SITE DATA	
TOTAL ACRES	29.08 AC.
NUMBER OF UNITS	53
EXISTING ZONING	PUD
DENSITY (DU/AC)*	1.82 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	4,299 L.F.
MINIMUM LOT DIMENSION	60' x 90'
WATER & SEWER SUPPLIED BY	N.S.U.
IRRIGATION SUPPLIED BY	VILLAGE WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

SITE NOTES FOR UNIT 174

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 14 & 15, TOWNSHIP 18 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.

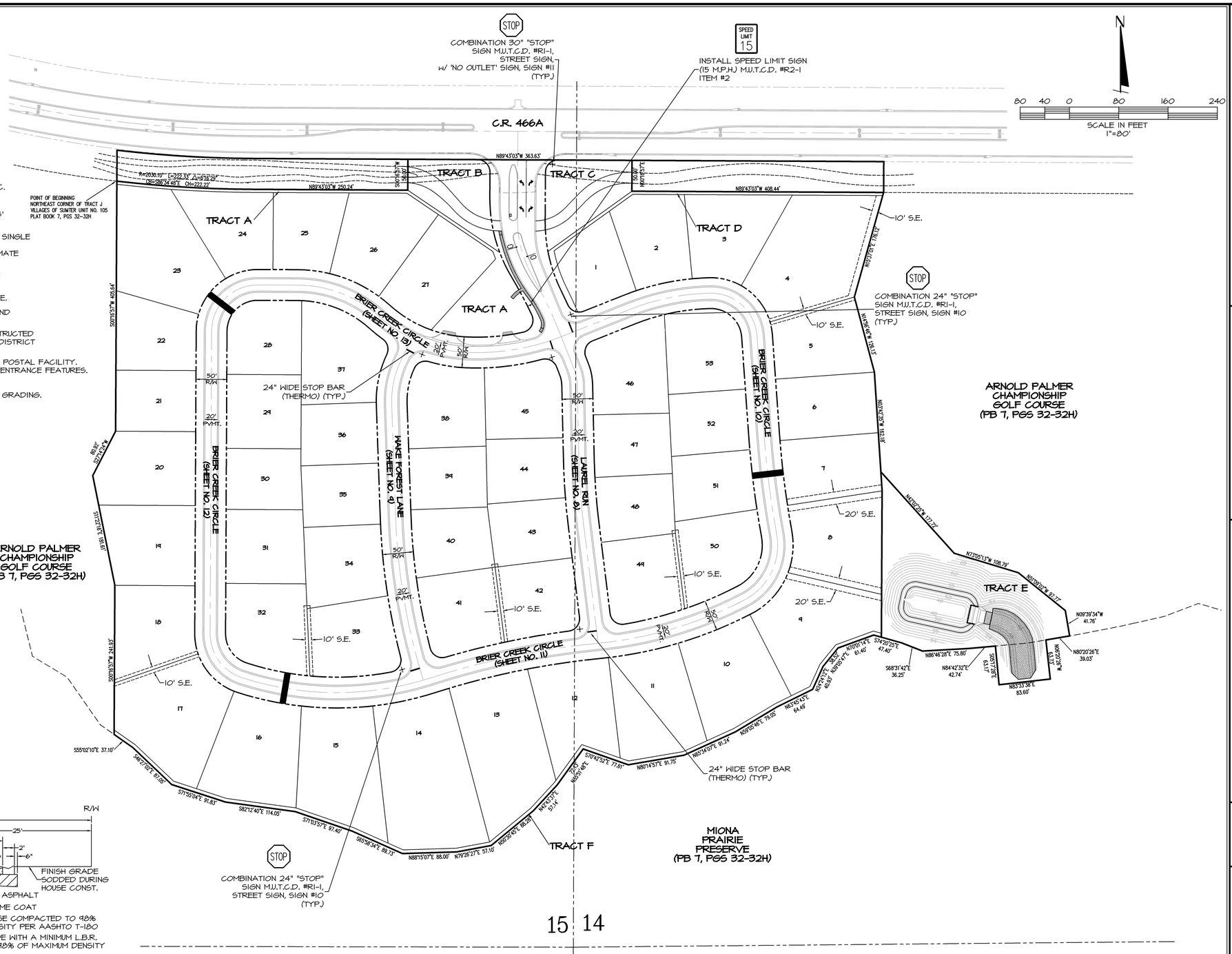
ALL STORM WATER MANAGEMENT FACILITIES TO BE CONSTRUCTED AND MAINTAINED BY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8.

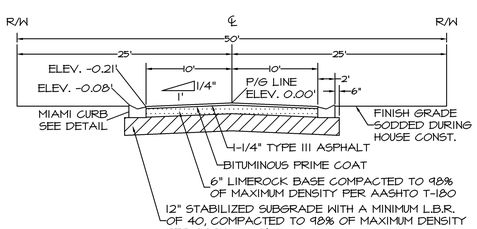
TRACT 'A' IS RESERVED FOR LANDSCAPE BUFFERING AND POSTAL FACILITY.
TRACTS 'B' & 'C' ARE RESERVED FOR LANDSCAPING AND ENTRANCE FEATURES.
TRACT 'D' IS RESERVED FOR LANDSCAPE BUFFERING.
TRACT 'E' IS RESERVED FOR STORM DRAINAGE.
TRACT 'F' IS RESERVED FOR LANDSCAPE BUFFERING AND GRADING.

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.





TYPICAL SUBDIVISION ROADWAY

50 FOOT RIGHT-OF-WAY
NO SCALE

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

VILLAGES OF SUMTER UNIT 174

SITE GEOMETRY, SIGNING & MARKING, INDEX OF SHEETS

DATE 2-22-10
DRAWN BY DC
CHKD BY JAH
FILE NAME 174-INDEX
JOB NO. 92.11.41.1912

SHT. 3 OF 14

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