE S47°04'11"E, 150.67 FEET; THENCE S05°20'07"E, 898.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.39 ACRES, MORE OR LESS.



SECTION 4; 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

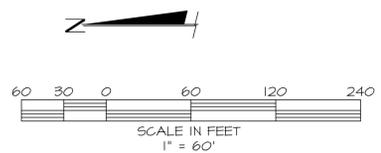
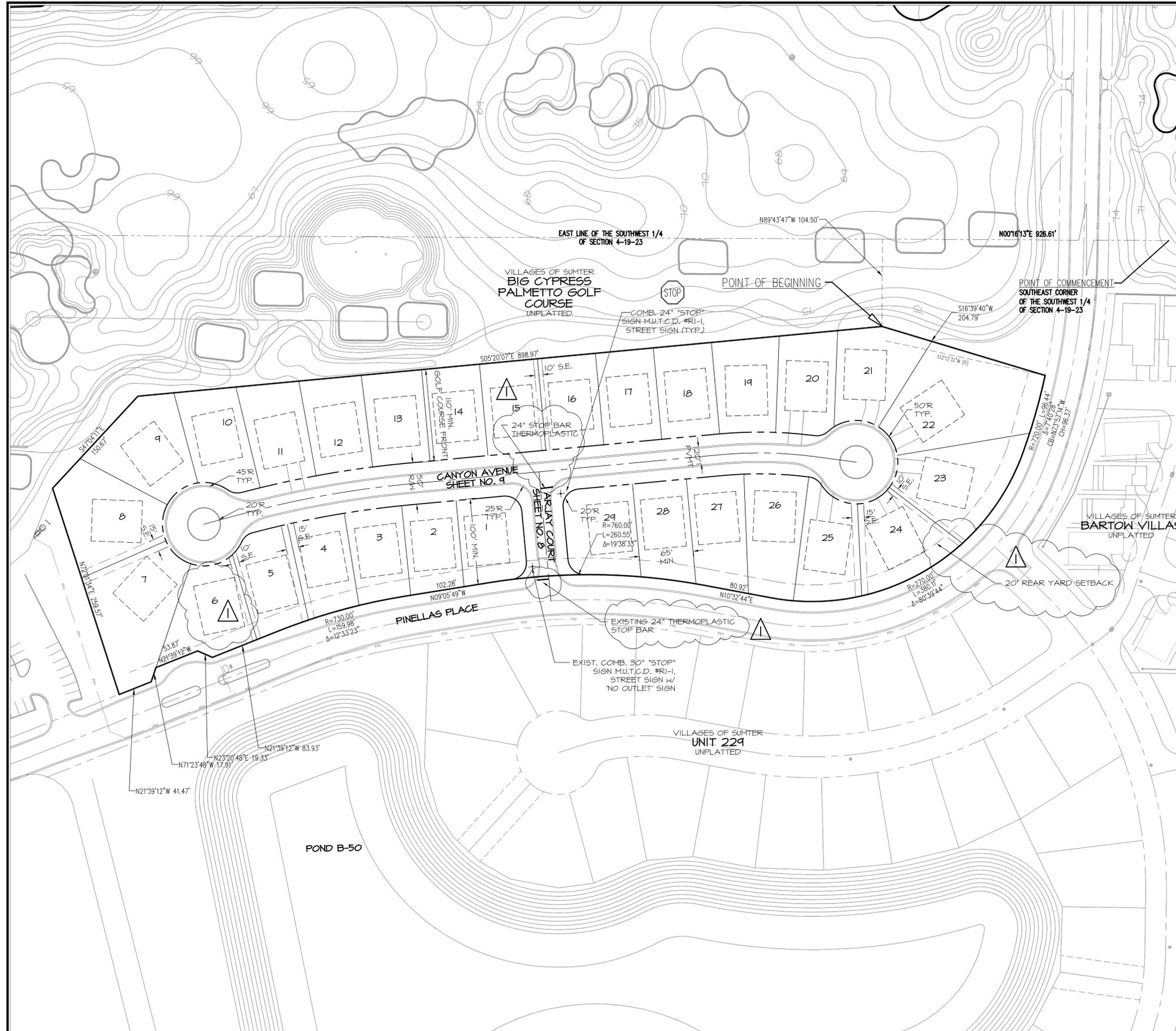
INDEX OF SHEETS

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 - ARJAY COURT
9. PLAN & PROFILE - CANYON AVENUE
10. GRADING MASTER PLAN
- EG-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 MAY 1, 2009", 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 DATA	
TOTAL ACRES	134 AC.
NUMBER OF UNITS	29
EXISTING ZONING	FUD
DENSITY (DU/AC)*	3.82 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	2,807 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.

SITE NOTES FOR UNIT 228

OWNER-DEVELOPER - THE VILLAGES OF LAKE-SUMTER, INC.
 940 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 4, 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.

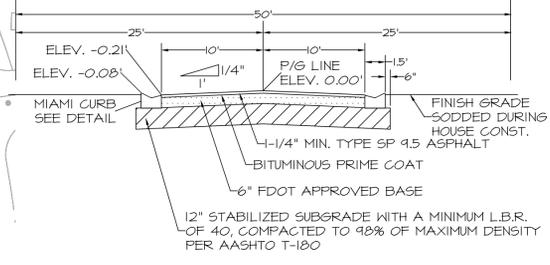
ALL STORM WATER MANAGEMENT FACILITIES TO BE CONSTRUCTED AND MAINTAINED BY VILLAGE COMMUNITY DEVELOPMENT DISTRICT

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

DATE	BY	REVISIONS
11-11	JAH	
		REV. PER COUNTY COMMENTS

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

The Villages
 VILLAGES OF SUMTER
 UNIT 228
 SITE GEOMETRY, SIGNING & MARKING SHEET INDEX

DATE 11/10/11
 DRAWN BY JAH
 CHKD BY JAH
 FILE NAME 003-228-GEOM
 JOB NO. 1211412131

PRELIMINARY/ENGINEERING PLANS

FOR

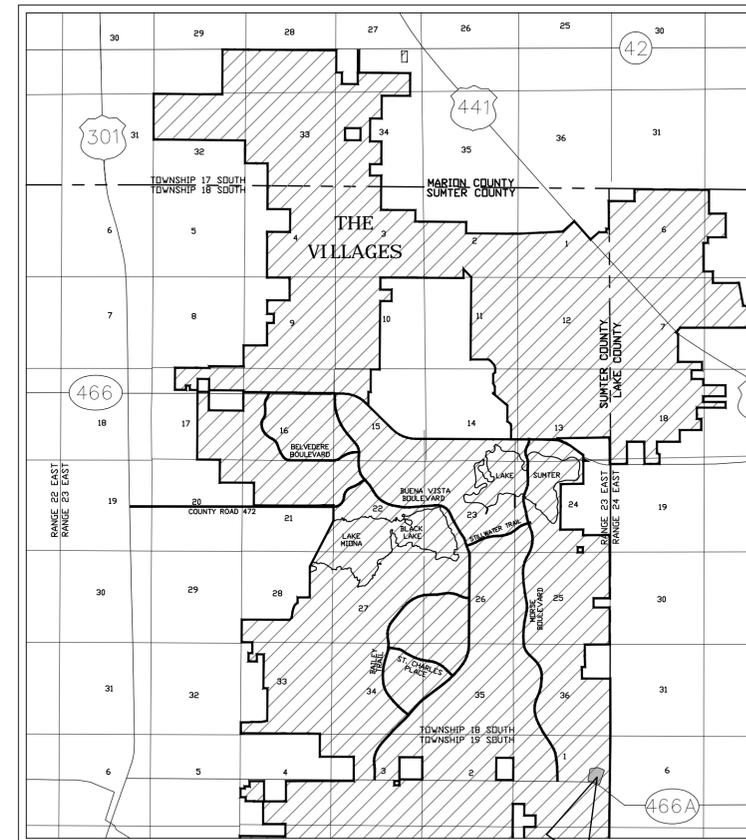
THE TIRE CHOICE AT COLONY PLAZA (THE VILLAGES)

SHEET INDEX	
SHEET #	DESCRIPTION
C1	COVER
C2	GENERAL NOTES
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	EROSION CONTROL PLAN
C5	SITE PLAN
C6	PAVING, GRADING & DRAINAGE PLAN
C7	UTILITY PLAN
C8	CROSS SECTIONS & DETAILS SHEET
C9	DETAILS PLAN
C10	DETAILS PLAN

SECTION 01, TOWNSHIP 19 S, RANGE 23 E
SUMTER COUNTY, FL

PREPARED FOR:
MEDALLION VENTURES, LLC

4201 WEST CYPRESS STREET
TAMPA, FL 33607
(813) 854-2211



LOCATION MAP

1" = 5,280'

DEVELOPER:

MEDALLION VENTURES, LLC
4201 WEST CYPRESS STREET
TAMPA, FL 33607

OWNER:

MORSE-SEMBLER VILLAGES #5, LTD.
990 OLD MILL RUN
THE VILLAGES, FL 32162

NOTE:

1. NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES DRC OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES DRC'S REPRESENTATIVE WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. ANY DEFICIENCIES FOUND BY THE VILLAGES DRC'S REPRESENTATIVE 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 DRC SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO THE TOWN OF LADY LAKE BY THE PROJECT ENGINEER.

CONTRACTOR SHALL CALL
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770

LOCAL UTILITY PROVIDERS

WATER AND WASTEWATER UTILITIES:

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
C/O OMI
501 SUNBELT ROAD
THE VILLAGES, FL 32159
(352) 259-2802
RUSS VAUGHN

TELEPHONE UTILITIES:

CENTURY LINK
13465 SE CR 25
OCKLAWAHA, FL 32179
(352) 326-1297
MARK HOEVENAIR

NON-POTABLE IRRIGATION/FIRE PROTECTION UTILITY:

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
C/O GRANT & DZURO
990 OLD MILL RUN
THE VILLAGES, FL 32162
(352) 753-6260
RON GRANT

UNDERGROUND LOCATES:

SUNSHINE STATE ONE CALL OF FLORIDA, INC.
11 PLANTATION ROAD
DEBARY, FLORIDA 32713
811 OR 800-432-4770

ELECTRICAL POWER UTILITIES:

SUMTER ELECTRIC COOPERATIVE INC.
P.O. BOX 301
SUMTerville, FL 33585-0301
(352) 793-3801 EXTENSION 1330
DANNY BOYETT

THE VILLAGES FIBER OPTIC
C/O MCDONOUGH DEVELOPMENT SERVICES
4450 N.E. 83rd. RD.
WILDWOOD, FLORIDA 34785
(352) 753-6219
TOM MCDONOUGH

NATURAL GAS UTILITIES:

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

CABLE UTILITIES:

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

CLEARLINK COMMUNICATION, LLC.
C/O MCDONOUGH DEVELOPMENT SERVICES
4450 N.E. 83rd. RD.
WILDWOOD, FLORIDA 34785
(352) 753-6219
TOM MCDONOUGH

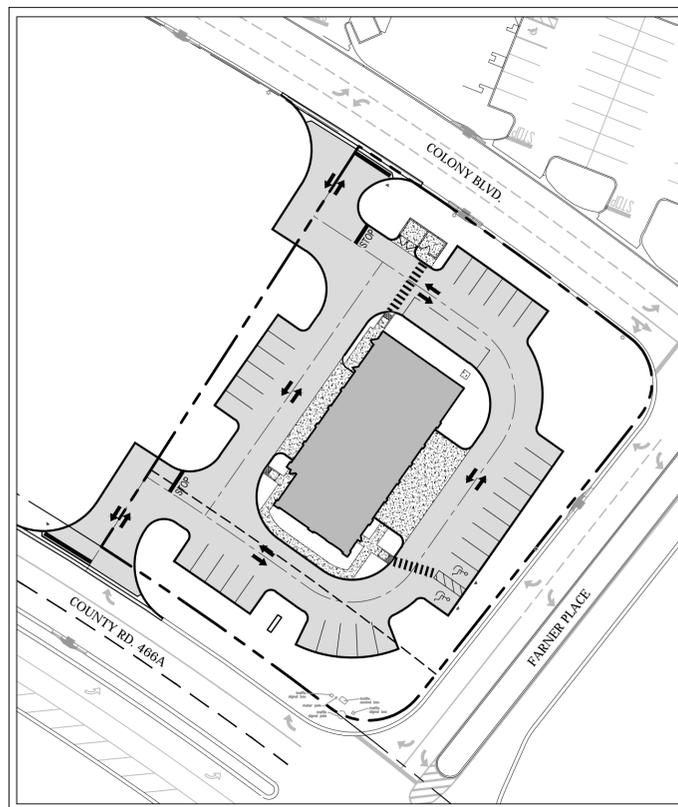
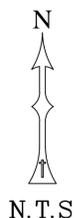
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WILDWOOD, FLORIDA 34785
(352) 753-6219
TOM MCDONOUGH

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 1; THENCE RUN S00°43'12"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 619.98 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466A; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: RUN N50°52'38"W, A DISTANCE OF 361.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 1960.08 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°50'43" AN ARC DISTANCE OF 63.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°27'34" AN ARC DISTANCE OF 152.56 FEET; THENCE RUN N32°49'05"E, A DISTANCE OF 260.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2220.08 FEET AND A CHORD BEARING AND DISTANCE OF S54°50'12"E, 181.71 FEET TO WHICH A RADIAL LINE BEARS N32°49'05"E; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°41'27" AN ARC DISTANCE OF 181.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'53" AN ARC DISTANCE OF 47.59 FEET TO A POINT OF TANGENCY; THENCE RUN S38°24'25"W, A DISTANCE OF 195.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°52'14" AN ARC DISTANCE OF 54.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.18 ACRES MORE OR LESS.



PREPARED BY:
NATIVE
engineering,pllc

p.o. box 2995
land o' lakes, fl 34639
(813) 412-3210
c.o.a. #28759

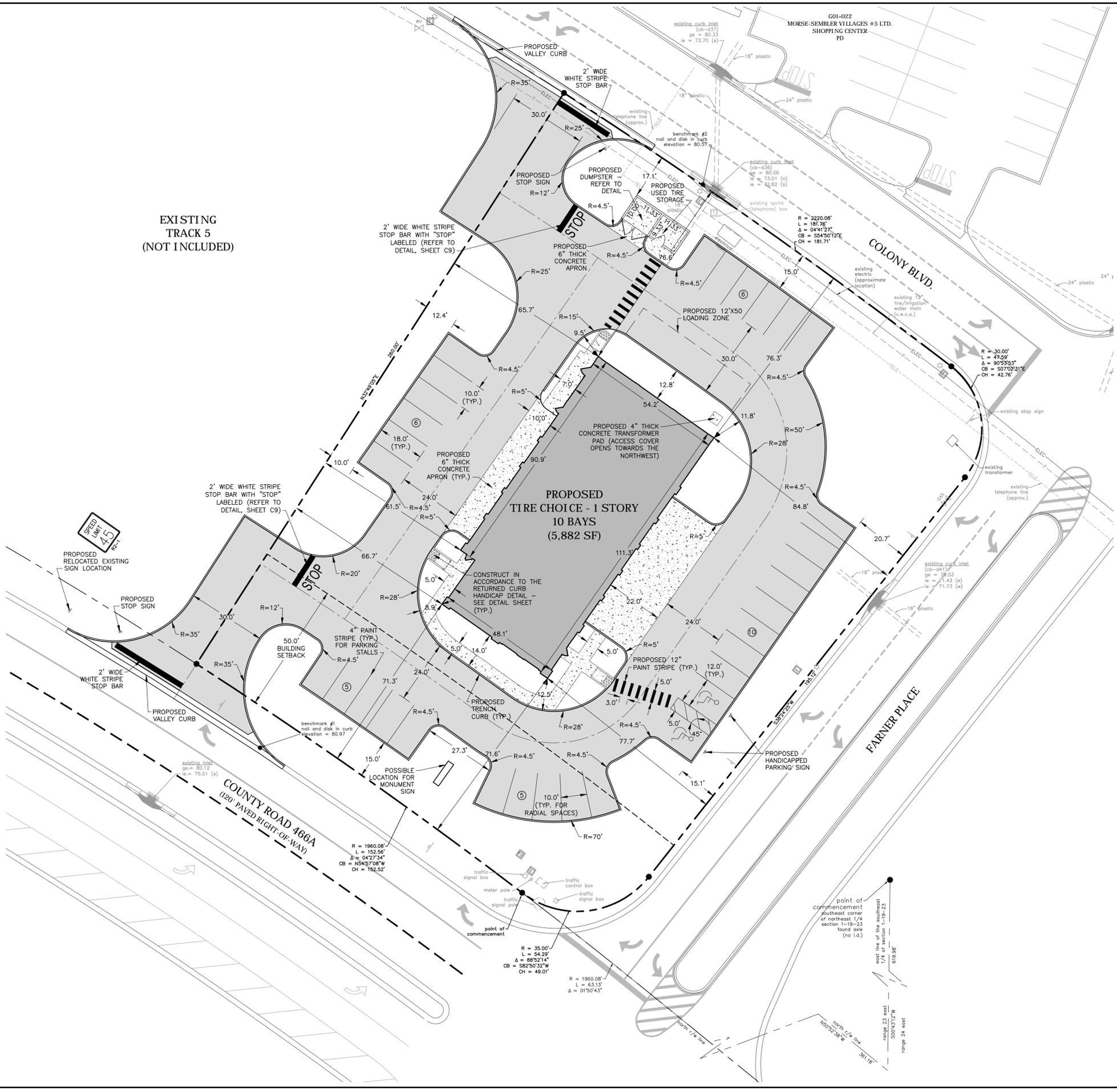
ORIGINAL SET: SEP 2011

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-10-11	REVISED PER VILLAGES COMMENTS

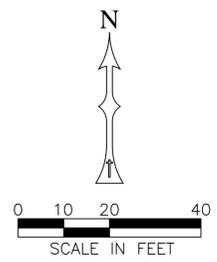
C1

Joshua S. Bradley
Registered Professional
60020
FL Reg. No.

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EXISTING TRACK 5 (NOT INCLUDED)



LEGEND

	PROPERTY LINE
	PROPOSED CENTERLINE
	EXISTING EDGE OF PAVEMENT AND CURB
	PROPOSED EDGE OF PAVEMENT AND CURB
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED HANDICAP LANDING
	PARKING NUMBERS

NOTE
1. ALL PROPOSED CURBING TO BE TRENCH CURB UNLESS SPECIFIED OTHERWISE.

SITE DATA

ZONED:	PUD
SITE AREA:	51,432 SF = 1.18 AC
PROPOSED USE:	TIRE STORE
TYPE OF BUILDING CONSTRUCTION:	CONCRETE BLOCK
BUILDING HEIGHT:	25' (35' MAX)
TOTAL NON-STORAGE AREA:	3,837 SF
TOTAL SALES AREA:	802 SF
TOTAL MAINTENANCE AREA:	3,837 SF
BUILDING SETBACK:	50' FROM CR 466A
PROJECTED NUMBER OF EMPLOYEES DURING SHIFT:	+/- 5 EMPLOYEES

HYDROLOGICAL DATA:

IMPERVIOUS AREA:	
BUILDING:	5,882 SF = 0.14 AC = 12% OF SITE
SIDEWALKS/CONCRETE:	3,163 SF = 0.07 AC = 6% OF SITE
CURB/PAVEMENT (VUA):	26,334 SF = 0.60 AC = 51% OF SITE
TOTAL IMPERVIOUS AREA:	35,379 SF = 0.81 AC = 69% OF SITE
PERVIOUS AREA/OPEN AREA:	16,053 SF = 0.37 AC = 31% OF SITE
TOTAL SITE AREA:	51,432 SF = 1.18 AC = 100%

PARKING SPACE DATA:

PARKING REQUIRED:	30 SPACES (3 SPACES PER SERVICE BAY @ 10 BAYS)
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING PROVIDED:	2 SPACE
TOTAL PARKING PROVIDED:	32 SPACES

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

Joshua S. Bradley
Registered Professional
60020
FL Reg. No.

THE TIRE CHOICE AT COLONY PLAZA (THE VILLAGES)

FOR
MEDALLION VENTURES, LLC
4201 WEST CYPRESS STREET
TAMPA, FL 33607 (813) 854-2211

SITE PLAN

SHEET NUMBER
C5

S-T-R
01-19-23

REVISIONS (ORIGINAL DATE 9/20/11)

NO.	DATE	DESCRIPTION
1	10/16/11	REVISED PER RELEASE COMMENTS

P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 412-3210
CERTIFICATE OF AUTHORIZATION NUMBER: 28759
NATIVE engineering,pllc