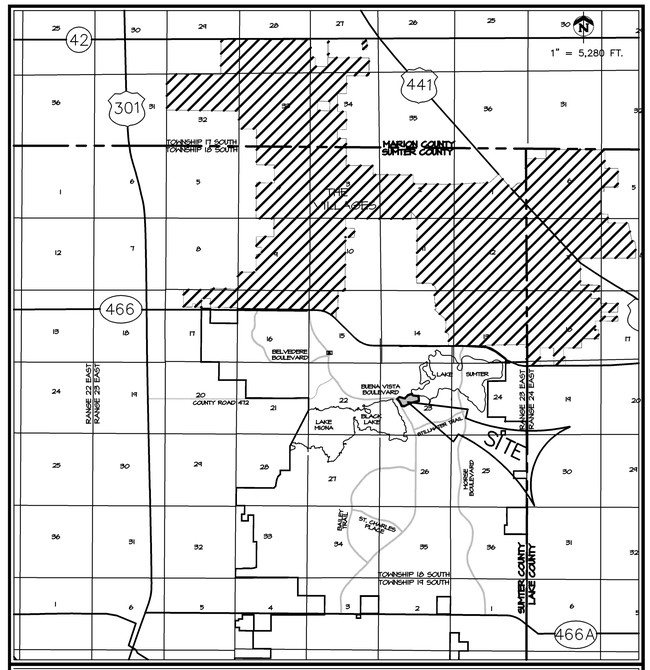
The Villages®

LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 23, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT D, LAKE SUMTER LANDING AS RECORDED IN PLAT BOOK 8, PAGE 28 THROUGH 28I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S05°19'34"E, A RADIAL DISTANCE OF 1,149.50 FEET; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF OLD MILL RUN AS SHOWN ON SAID PLAT OF LAKE SUMTER LANDING THE FOLLOWING COURSES: WESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 06°48'14", A DISTANCE OF 142.32 FEET; THENCE S77°52'07"W, 50.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,028.50 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 18°26'42", A DISTANCE OF 974.46 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 56.13 FEET AND A CHORD BEARING AND DISTANCE OF N68°44'12"W, 62.91 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°09'57", A DISTANCE OF 66.78 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,340.32 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'23", A DISTANCE OF 18.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 122.87 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°22'54", A DISTANCE OF 129.49 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT C, VILLAGES OF SUMTER UNIT NO. 105 AS RECORDED IN PLAT BOOK 7, PAGES 32 THROUGH 32H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 917.00 FEET AND A CHORD BEARING AND DISTANCE OF N17°22'26"W, 47.14 FEET; THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT C THE FOLLOWING COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°56'43", A DISTANCE OF 47.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 833.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°16'09", A DISTANCE OF 425.53 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,183.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°41'07", A DISTANCE OF 117.39 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY OF TRACT C, N46°57'25"E, 18.32 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 62.00 FEET AND A CHORD BEARING AND DISTANCE OF N78°33'51"E, 59.20 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°02'20", A DISTANCE OF 61.72 FEET; THENCE N50°02'41"E, 84.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 71°07'34", A DISTANCE OF 111.83 FEET; THENCE S59°49'45"E, 157.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 60°49'28", A DISTANCE OF 212.32 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'22", A DISTANCE OF 163.26 FEET; THENCE N51°57'25"E, 50.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 85.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 28°52'12", A DISTANCE OF 42.83 FEET; THENCE N23°05'13"E, 34.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 14°27'22", A DISTANCE OF 63.08 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 68.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°22'21", A DISTANCE OF 74.03 FEET; THENCE S80°05'03"E, 44.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 94.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 67°09'22", A DISTANCE OF 110.01 FEET; THENCE S84°55'44"E, 47.46 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF S50°04'38"E, 127.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°33'12", A DISTANCE OF 134.29 FEET; THENCE S80°51'15"E, 134.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 675.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 10°55'20", A DISTANCE OF 128.67 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,325.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°24'11", A DISTANCE OF 148.07 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT OF LAKE SUMTER LANDING; THENCE ALONG SAID BOUNDARY, S02°16'14"E, 355.47 FEET TO THE POINT OF BEGINNING.
CONTAINING 16.28 ACRES, MORE OR LESS.



VICINITY MAP

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

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 - SANDPIPER WAY
9. PLAN & PROFILE - EDGEWATER LANE
10. PLAN & PROFILE - EDGEWATER LANE
11. PLAN & PROFILE - IBISES COURT
12. PLAN & PROFILE - FLAMINGO PLACE
13. PLAN & PROFILE - BLUE HERON AVENUE
14. PLAN & PROFILE - MALLARD LANE
15. PLAN & PROFILE - CORMORANT TERRACE
16. PLAN & PROFILE - SEAGULL COURT
17. MASTER GRADING PLAN

EC-1. EROSION CONTROL PLAN

OWNER/DEVELOPER:
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
THE VILLAGES, FL. 32162
MARTIN L. DZURO, VICE PRESIDENT

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785
JEFFREY A. HEAD, P.E. #58058

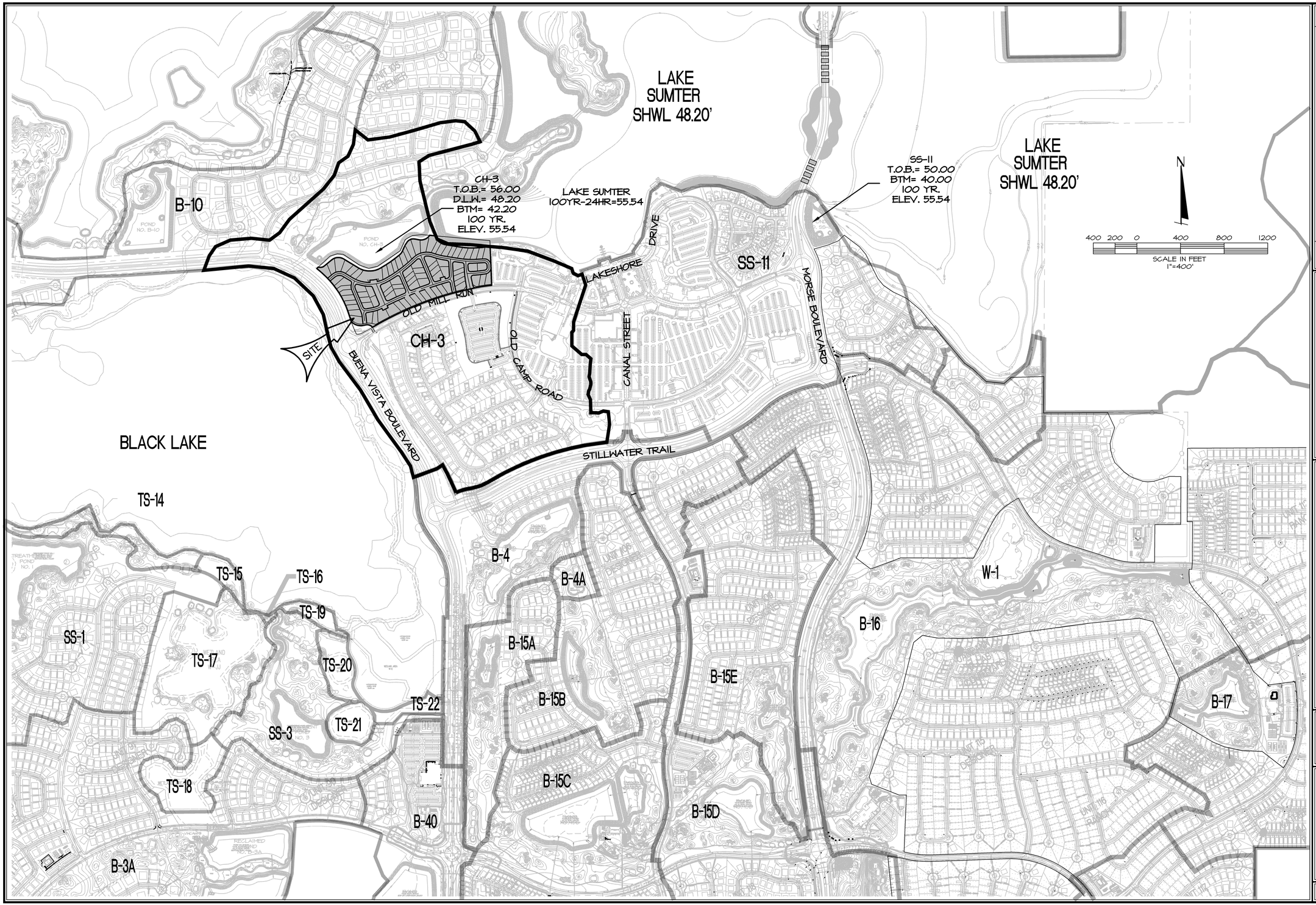
THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED MAY 1, 2009", PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.
(S.W.F.W.M.D. PERMIT #44024899.081)

PRELIMINARY/ENGINEERING PLAN OF EDGEWATER COTTAGES

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

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

S:\SUMTER\UNITS\VILLAS\EDGEWATER COTTAGES\CIVIL\CO SUBMITTAL\ENGINEERING\SUBMIT(03-29-10)\001-EDGEWATER-COVER.dwg, 3/30/2010 2:07:42 PM



DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3128

The Villages

VILLAGES OF SUMTER
EDGEWATER COTTAGES

MASTER DEVELOPMENT PLAN

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME MDEV
JOB NO. 92141.1874

SHT. 2 OF 17

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SITE NOTES

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

BUILDING SETBACKS = 5' SIDE YARD, 10' REAR YARD, 10' REAR YARD FOR DOUBLE FRONTAGE LOTS WITH WALLS, 7.5' FRONT YARD.

ALL STORM WATER MANAGEMENT FACILITIES AND STREETS TO BE CONSTRUCTED AND MAINTAINED BY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 6

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 23, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

TRACTS 'A' & 'B' ARE RESERVED FOR LANDSCAPING AND BUFFERING.
TRACT 'C' IS RESERVED FOR RECREATION.

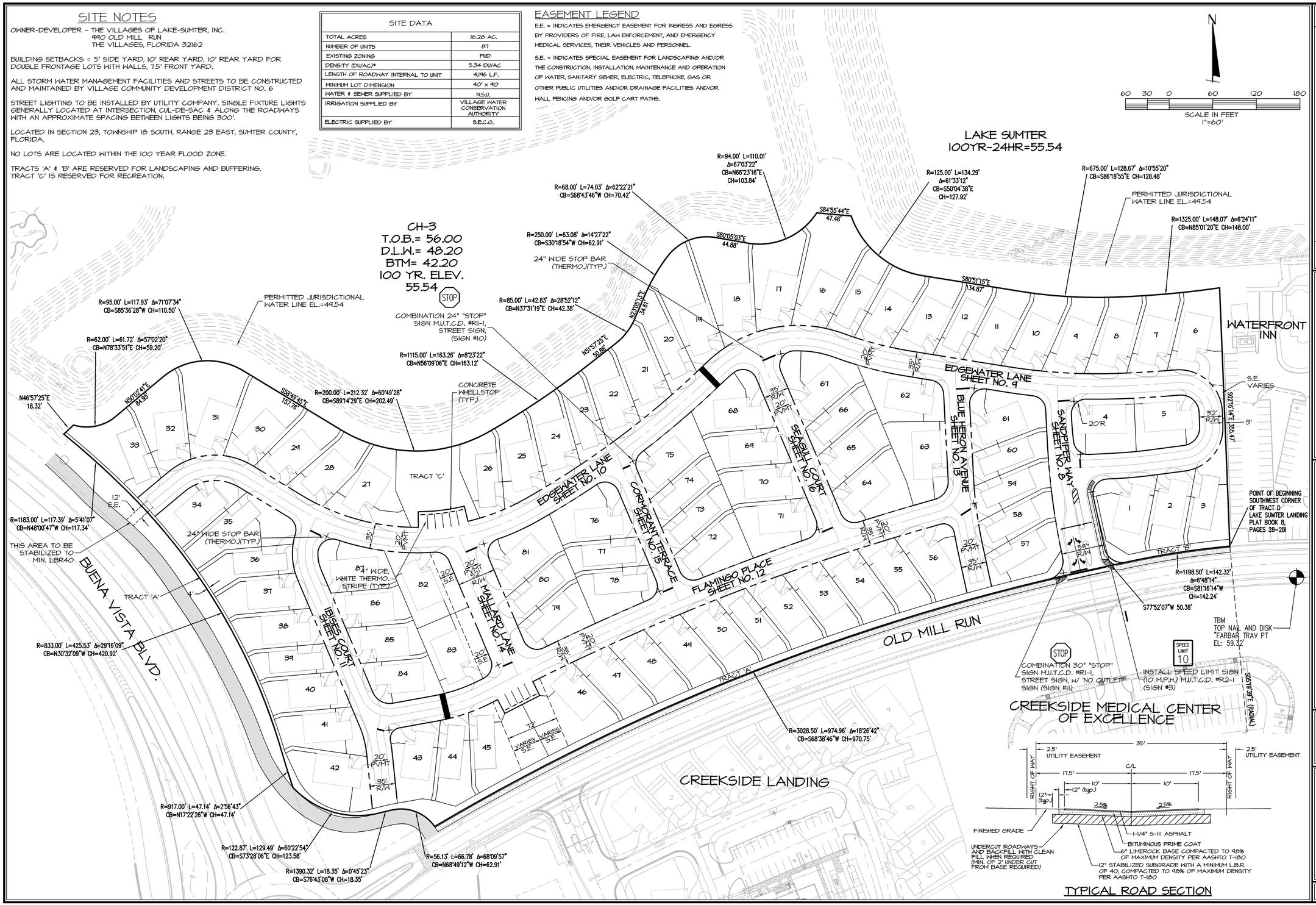
SITE DATA

TOTAL ACRES	16.28 AC.
NUMBER OF UNITS	87
EXISTING ZONING	PUD
DENSITY (DU/AC)*	5.34 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	4,196 L.F.
MINIMUM LOT DIMENSION	40' x 90'
WATER & SEWER SUPPLIED BY	N.S.U.
IRRIGATION SUPPLIED BY	VILLAGE WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

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.



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Certificate of Authorization Number: 4709
4450 N.E. 83rd Road o Wildwood, Florida 34785 o (352) 748-3128

The Villages

VILLAGES OF SUMTER
EDGEWATER COTTAGES

SITE GEOMETRY, SIGNING & MARKING
& SHEET INDEX

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER INDEX
JOB NO. 921141.1874

SHT. 3 OF 17

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STORM DRAIN LEGEND

PROPOSED		EXISTING
SD	STORM DRAIN	SD
	FLOW ARROW	
	INLET	
	MANHOLE	
	YARDDRAIN	
15"x12"	REDUCER (SIZE)	15"x12"
76	CONTOUR	76
	FLOW ARROW	
D-EC-5	STRUCTURE NUMBER	D-EC-5

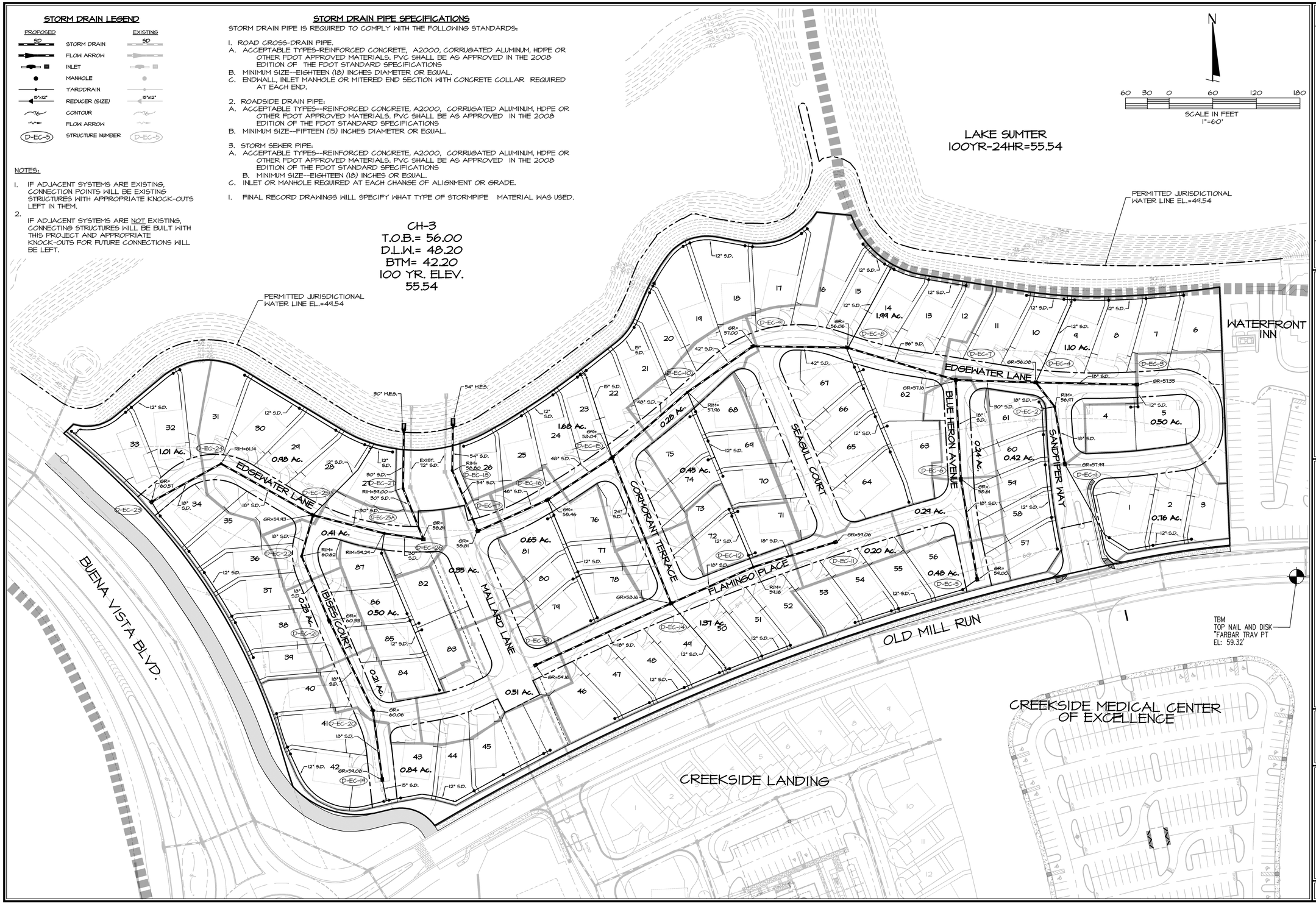
NOTES:

1. IF ADJACENT SYSTEMS ARE EXISTING, CONNECTION POINTS WILL BE EXISTING STRUCTURES WITH APPROPRIATE KNOCK-OUTS LEFT IN THEM.
2. IF ADJACENT SYSTEMS ARE NOT EXISTING, CONNECTING STRUCTURES WILL BE BUILT WITH THIS PROJECT AND APPROPRIATE KNOCK-OUTS FOR FUTURE CONNECTIONS WILL BE LEFT.

STORM DRAIN PIPE SPECIFICATIONS

STORM DRAIN PIPE IS REQUIRED TO COMPLY WITH THE FOLLOWING STANDARDS:

1. ROAD CROSS-DRAIN PIPE.
   A. ACCEPTABLE TYPES-REINFORCED CONCRETE, A2000, CORRUGATED ALUMINUM, HDPE OR OTHER FDOT APPROVED MATERIALS. PVC SHALL BE AS APPROVED IN THE 2008 EDITION OF THE FDOT STANDARD SPECIFICATIONS
   B. MINIMUM SIZE--EIGHTEEN (18) INCHES DIAMETER OR EQUAL.
   C. ENDWALL, INLET MANHOLE OR MITERED END SECTION WITH CONCRETE COLLAR REQUIRED AT EACH END.
2. ROADSIDE DRAIN PIPE:
   A. ACCEPTABLE TYPES--REINFORCED CONCRETE, A2000, CORRUGATED ALUMINUM, HDPE OR OTHER FDOT APPROVED MATERIALS. PVC SHALL BE AS APPROVED IN THE 2008 EDITION OF THE FDOT STANDARD SPECIFICATIONS
   B. MINIMUM SIZE--FIFTEEN (15) INCHES DIAMETER OR EQUAL.
3. STORM SEWER PIPE:
   A. ACCEPTABLE TYPES--REINFORCED CONCRETE, A2000, CORRUGATED ALUMINUM, HDPE OR OTHER FDOT APPROVED MATERIALS. PVC SHALL BE AS APPROVED IN THE 2008 EDITION OF THE FDOT STANDARD SPECIFICATIONS
   B. MINIMUM SIZE--EIGHTEEN (18) INCHES OR EQUAL.
   C. INLET OR MANHOLE REQUIRED AT EACH CHANGE OF ALIGNMENT OR GRADE.
1. FINAL RECORD DRAWINGS WILL SPECIFY WHAT TYPE OF STORMPIPE MATERIAL WAS USED.



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ENGINEERS ▲ SURVEYORS ▲ PLANNERS
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4450 N.E. 83rd Road o Wildwood, Florida 34785 o (352) 748-3128

The Villages

VILLAGES OF SUMTER
EDGEWATER COTTAGES

STORM DRAINAGE MASTER PLAN

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER STM
JOB NO. 92114.1.874

SHT. 4 OF 17

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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 INCHES 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.

IF ADJACENT SYSTEMS ARE EXISTING, CONNECTION POINTS WILL BE EXISTING MANHOLES WITH APPROPRIATE PLUGGED BOOTS AT CONNECTION POINTS.

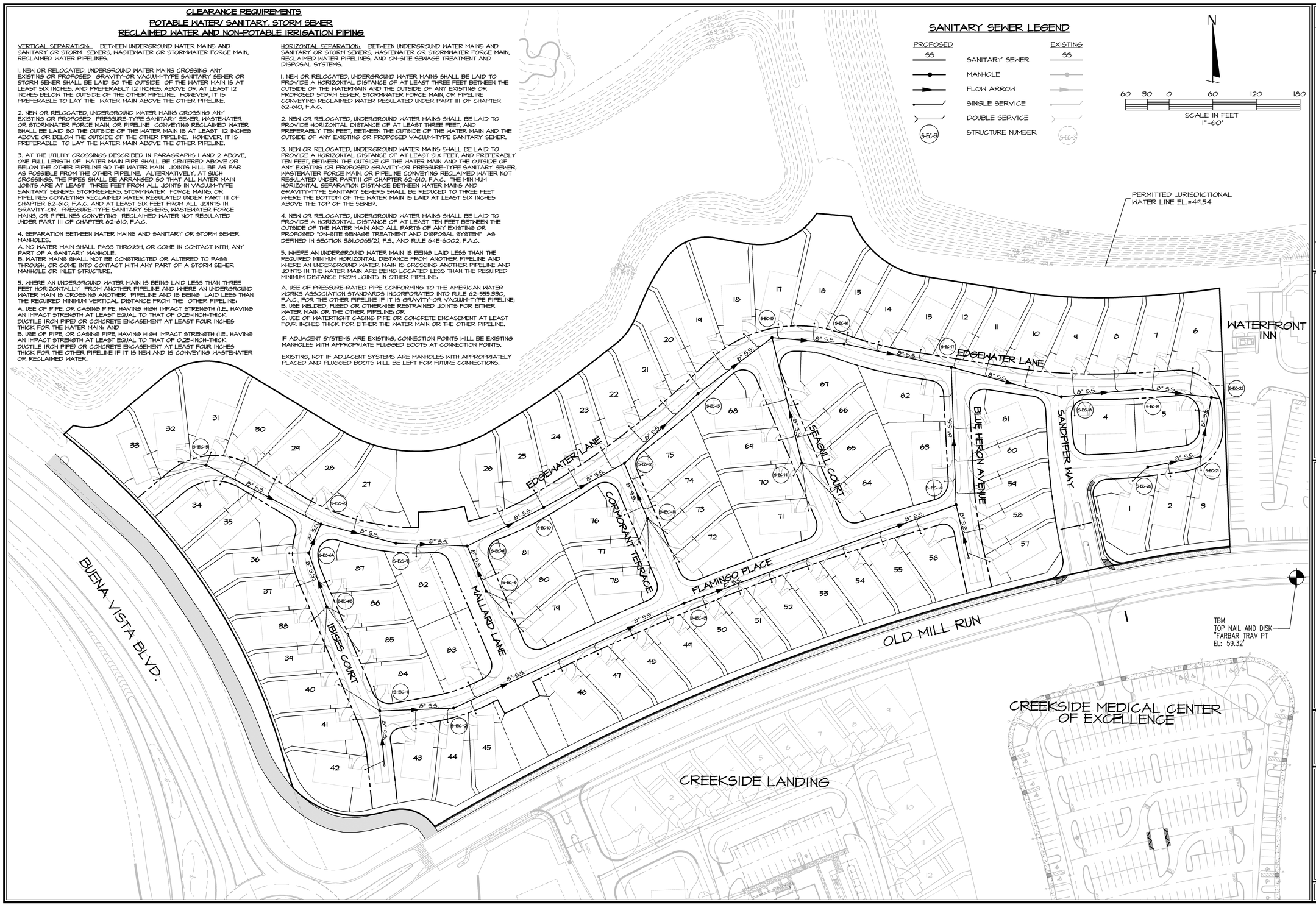
EXISTING, NOT IF ADJACENT SYSTEMS ARE MANHOLES WITH APPROPRIATELY PLACED AND PLUGGED BOOTS WILL BE LEFT FOR FUTURE CONNECTIONS.

SANITARY SEWER LEGEND

PROPOSED		EXISTING
SS	SANITARY SEWER	SS
	MANHOLE	
	FLOW ARROW	
	SINGLE SERVICE	
	DOUBLE SERVICE	
S-EC-3	STRUCTURE NUMBER	S-EC-3

N

60 30 0 60 120 180
SCALE IN FEET
1"=60'



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4450 N.E. 83rd Road o Wildwood, Florida 34785 o (352) 748-3128

The Villages

VILLAGES OF SUMTER
EDGEWATER COTTAGES

SANITARY SEWER MASTER PLAN

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER SAN
JOB NO. 92114.1.874

SHT. 5 OF 17

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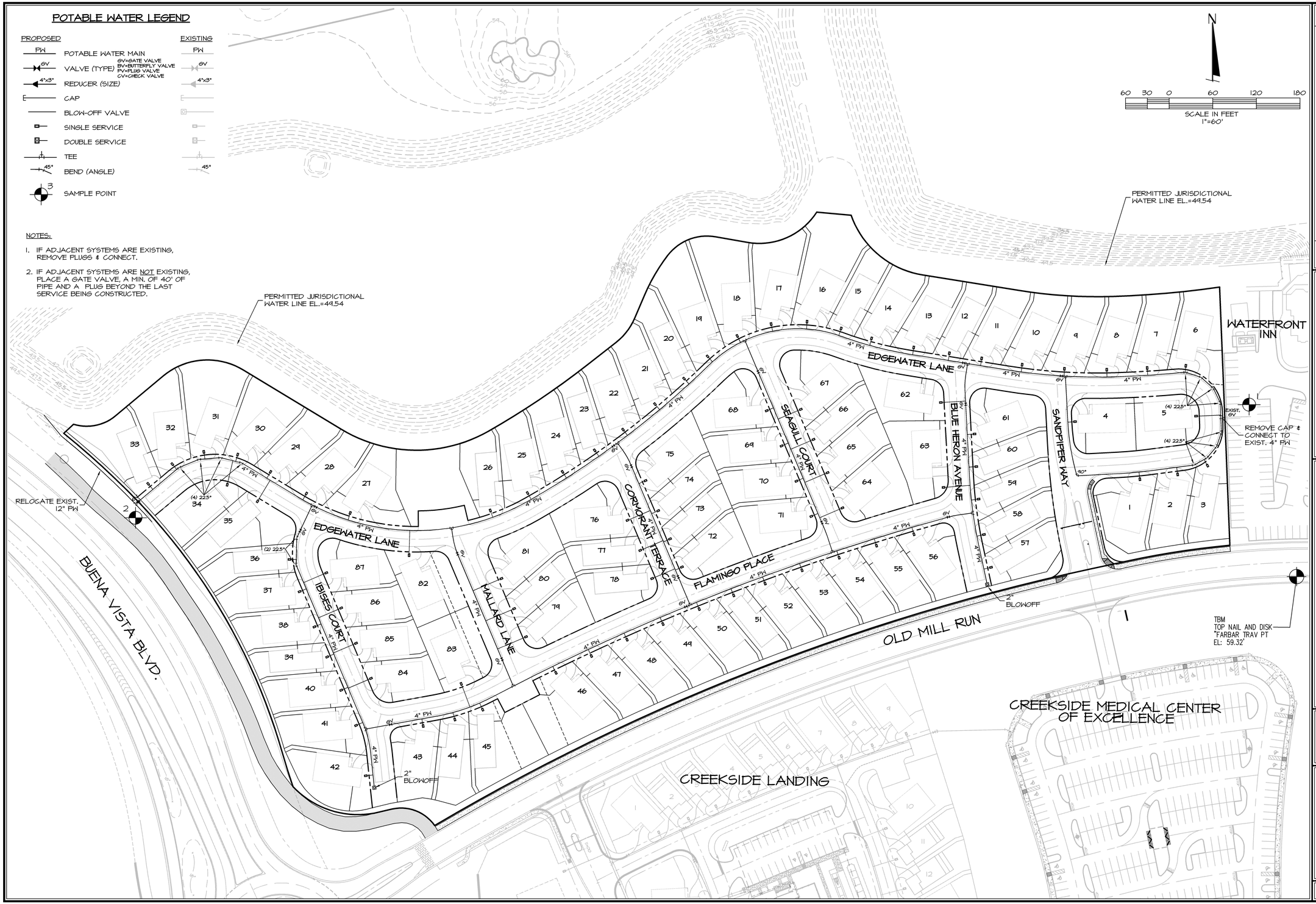
POTABLE WATER LEGEND

PROPOSED		EXISTING
PW	POTABLE WATER MAIN	PW
GV	VALVE (TYPE) GV=GATE VALVE, BV=BUTTERFLY VALVE, PV=PLUG VALVE, CV=CHECK VALVE	GV
4"x3"	REDUCER (SIZE)	4"x3"
	CAP	
	BLOW-OFF VALVE	
	SINGLE SERVICE	
	DOUBLE SERVICE	
	TEE	
45°	BEND (ANGLE)	45°
3	SAMPLE POINT	

NOTES:

1. IF ADJACENT SYSTEMS ARE EXISTING, REMOVE PLUGS & CONNECT.
2. IF ADJACENT SYSTEMS ARE NOT EXISTING, PLACE A GATE VALVE, A MIN. OF 40' OF PIPE AND A PLUG BEYOND THE LAST SERVICE BEING CONSTRUCTED.



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ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3128

The Villages

VILLAGES OF SUMTER
EDGEWATER COTTAGES

WATER DISTRIBUTION MASTER PLAN

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER WAT
JOB NO. 92114.1.0.74

SHT. 6 OF 17

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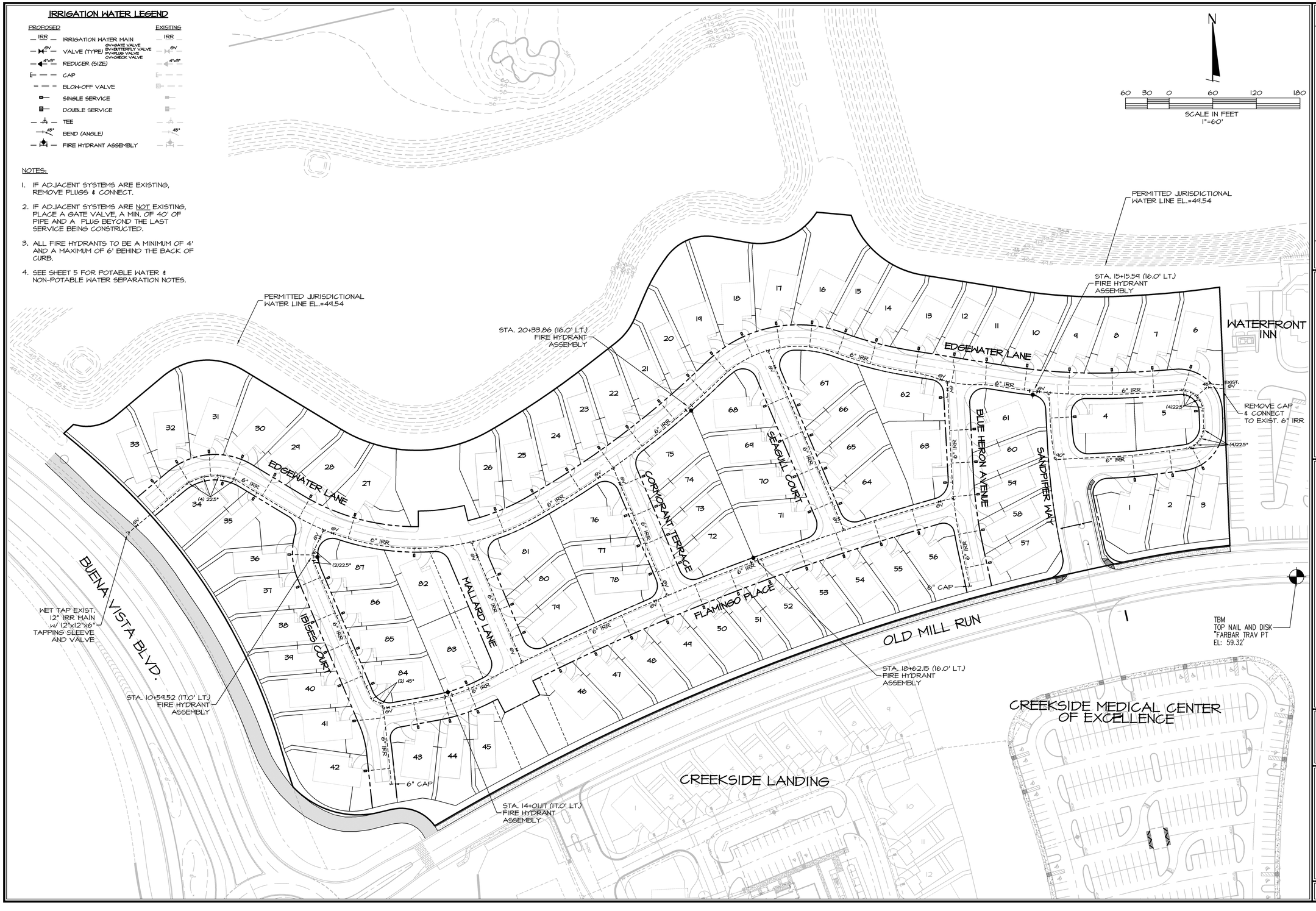
IRRIGATION WATER LEGEND

PROPOSED		EXISTING
IRR	IRRIGATION WATER MAIN	IRR
6V	VALVE (TYPE) 6V=GATE VALVE BV=BUTTERFLY VALVE PV=PLUG VALVE CV=CHECK VALVE	6V
4"x3"	REDUCER (SIZE)	4"x3"
	CAP	
	BLOW-OFF VALVE	
	SINGLE SERVICE	
	DOUBLE SERVICE	
	TEE	
45°	BEND (ANGLE)	45°
	FIRE HYDRANT ASSEMBLY	

NOTES:

1. IF ADJACENT SYSTEMS ARE EXISTING, REMOVE PLUGS & CONNECT.
2. IF ADJACENT SYSTEMS ARE NOT EXISTING, PLACE A GATE VALVE, A MIN. OF 40' OF PIPE AND A PLUG BEYOND THE LAST SERVICE BEING CONSTRUCTED.
3. ALL FIRE HYDRANTS TO BE A MINIMUM OF 4' AND A MAXIMUM OF 6' BEHIND THE BACK OF CURB.
4. SEE SHEET 5 FOR POTABLE WATER & NON-POTABLE WATER SEPARATION NOTES.



DATE	REVISIONS	BY

FARNER BARLEY ▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3128

The Villages Sumter County

VILLAGES OF SUMTER
EDGEWATER COTTAGES

IRRIGATION DISTRIBUTION MASTER PLAN

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER IRR
JOB NO. 921141.1874

SHT. 7 OF 17

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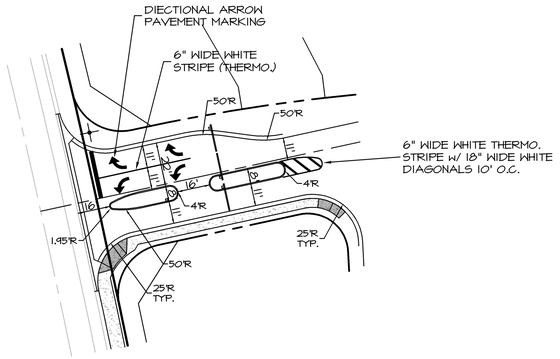
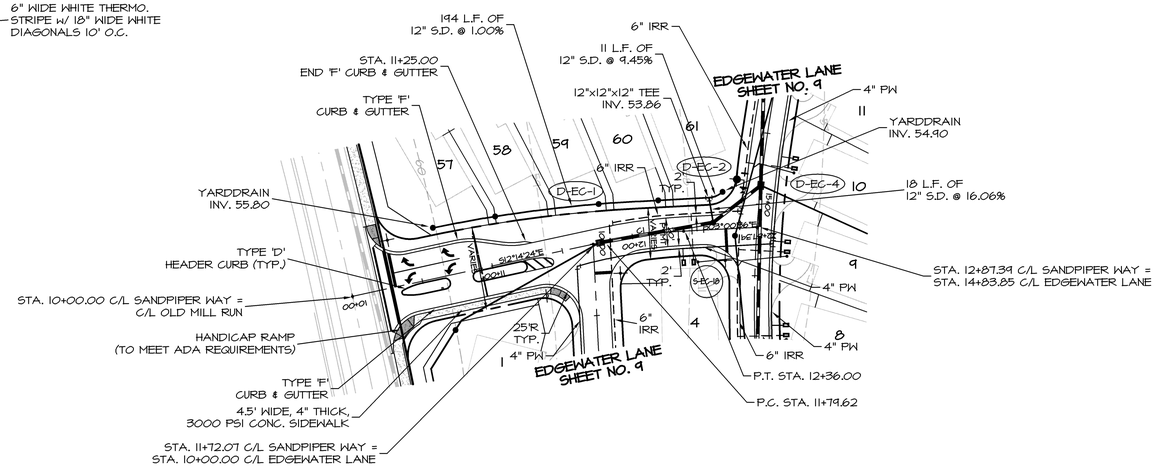
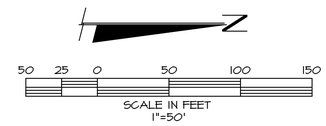
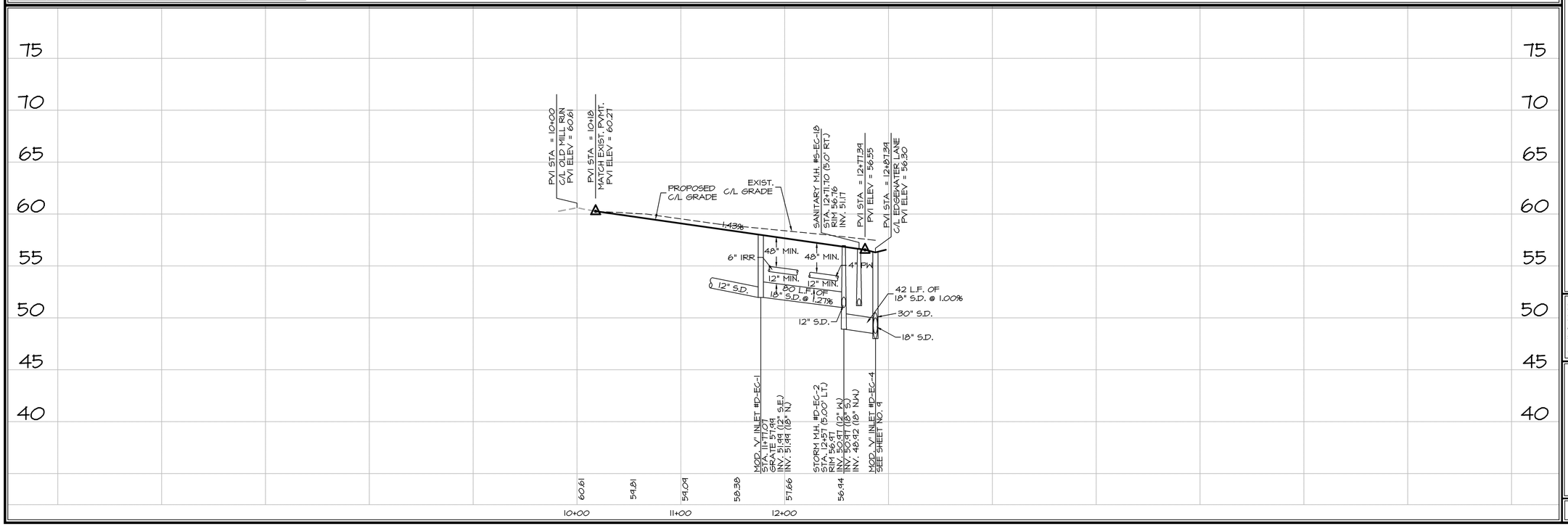






CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C1	350.00	56.38	28.25	56.32	9°13'48"	S07°37'30"E

SANDPIPER WAY



DATE	REVISIONS	BY

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4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages Designers

VILLAGES OF SUMTER
EDGEWATER COTTAGES

PLAN & PROFILE
SANDPIPER WAY

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER-PP1
JOB NO. 921141.1279

SHT. 8 OF 17

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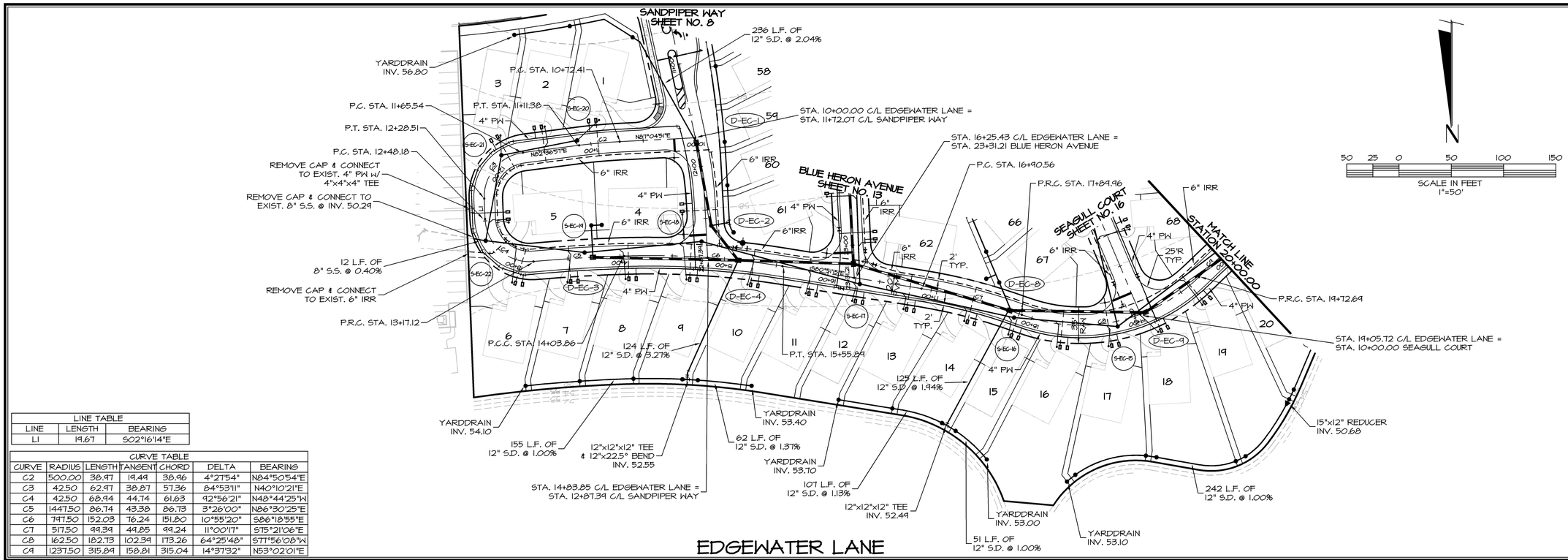
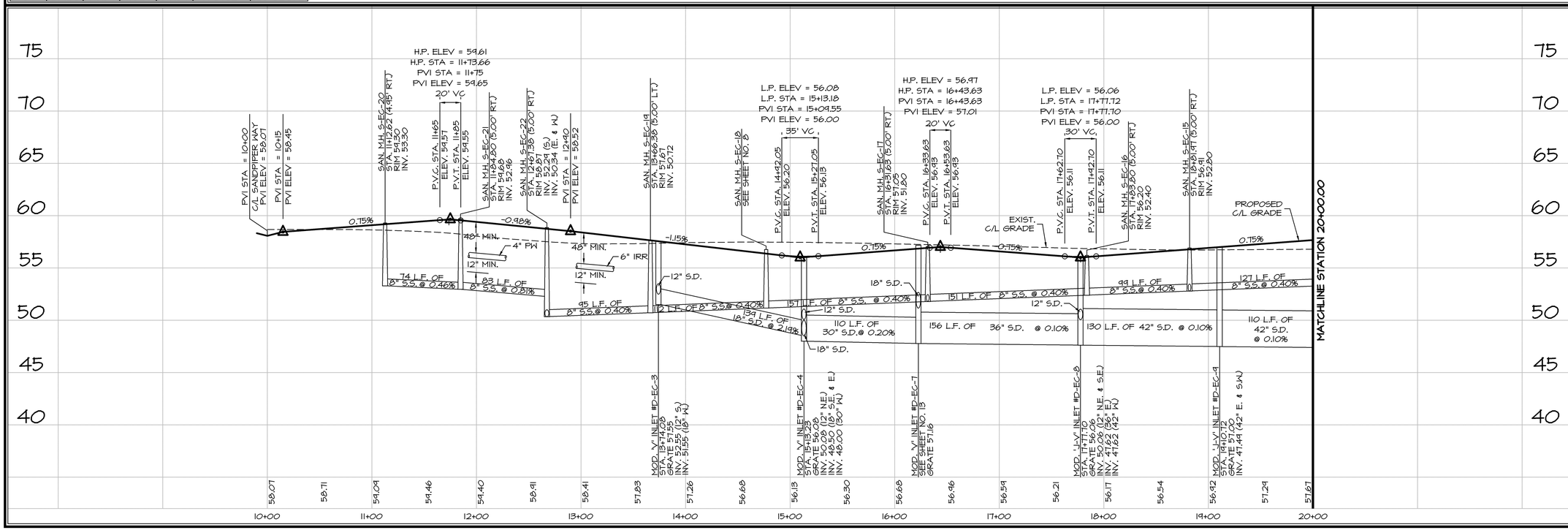


EDGEWATER LANE

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.67	S02°16'14"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C2	500.00	38.97	19.49	38.96	4°27'54"	N84°50'54"E
C3	42.50	62.97	38.87	57.36	84°53'11"	N40°10'21"E
C4	42.50	68.94	44.74	61.63	92°56'21"	N48°44'25"W
C5	1447.50	86.74	43.38	86.73	3°26'00"	N86°30'25"E
C6	797.50	152.03	76.24	151.80	10°55'20"	S86°18'55"E
C7	517.50	49.39	49.25	99.24	11°00'17"	S75°21'06"E
C8	162.50	182.73	102.39	173.26	64°25'48"	S77°56'08"W
C9	1237.50	315.89	158.81	315.04	14°37'32"	N53°02'01"E



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DATE		BY

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The Villages Designer

VILLAGES OF SUMTER
EDGEWATER COTTAGES

PLAN & PROFILE
EDGEWATER LANE

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER-PP2
JOB NO. 92.11.41.12.79

SHT. 9 OF 17

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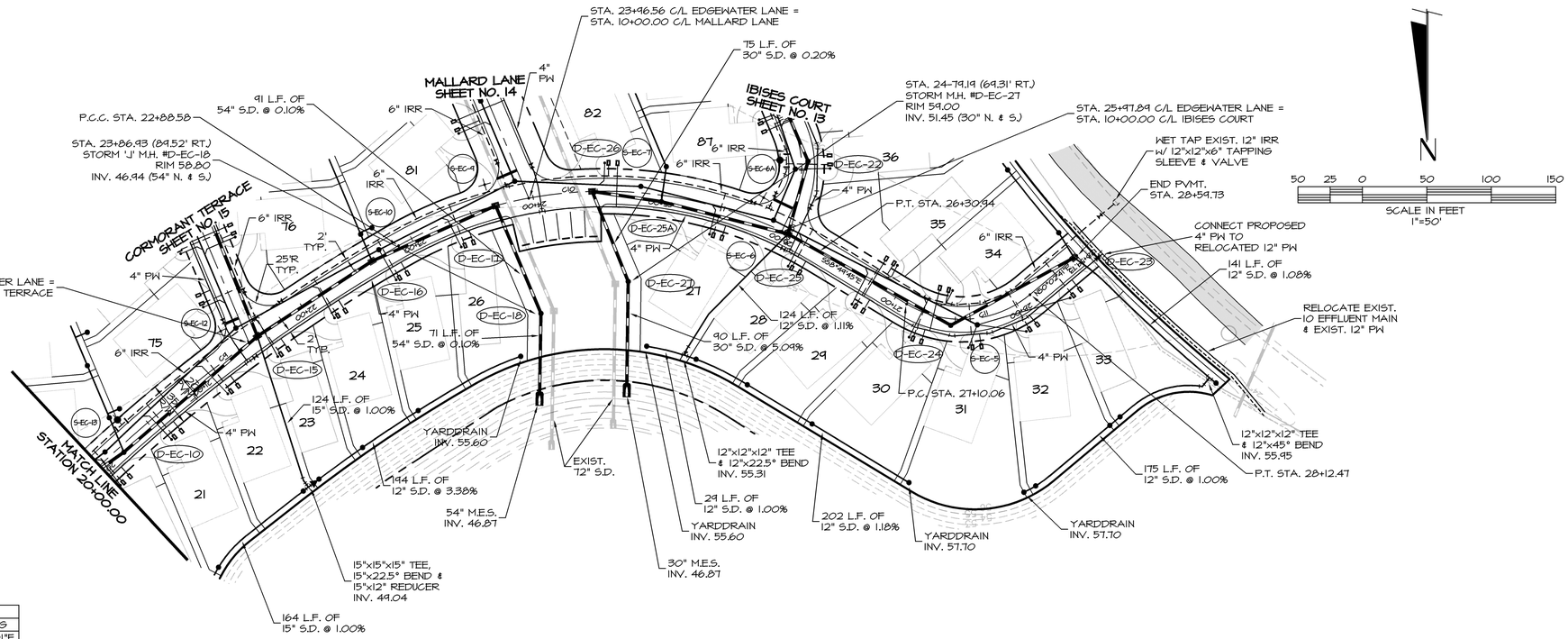
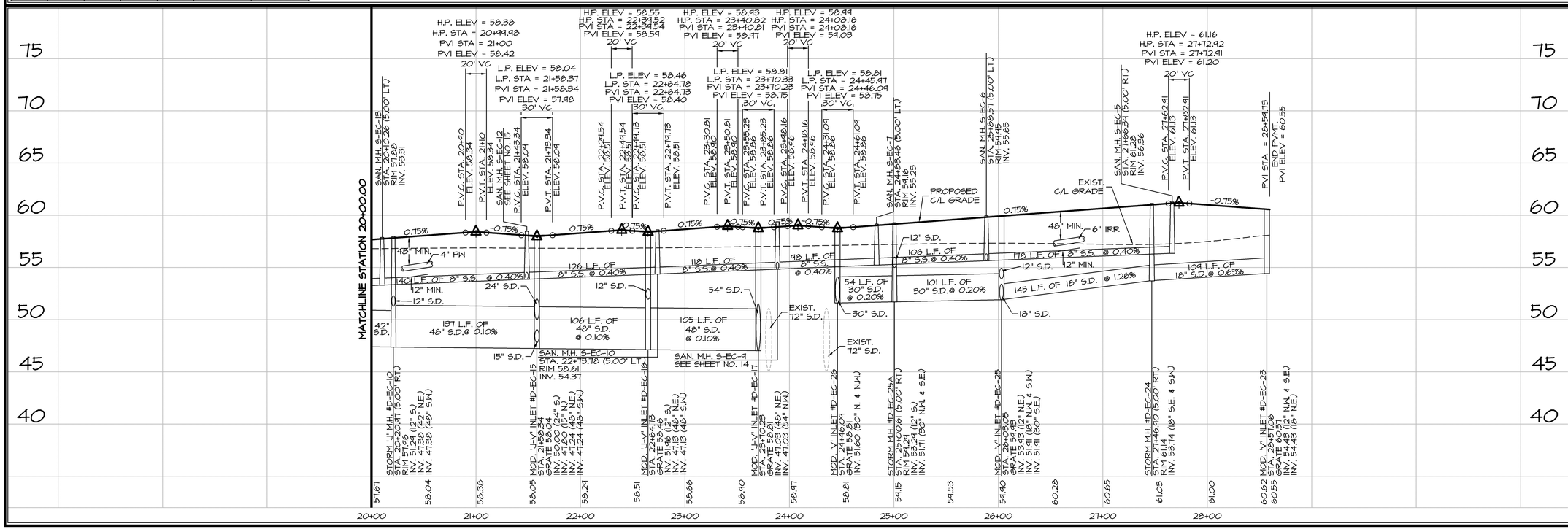


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C9	1237.50	315.89	158.81	315.04	14°37'32"	N53°02'01"E
C10	322.50	342.36	184.30	326.51	60°49'28"	S84°14'24"E
C11	82.50	102.41	58.98	95.96	71°07'34"	S85°36'28"W

EDGEWATER LANE



REVISIONS		
DATE		BY

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS ▲ SURVEYORS ▲ PLANNERS
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4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3128

The Villages Designer

VILLAGES OF SUMTER
EDGEWATER COTTAGES

PLAN & PROFILE
EDGEWATER LANE

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER-PP3
JOB NO. 92.11.41.1.2.7.9

SHT. 10 OF 17

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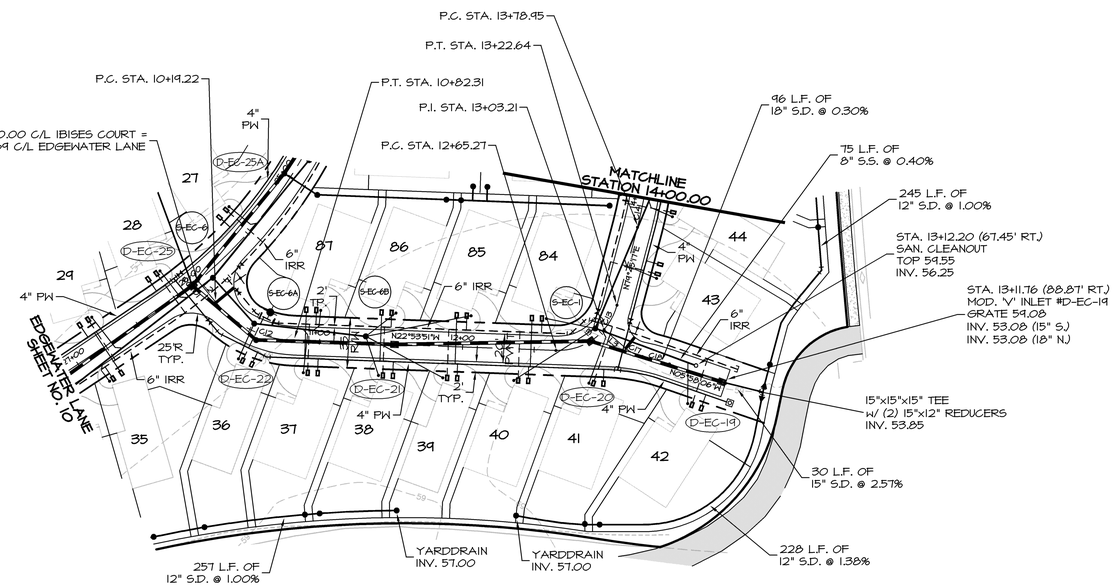
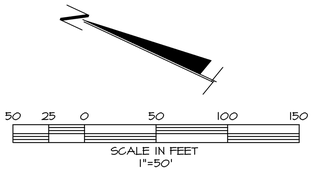
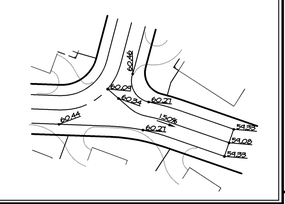


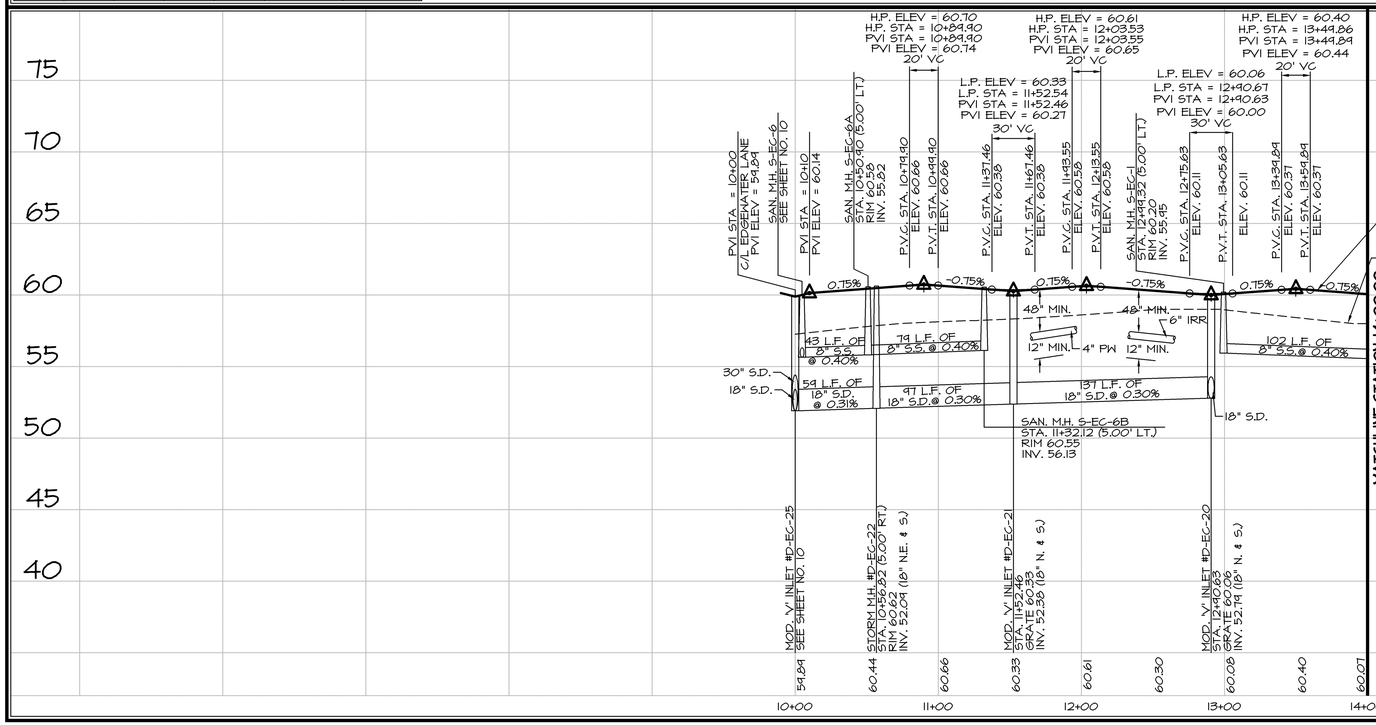


LINE TABLE		
LINE	LENGTH	BEARING
L2	19.22	N25°17'56"E
L3	20.20	N15°56'52"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C12	75.00	63.09	33.55	61.25	48°11'48"	S01°12'03"W
C13	42.50	57.37	34.02	53.12	77°20'52"	S61°34'17"E
C14	250.00	76.20	38.40	75.91	17°27'50"	N71°01'22"E
C17	25.00	12.84	6.57	12.70	29°26'03"	S01°13'51"W
C18	150.00	19.68	9.85	19.67	7°31'04"	N04°43'39"W

IBISES COURT





DATE	REVISIONS	BY

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

The Villages Designed

VILLAGES OF SUMTER
EDGEWATER COTTAGES

PLAN & PROFILE
IBISES COURT

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER-PP4
JOB NO. 921141.1279

SHT. 11 OF 17

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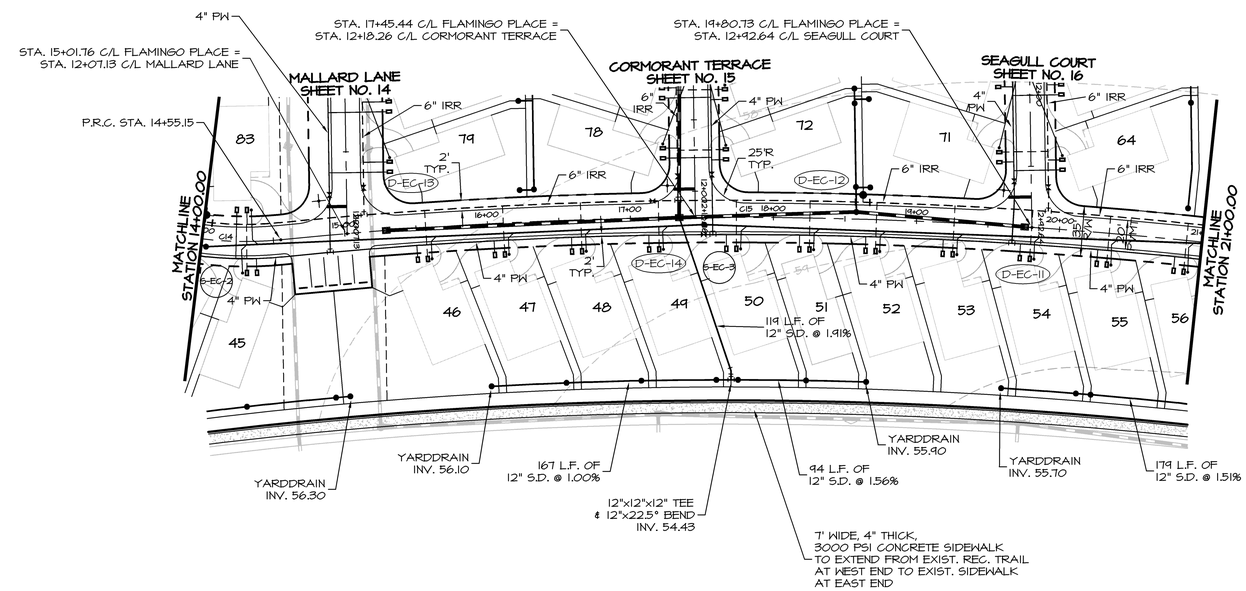
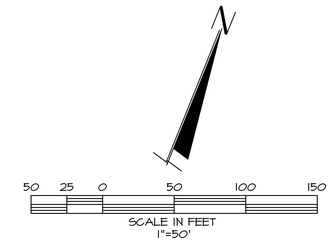
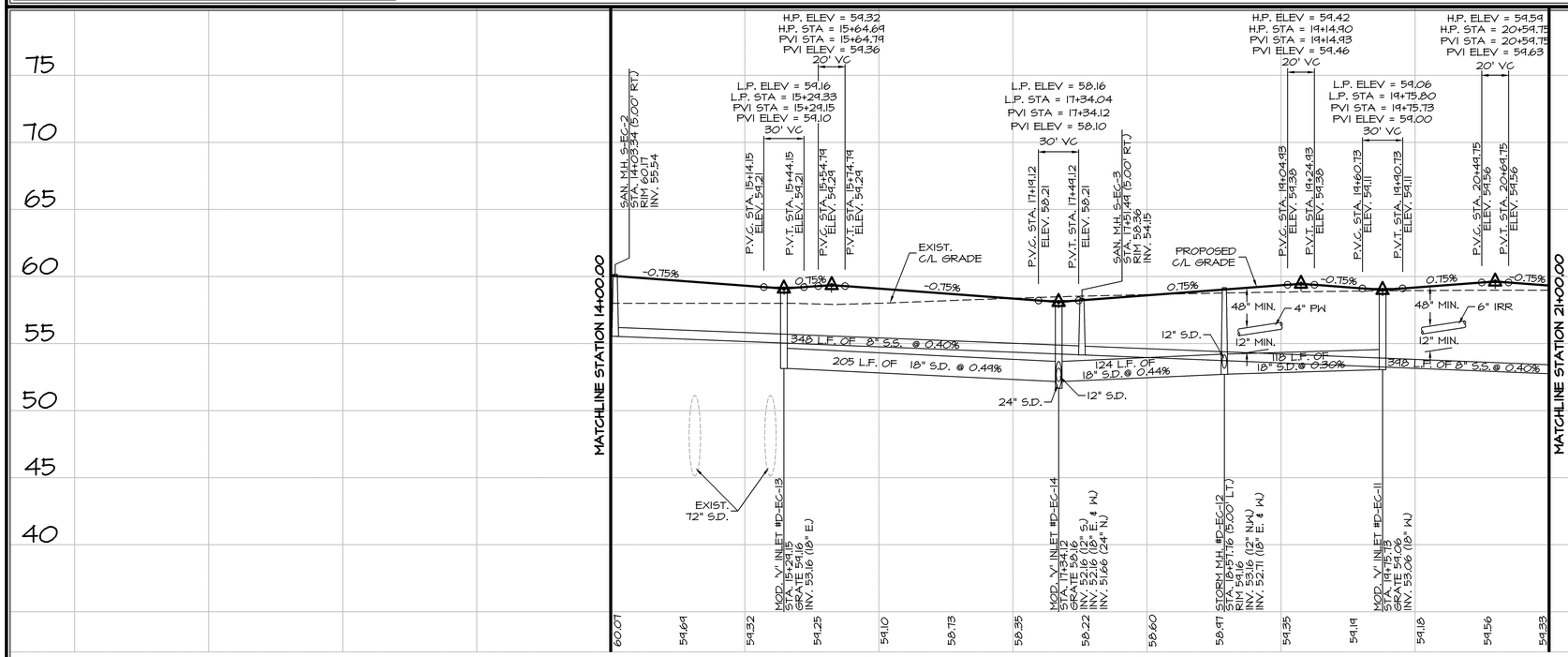




CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C14	250.00	76.20	38.40	75.91	17°27'50"	N71°01'22"E
C15	3156.50	668.38	335.45	667.13	12°07'56"	S68°21'25"W

FLAMINGO PLACE



DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
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Certificate of Authorization Number: 4709
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The Villages Designed
VILLAGES OF SUMTER
EDGEWATER COTTAGES

PLAN & PROFILE
FLAMINGO PLACE

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER-PPS
JOB NO. 921141.1279

SHT. 12 OF 17

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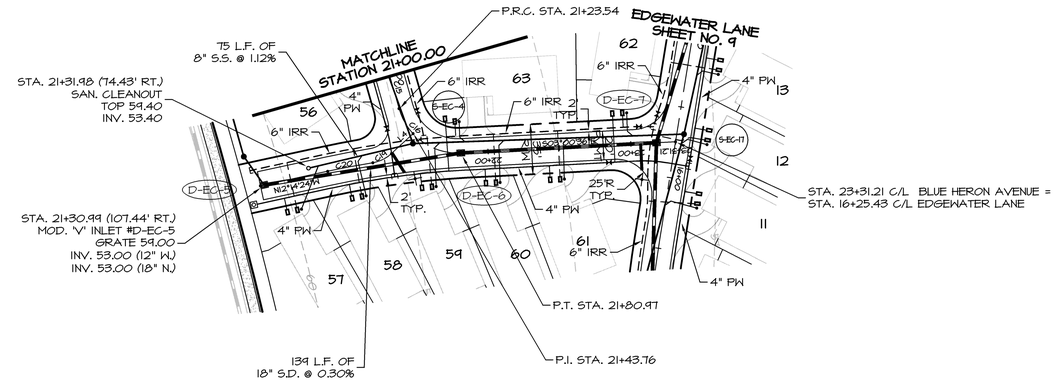
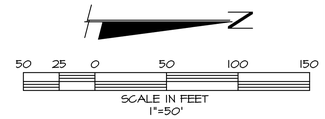
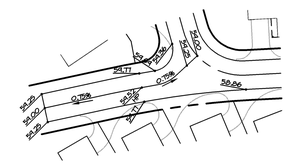


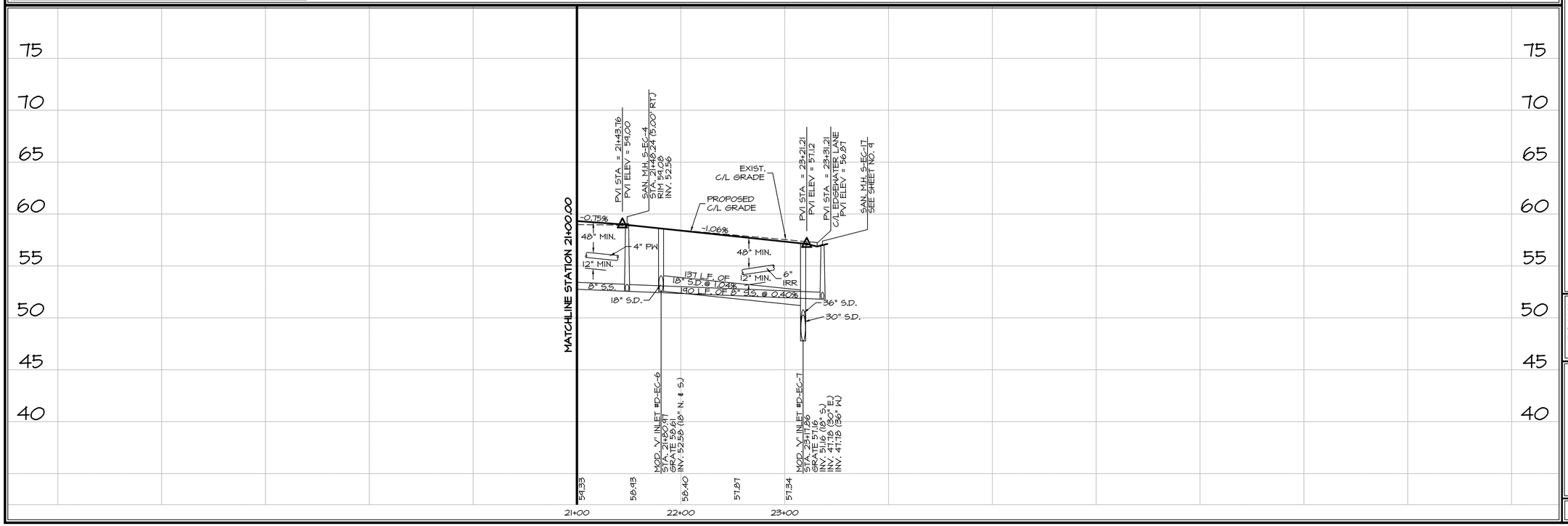


LINE TABLE		
LINE	LENGTH	BEARING
L4	20.56	N42°50'44"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C15	3156.50	668.38	335.45	667.13	12°07'56"	S68°21'25"W
C16	42.50	57.44	34.07	53.16	77°25'59"	N35°42'24"E
C19	25.00	14.68	7.56	14.47	33°38'10"	N26°01'39"W
C20	607.50	32.13	16.07	32.13	3°01'50"	S10°43'29"E



BLUE HERON AVENUE



BY	REVISIONS	DATE

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

The Villages Designers

VILLAGES OF SUMTER
EDGEWATER COTTAGES

PLAN & PROFILE
BLUE HERON AVENUE

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER-PP6
JOB NO. 921141.1279

SHT. 13 OF 17

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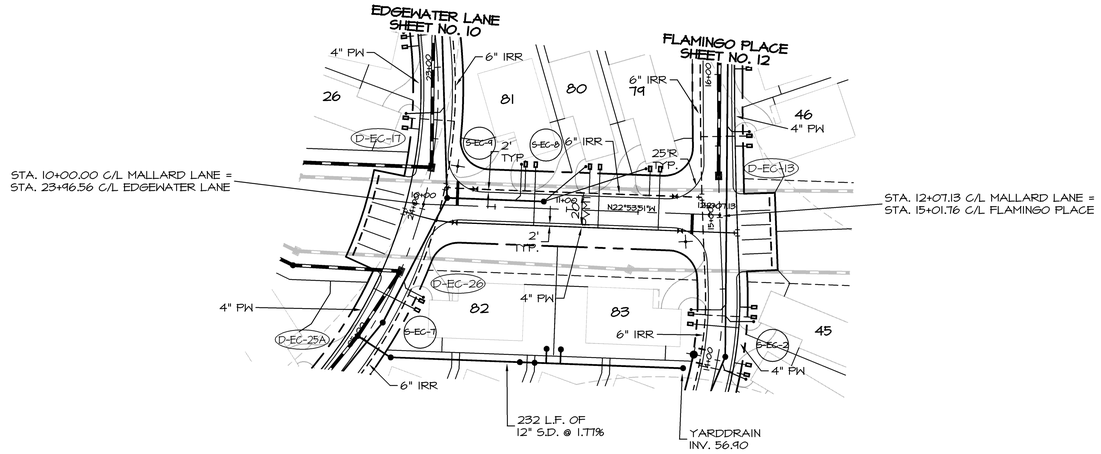
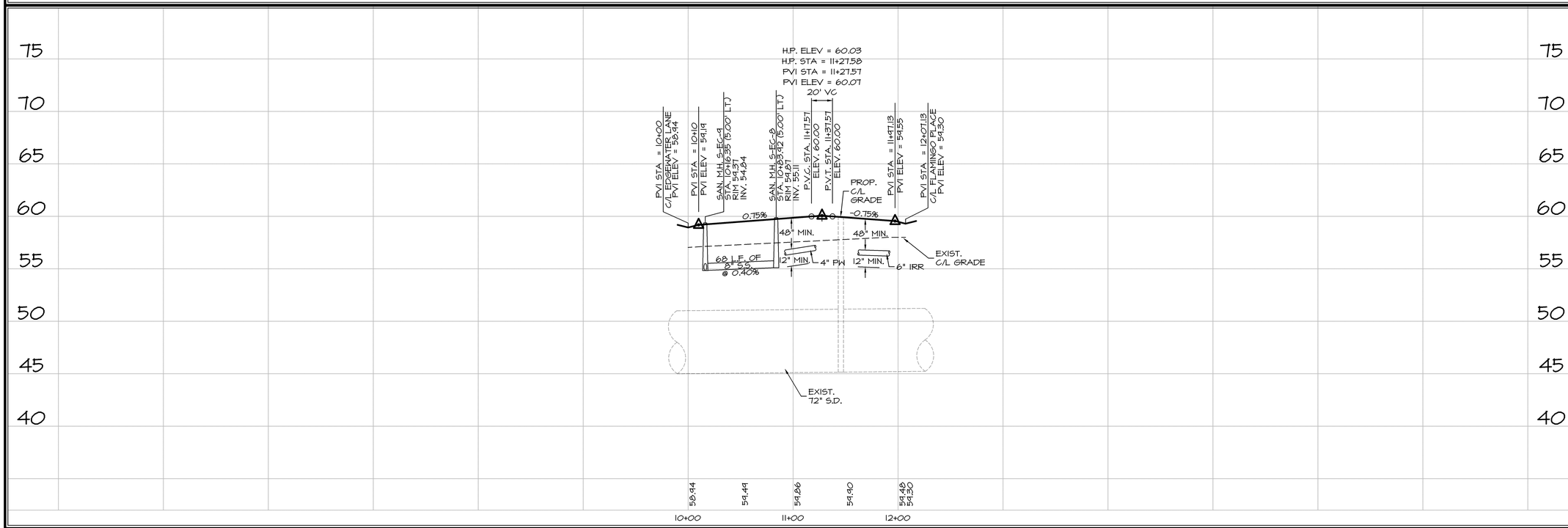


MALLARD LANE



DATE	REVISIONS	BY

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

The Villages Designer

VILLAGES OF SUMTER
EDGEWATER COTTAGES

PLAN & PROFILE
MALLARD LANE

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER-PP7
JOB NO. 921141.1279

SHT. 14 OF 17

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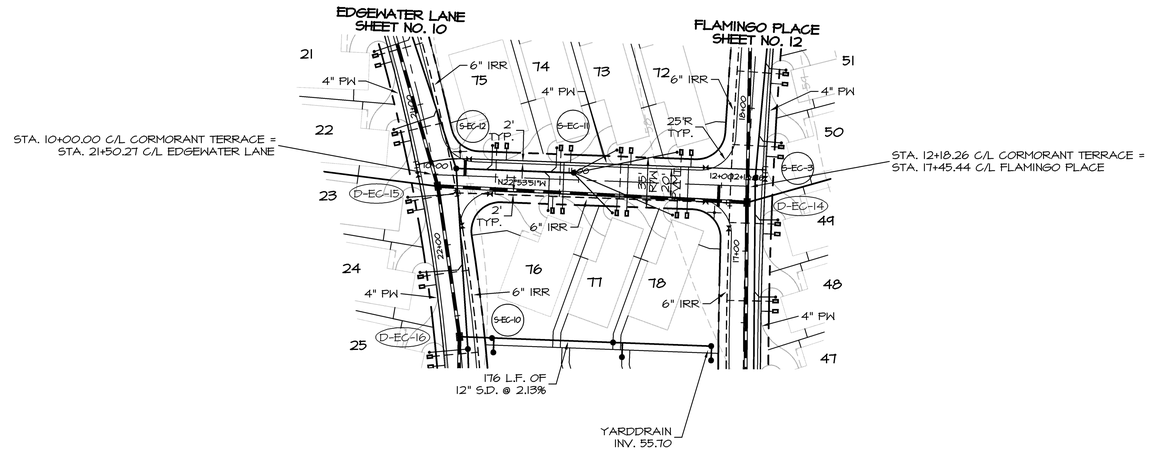
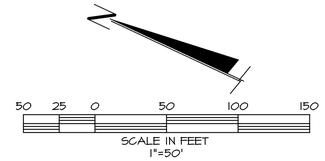
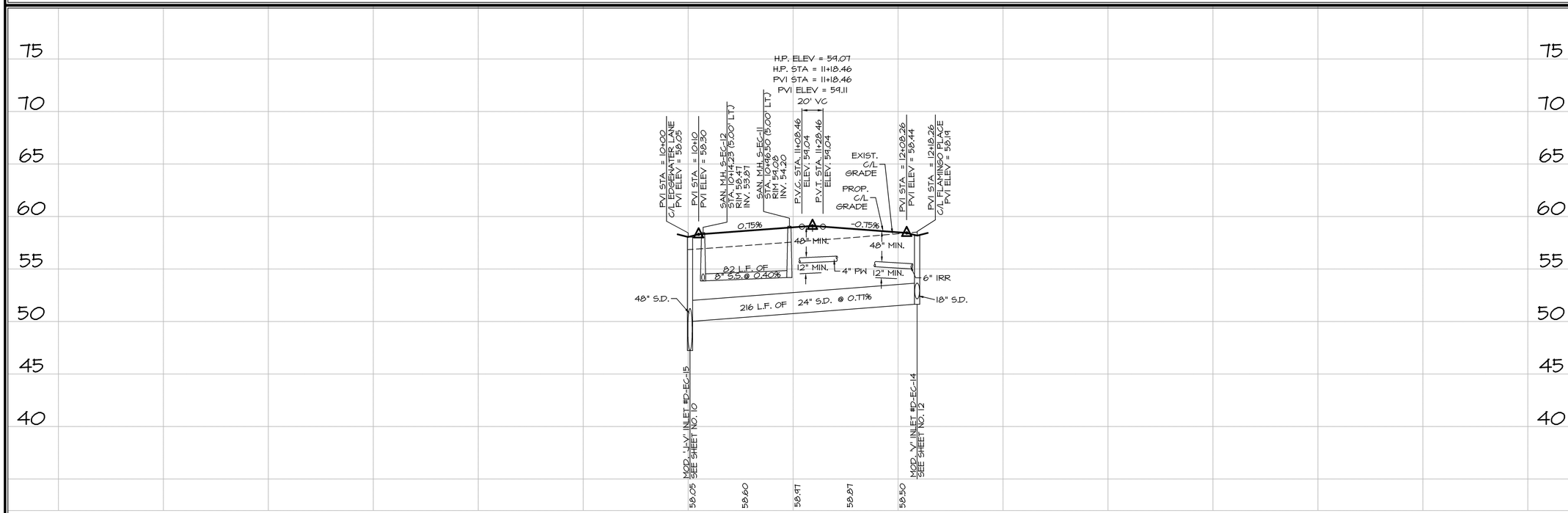




CORMORANT TERRACE



BY	REVISIONS	DATE

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ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
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The Villages Designer

VILLAGES OF SUMTER
EDGEWATER COTTAGES

PLAN & PROFILE
CORMORANT TERRACE

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME ~~EDGEWATER-PP8~~
JOB NO. 921141.1879

SHT. 15 OF 17

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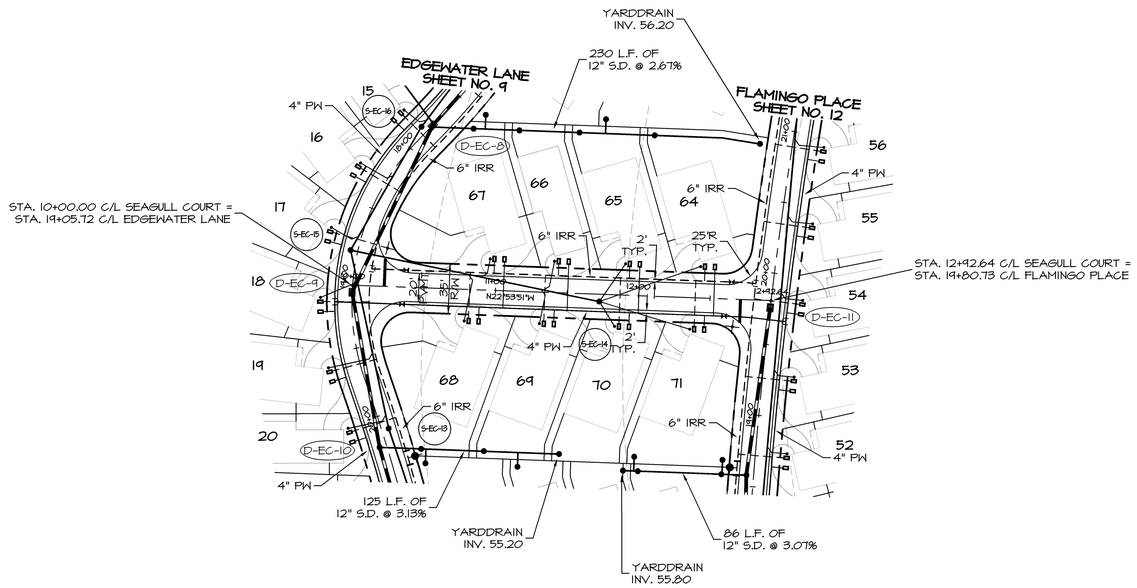
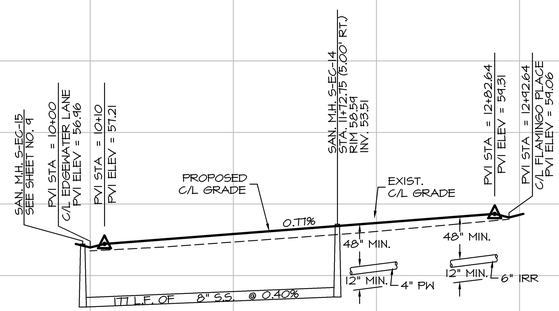


SEAGULL COURT



50 25 0 50 100 150

SCALE IN FEET
1"=50'

DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3128

The Villages Designers

VILLAGES OF SUMTER
EDGEWATER COTTAGES

PLAN & PROFILE
SEAGULL COURT

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER-PP9
JOB NO. 921141.1879

SHT. 16 OF 17

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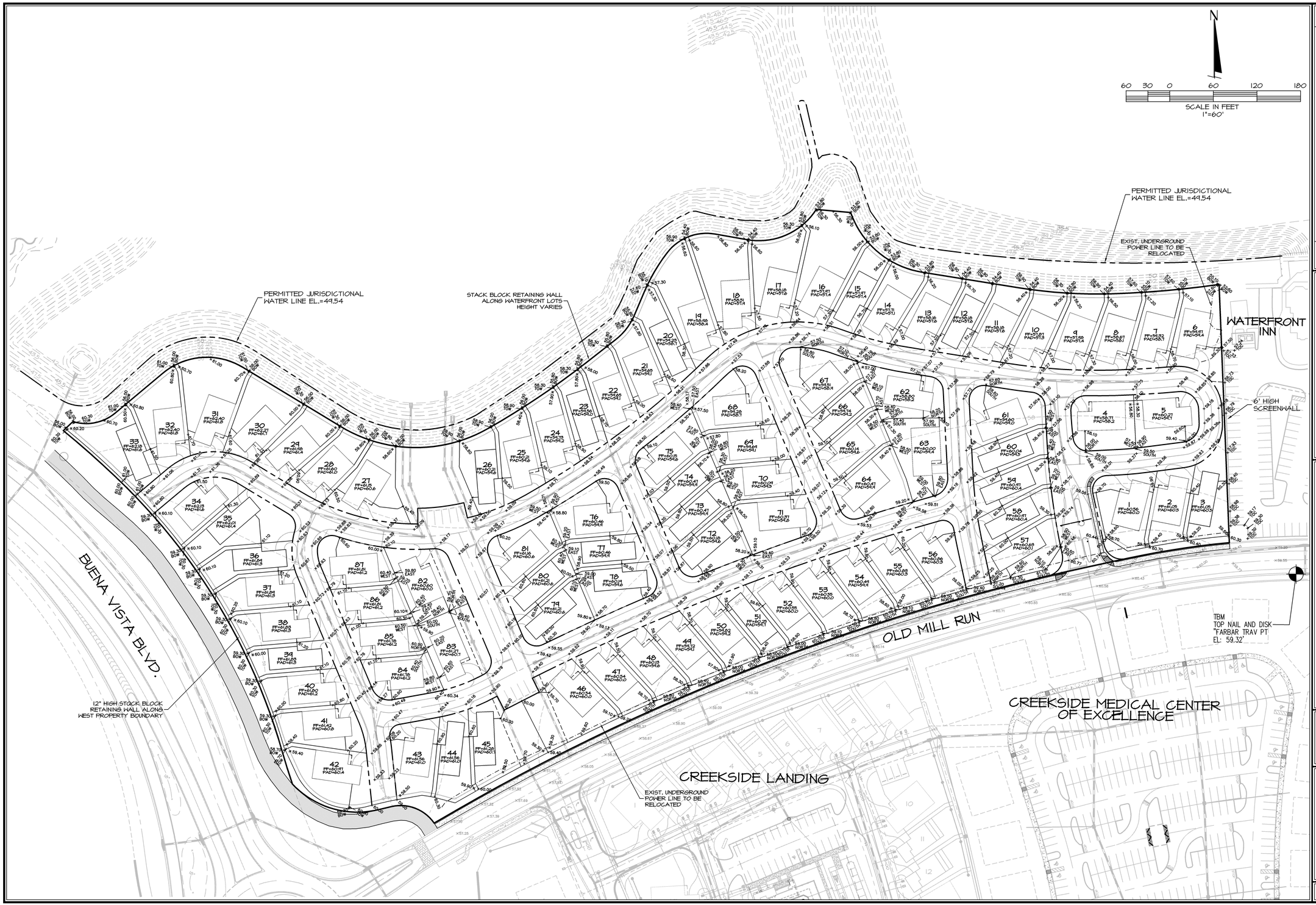


DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road o Wildwood, Florida 34785 o (352) 748-3128

The Villages

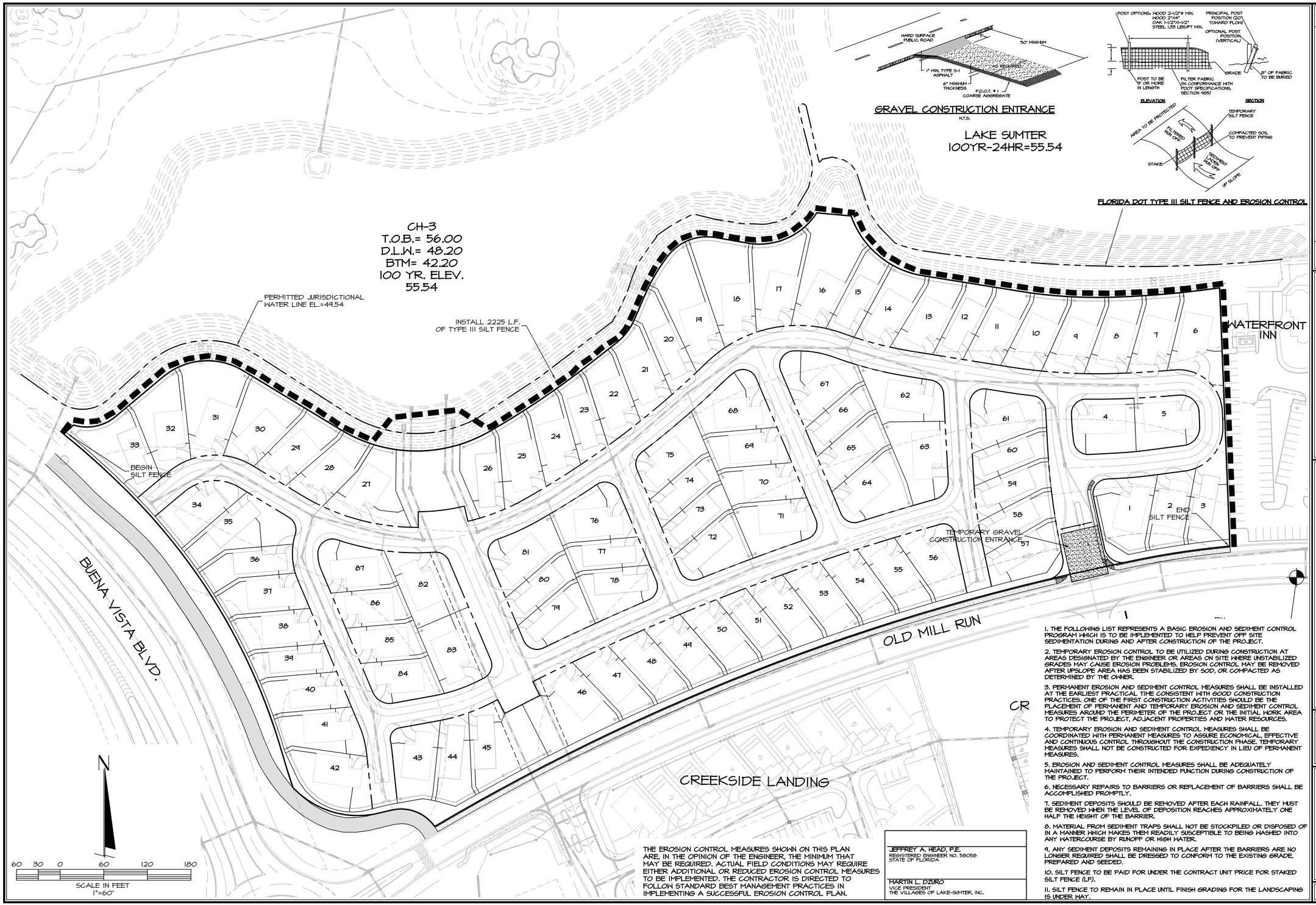
VILLAGES OF SUMTER
EDGEWATER COTTAGES

MASTER GRADING PLAN

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER-GRADE
JOB NO. 921141.1874

SHT. 17 OF 17

S:\SUMTERUNITS\VILLAS\EDGEWATER COTTAGES\CIVIL\CONSTRUCTION\017-EDGEWATER-GRADE.dwg, 3/29/2010 3:30:17 PM



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

MARTIN L. DZURO
VICE PRESIDENT
THE VILLAGES OF LAKE-SUMTER, INC.

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.

DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3128

The Villages

VILLAGES OF SUMTER
EDGEWATER COTTAGES

EROSION CONTROL PLAN

DATE 1-18-10
DRAWN BY DC
CHKD BY JAH
FILE NAME EDGEWATER EROSION
JOB NO. 92141.1.179

SHT. EC-1 OF EC-1

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