



**5) VOS – Lauren Villas – Major Development – Preliminary/Engineering Approval**

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. - Property Location: Accessed from Yarborough Way between Units 179 & 180/The Villages – Total Acreage of Project: 11.05 acres MOL – Project Zoning: RPUD - Project Proposal: Develop an 82-unit subdivision and related infrastructure.

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# The Villages®

## ENGINEERING PLAN OF CENTRAL SUMTER UTILITY WASTE WATER TREATMENT PLANT

### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION

THOSE PORTIONS OF TRACTS C AND F, VILLAGES OF SUMTER KEY LARGO GOLF COURSE, AS RECORDED IN PLAT BOOK 9, PAGES 23 THROUGH 23C, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT A, AS SHOWN ON SAID PLAT OF VILLAGES OF SUMTER KEY LARGO GOLF COURSE, THENCE ALONG THE EASTERLY BOUNDARY OF AFORESAID TRACT C AND THE SOUTHERLY EXTENSION THEREOF THE FOLLOWING COURSES: 500°15'33"W, 10.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 500°15'33"W, 308.54 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT F; THENCE DEPARTING SAID SOUTHERLY EXTENSION AND ALONG THE BOUNDARY OF SAID TRACTS F AND C THE FOLLOWING COURSES: N89°44'21"W, 441.84 FEET; THENCE N47°59'40"W, 288.12 FEET; THENCE N81°49'07"W, 123.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 123°20'31", A DISTANCE OF 124.86 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE RUN N47°24'03"W, 12.31 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,507.00 FEET TO WHICH A RADIAL LINE BEARS S47°24'03"E AND A CHORD BEARING AND DISTANCE OF N39°41'59"E, 557.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'51", A DISTANCE OF 557.39 FEET TO A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE, 500°15'28"W, 209.34 FEET; THENCE S37°58'03"W, 48.27 FEET; THENCE 500°15'28"W, 74.44 FEET; THENCE S89°44'21"E, ALONG THE BOUNDARY OF SAID TRACT C AND THE EASTERLY EXTENSION THEREOF A DISTANCE OF 371.91 FEET; THENCE DEPARTING SAID EASTERLY EXTENSION, 500°15'33"W, 73.09 FEET; THENCE S89°44'21"E, 164.21 FEET TO THE POINT OF BEGINNING. CONTAINING 6.71 ACRES, MORE OR LESS.

OWNER/DEVELOPER:  
CENTRAL SUMTER UTILITY COMPANY, LLC  
990 OLD MILL RUN  
THE VILLAGES, FL 32162  
JOHN F. WISE, TREASURER

ENGINEER:  
FARNER, BARLEY AND ASSOCIATES, INC.  
4450 N.E. 83rd ROAD  
WILDWOOD, FLORIDA 34785  
BRETT J. TOBIAS, P.E.  
FLA. LIC. NO. 690174

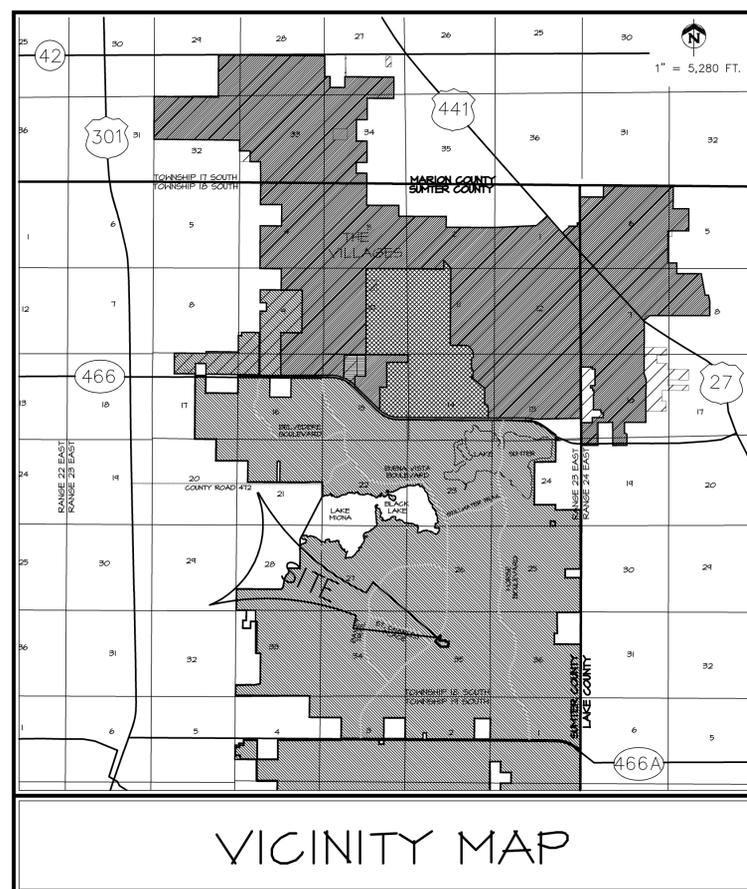
### INDEX OF SHEETS

1. TITLE SHEET
2. MASTER DEVELOPMENT PLAN
3. AERIAL PHOTOGRAPH
4. MASTER PLAN
5. SITE PLAN
- EI. EROSION CONTROL MASTER 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.

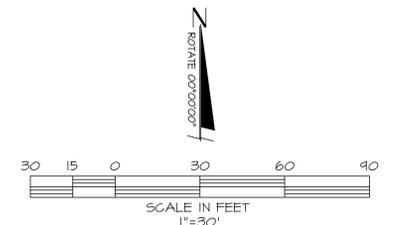
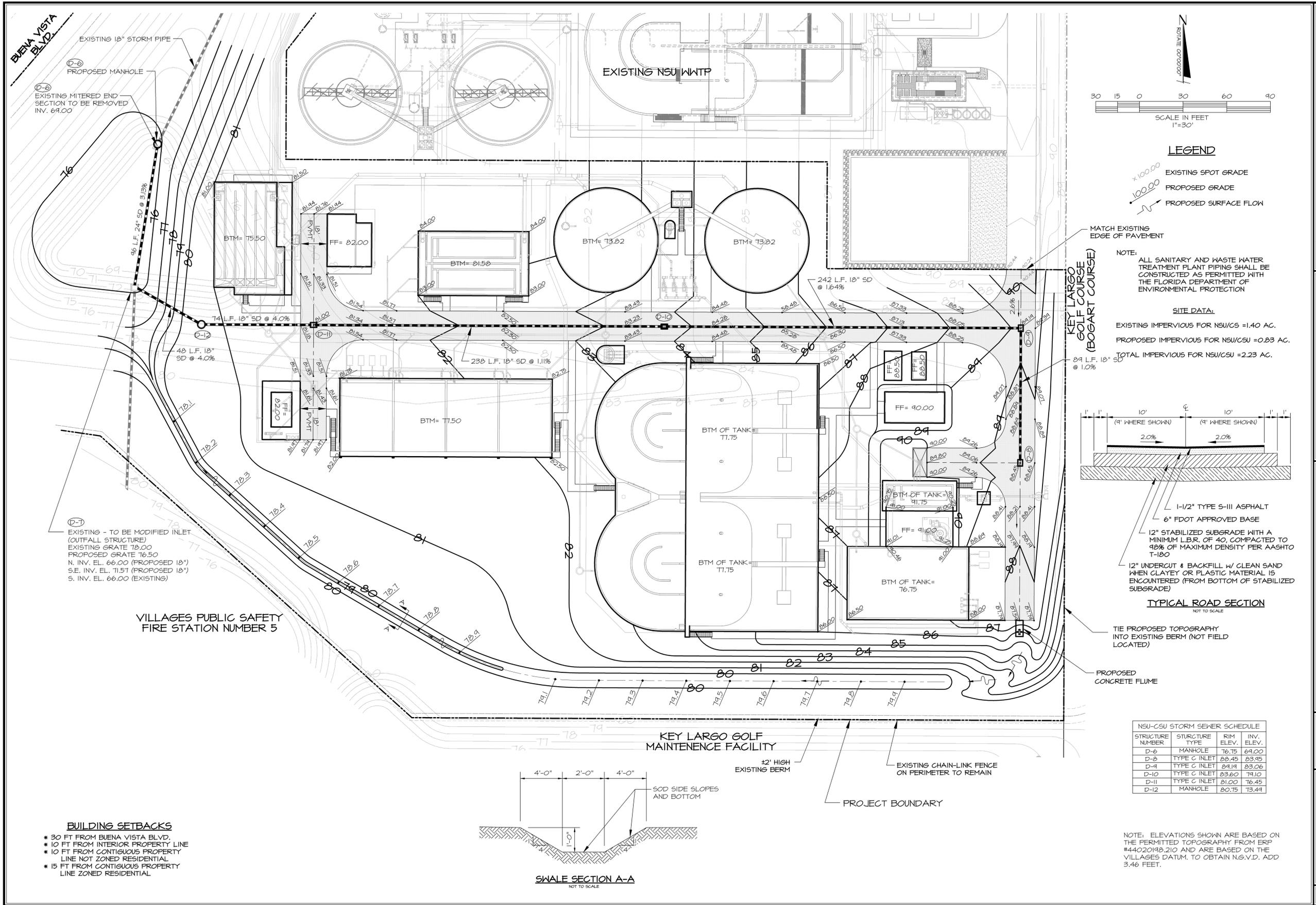
NOTE: ELEVATIONS SHOWN ARE BASED ON THE PERMITTED TOPOGRAPHY FROM ERP #44020198.210 AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.



VICINITY MAP

SECTION 35  
TOWNSHIP 18 SOUTH; RANGE 23 EAST  
SUMTER COUNTY, FLORIDA





**LEGEND**

- EXISTING SPOT GRADE
- PROPOSED GRADE
- PROPOSED SURFACE FLOW

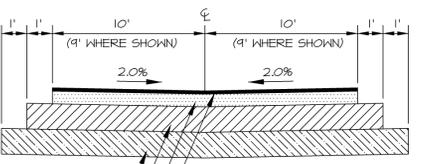
MATCH EXISTING EDGE OF PAVEMENT

**NOTE:**

ALL SANITARY AND WASTE WATER TREATMENT PLANT PIPING SHALL BE CONSTRUCTED AS PERMITTED WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

**SITE DATA:**

- EXISTING IMPERVIOUS FOR NSU/CSU = 1.40 AC.
- PROPOSED IMPERVIOUS FOR NSU/CSU = 0.83 AC.
- TOTAL IMPERVIOUS FOR NSU/CSU = 2.23 AC.



**TYPICAL ROAD SECTION**  
NOT TO SCALE

TIE PROPOSED TOPOGRAPHY INTO EXISTING BERM (NOT FIELD LOCATED)

PROPOSED CONCRETE FLUME

NSU-CSU STORM SEWER SCHEDULE			
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEV.	INV. ELEV.
D-6	MANHOLE	76.75	69.00
D-8	TYPE C INLET	88.45	83.95
D-4	TYPE C INLET	84.19	83.06
D-10	TYPE C INLET	83.60	79.10
D-11	TYPE C INLET	81.00	76.45
D-12	MANHOLE	80.75	73.44

NOTE: ELEVATIONS SHOWN ARE BASED ON THE PERMITTED TOPOGRAPHY FROM ERP #44020198.210 AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.

**D-7**  
EXISTING - TO BE MODIFIED INLET (OUTFALL STRUCTURE)  
EXISTING GRADE 78.00  
PROPOSED GRADE 76.50  
N. INV. EL. 66.00 (PROPOSED 18")  
S.E. INV. EL. 71.51 (PROPOSED 18")  
S. INV. EL. 66.00 (EXISTING)

VILLAGES PUBLIC SAFETY FIRE STATION NUMBER 5

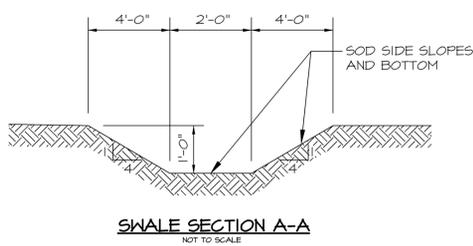
EXISTING NSU WWT

KEY LARGO GOLF MAINTENANCE FACILITY

42' HIGH EXISTING BERM

EXISTING CHAIN-LINK FENCE ON PERIMETER TO REMAIN

PROJECT BOUNDARY



SWALE SECTION A-A  
NOT TO SCALE

- BUILDING SETBACKS**
- 30 FT FROM BUENA VISTA BLVD.
  - 10 FT FROM INTERIOR PROPERTY LINE
  - 10 FT FROM CONTIGUOUS PROPERTY LINE NOT ZONED RESIDENTIAL
  - 15 FT FROM CONTIGUOUS PROPERTY LINE ZONED RESIDENTIAL

DATE: 10-18-10  
DRAWN BY: MJF  
CHKD BY: BJT  
FILE NAME: SITE  
JOB NO.: 921141999

**THE VILLAGES**  
VILLAGES OF SUMTER  
CSU WASTEWATER TREATMENT PLANT

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

**SITE PLAN**

BY: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

SHT. 5 OF 5

DATE	ISSUE	BY
-	-	-

# The Villages®

## LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12 RUN S00°35'28"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 303.29 FEET; THENCE DEPARTING SAID EAST LINE, S89°24'32"E, 120.47 FEET TO THE POINT OF BEGINNING; THENCE N75°50'45"E, 187.14 FEET; THENCE N2°02'14"E, 59.59 FEET; THENCE N70°45'00"E, 45.61 FEET; THENCE N76°32'05"E, 155.75 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,044.00 FEET AND A CHORD BEARING AND DISTANCE OF S09°10'36"E, 477.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°24'34", A DISTANCE OF 478.38 FEET; THENCE S84°42'31"W, 83.34 FEET; THENCE S73°23'53"W, 143.16 FEET; THENCE S72°45'55"W, 98.36 FEET; THENCE S05°02'31"W, 180.00 FEET; THENCE S10°53'05"E, 120.79 FEET; THENCE S07°17'03"W, 86.01 FEET; THENCE S86°33'45"W, 141.16 FEET; THENCE N83°38'31"W, 275.71 FEET; THENCE N78°12'06"W, 290.53 FEET; THENCE N08°52'45"E, 94.00 FEET; THENCE N78°12'06"W, 48.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 975.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°49'34", A DISTANCE OF 133.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°30'02", A DISTANCE OF 47.35 FEET; THENCE S07°28'22"W, 112.83 FEET; THENCE S13°13'15"W, 70.19 FEET; THENCE S15°28'28"W, 362.41 FEET; THENCE N81°02'28"W, 91.59 FEET; THENCE N80°33'43"W, 50.28 FEET; THENCE N77°17'11"W, 80.39 FEET; THENCE N75°19'04"W, 59.61 FEET; THENCE N73°17'23"W, 59.61 FEET; THENCE N67°25'07"W, 59.67 FEET; THENCE N54°43'44"W, 73.14 FEET; THENCE N62°52'26"W, 254.71 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,030.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°19'19"E, 339.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°25'09", A DISTANCE OF 339.47 FEET; THENCE N19°06'45"E, 142.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,230.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 00°52'53", A DISTANCE OF 18.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°56'13", A DISTANCE OF 30.70 FEET; THENCE S73°49'56"E, 61.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 91°58'01", A DISTANCE OF 32.10 FEET; THENCE S71°51'54"E, 50.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,381.00 FEET AND A CHORD BEARING AND DISTANCE OF N18°04'19"E, 3.03 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'33", A DISTANCE OF 3.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°45'48", A DISTANCE OF 30.98 FEET; THENCE N15°44'26"E, 50.01 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°07'40"E, 68.46 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°28'30", A DISTANCE OF 68.56 FEET; THENCE N19°56'54"E, 83.43 FEET; THENCE N14°52'48"E, 75.04 FEET; THENCE N86°42'05"E, 70.00 FEET; THENCE N87°04'29"E, 69.91 FEET; THENCE S89°19'10"E, 68.78 FEET; THENCE S48°45'35"E, 80.32 FEET; THENCE S02°24'45"E, 129.80 FEET; THENCE S69°25'03"E, 43.52 FEET; THENCE S82°32'16"E, 58.97 FEET; THENCE S84°18'34"E, 62.48 FEET; THENCE S82°41'06"E, 64.06 FEET; THENCE S78°12'06"E, 312.23 FEET; THENCE S78°22'17"E, 68.10 FEET; THENCE S82°02'46"E, 64.30 FEET; THENCE N87°05'59"E, 60.31 FEET; THENCE N05°02'31"E, 572.99 FEET TO THE POINT OF BEGINNING.

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

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

## PRELIMINARY/ENGINEERING PLANS FOR THE VILLAGES OF SUMTER UNIT NO. 179

SECTION 12,  
 TOWNSHIP 19 SOUTH, RANGE 23 EAST  
 SUMTER COUNTY, FLORIDA

DESIGN SPEED 30 MPH



VICINITY MAP

## 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 - YARBOROUGH WAY
9. PLAN & PROFILE - YARBOROUGH WAY
10. PLAN & PROFILE - APOLLO LANE
11. PLAN & PROFILE - BELCHERRY LOOP
12. PLAN & PROFILE - HIGHRIDGE STREET
13. PLAN & PROFILE - CALLAHAN DRIVE
14. MASTER GRADING PLAN
15. MASTER GRADING PLAN
- EC-1. EROSION CONTROL PLAN
- UT-1. UTILITY TRENCHING PLAN

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)

NOTE: ELEVATIONS SHOWN 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

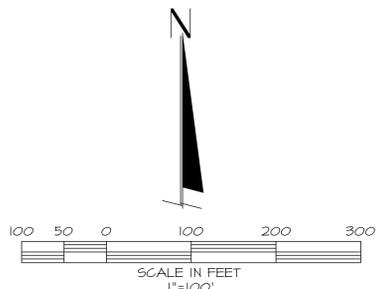
SITE DATA	
TOTAL ACRES	2159 AC.
NUMBER OF UNITS	108
EXISTING ZONING	PLD
DENSITY (DU/AC)*	5.00 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	5605 L.F.
MINIMUM LOT DIMENSION	60' x 90'
WATER & SEWER SUPPLIED BY	C.S.U.
IRRIGATION SUPPLIED BY	SUMTER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

**EASEMENT LEGEND**

EE = INDICATES EMERGENCY EASEMENT FOR INGRESS AND EGRESS BY PROVIDERS OF FIRE, LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL.  
 SE = 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 179**

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 12, 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. 9.



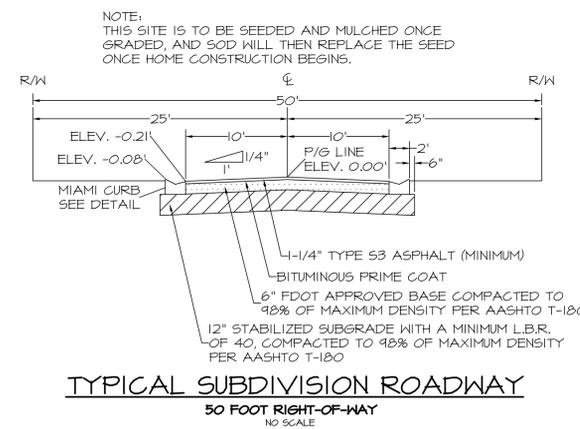
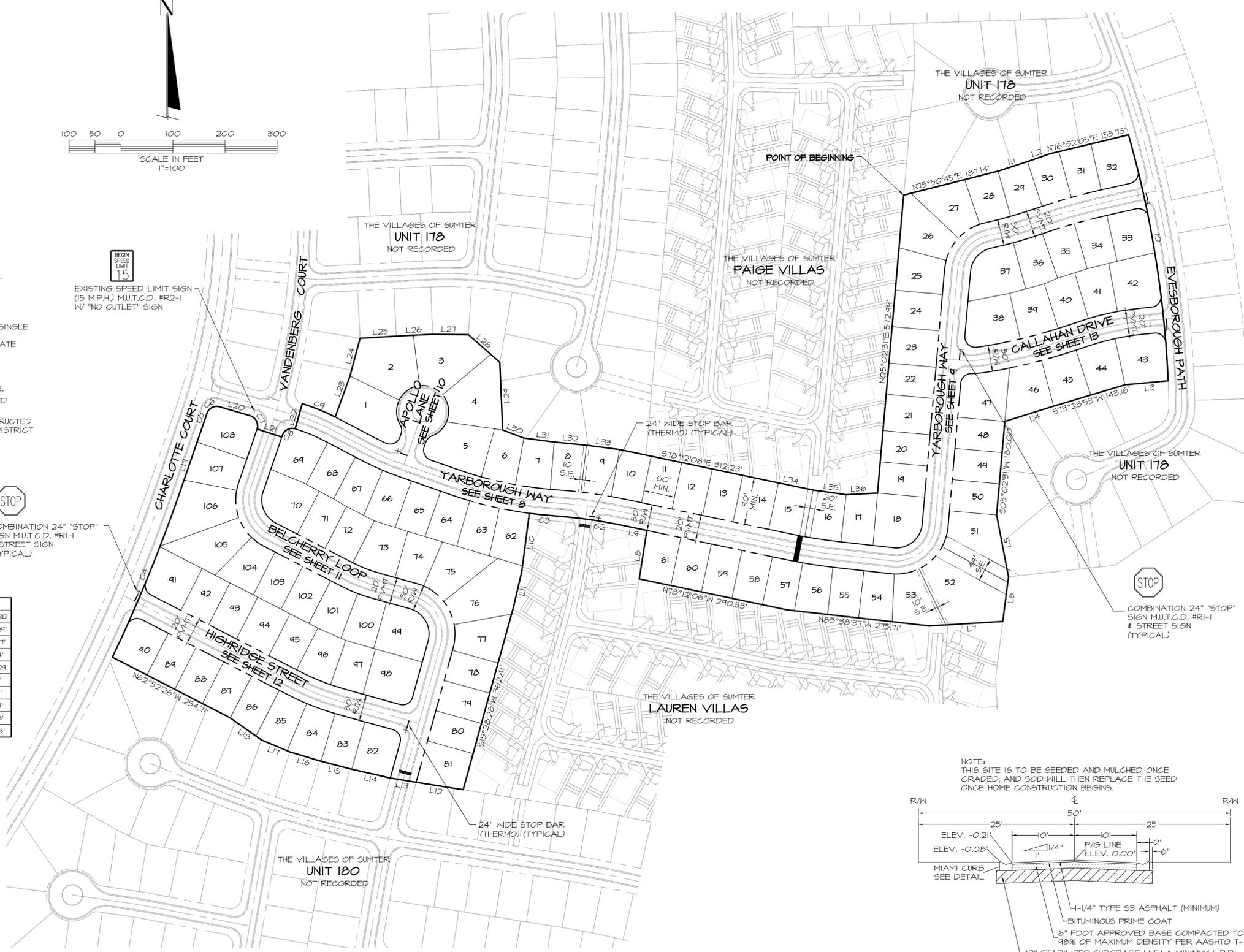
EXISTING SPEED LIMIT SIGN (15 M.P.H.) M.U.T.C.D. #R2-1 W/ 'NO OUTLET' SIGN



COMBINATION 24" "STOP" SIGN M.U.T.C.D. #R1-1 & STREET SIGN (TYPICAL)

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	478.38'	2044.00'	13°24'34"	240.24'	S04°10'36"E	471.24'
C2	133.18'	475.00'	7°44'34"	66.69'	N82°06'53"W	133.07'
C3	47.35'	175.00'	3°30'02"	23.68'	N84°16'34"W	47.34'
C4	339.47'	3030.00'	6°25'09"	169.91'	N22°19'19"E	339.29'
C5	18.42'	1230.00'	0°52'53"	9.46'	N18°40'18"E	18.42'
C6	30.70'	20.00'	87°56'13"	14.24'	N62°11'58"E	27.71'
C7	32.10'	20.00'	91°58'01"	20.70'	S21°50'55"E	28.71'
C8	30.98'	20.00'	88°45'48"	14.57'	N62°23'27"E	27.98'
C9	68.56'	375.00'	10°28'30"	34.38'	S68°07'40"E	68.46'

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N12°02'14"E	54.54'	L19	N19°06'45"E	142.82'
L2	N70°45'00"E	45.61'	L20	S73°44'56"E	61.04'
L3	S84°42'31"W	83.34'	L21	S71°51'54"E	50.00'
L4	S72°45'55"W	48.36'	L22	N15°44'26"E	50.01'
L5	S10°53'05"E	120.74'	L23	N14°56'54"E	83.43'
L6	S71°17'03"W	86.01'	L24	N14°52'48"E	75.04'
L7	S86°33'45"W	141.16'	L25	N86°42'05"E	70.00'
L8	N8°52'45"E	94.00'	L26	N87°04'24"E	64.91'
L9	N18°12'06"W	48.11'	L27	S84°19'10"E	68.78'
L10	S7°28'22"W	112.83'	L28	S48°45'35"E	80.32'
L11	S13°13'15"W	70.14'	L29	S2°24'45"E	124.80'
L12	N81°02'28"W	41.54'	L30	S64°25'03"E	43.52'
L13	N80°33'43"W	50.28'	L31	S82°32'16"E	58.97'
L14	N77°11'11"W	80.39'	L32	S84°18'34"E	62.48'
L15	N75°19'04"W	59.61'	L33	S82°41'06"E	64.06'
L16	N73°17'23"W	59.61'	L34	S78°22'17"E	68.10'
L17	N67°25'07"W	59.67'	L35	S82°02'46"E	64.30'
L18	N54°43'44"W	73.14'	L36	N87°05'54"E	60.31'



DATE	11-24-10	REVISIONS	
BY	JM	DATE	
		DESCRIPTION	
		1	MISC. CHANGES

**FARNER BARLEY AND ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 63rd Road • Wilfredo, Florida 34785 • (352) 748-3126

**The Villages**  
 VILLAGES OF SUMTER UNIT 179  
 SITE GEOMETRY, SIGNING & MARKING, INDEX OF SHEETS

DATE: 6-4-10  
 DRAWN BY: JM  
 CHKD BY: JAH  
 FILE NAME: INDEX  
 JOB NO.: 9211411924

SHT. 3 OF 15

S:\SUMTER\UNITS\VILLAS\UNIT 179\CHILCONSTRUCTION\03-179-INDEX.dwg, 11/24/10 9:16:37 AM, 1:00

DATE	ISSUE	BY

# The Villages®

## PRELIMINARY/ENGINEERING PLANS FOR AMBER VILLAS (UNIT 942)

### LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 11, RUN N89°24'54"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 153.34 FEET; THENCE DEPARTING SAID NORTH LINE, S00°35'06"W, 69.32 FEET TO THE POINT OF BEGINNING; THENCE N75°25'29"W, 64.74 FEET; THENCE N79°10'07"W, 64.75 FEET; THENCE N83°25'28"W, 75.54 FEET; THENCE N87°10'40"W, 94.24 FEET; THENCE N14°18'44"W, 303.34 FEET; THENCE N19°14'56"W, 35.40 FEET; THENCE N33°33'44"W, 98.23 FEET; THENCE N78°53'07"E, 55.83 FEET; THENCE N80°58'22"E, 59.58 FEET; THENCE N83°07'41"E, 59.58 FEET; THENCE N85°17'00"E, 59.58 FEET; THENCE N87°53'01"E, 60.03 FEET; THENCE S87°45'55"E, 58.88 FEET; THENCE S83°16'07"E, 58.81 FEET; THENCE S78°46'25"E, 58.84 FEET; THENCE S74°15'58"E, 59.35 FEET; THENCE S72°15'32"E, 469.29 FEET; THENCE S26°05'51"W, 214.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 14°46'28", A DISTANCE OF 250.13 FEET; THENCE S40°52'19"W, 29.18 FEET; THENCE N58°38'29"W, 97.73 FEET; THENCE N66°45'38"W, 22.78 FEET; THENCE N72°15'32"W, 188.29 FEET TO THE POINT OF BEGINNING. CONTAINING 8.36 ACRES, MORE OR LESS.

### 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-AMBER COURT & GARNET AVENUE
9. PLAN & PROFILE-SAPPHIRE PLACE & IVORY LANE
10. MASTER GRADING PLAN
- EG-1. EROSION CONTROL PLAN



SECTIONS 11 & 12; TOWNSHIP 19 SOUTH; RANGE 23 EAST  
SUMTER COUNTY, FLORIDA

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

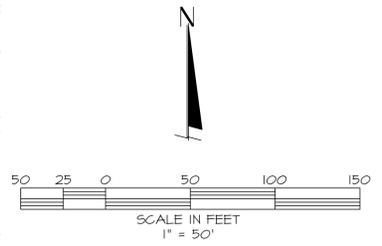
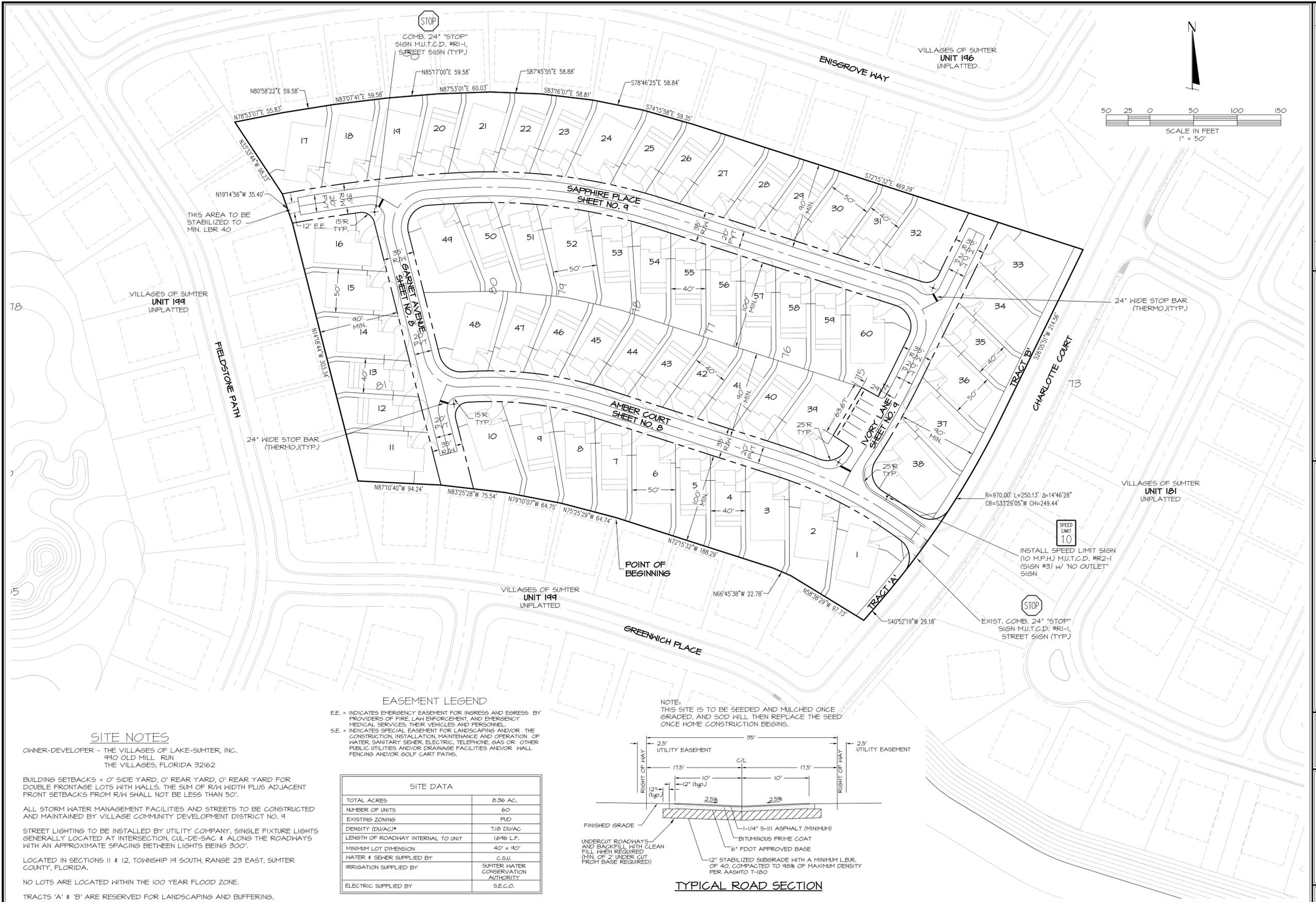
ENGINEER:  
FARNER, BARLEY AND ASSOCIATES, INC.  
4450 N.E. 83rd ROAD  
WILDWOOD, FLORIDA 34785  
JEFFREY A. HEAD, P.E.  
FL. LIC. NO. 58058

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.

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







DATE	
REVISIONS	
BY	

**FARNER & BARLEY**  
 ENGINEERS SURVEYORS AND PLANNERS  
 AND ASSOCIATES, INC.  
 Certificate of Authorization Number: 4709  
 4450 N.E. 63rd Road • Wilfredo, Florida 34785 • (352) 748-3126

**The Villages**  
 VILLAGES OF SUMTER  
 AMBER VILLAS  
 (UNIT 142)  
 SITE GEOMETRY, SIGNING & MARKING  
 SHEET INDEX

DATE 9-01-10  
 DRAWN BY DC  
 CHKD BY JAH  
 FILE NAME AMBERINDEX  
 JOB NO. 1211411984

SHT. 3 OF 10

**SITE NOTES**

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

BUILDING SETBACKS = 0' SIDE YARD, 0' REAR YARD, 0' REAR YARD FOR DOUBLE FRONTAGE LOTS WITH WALLS. THE SUM OF R/W WIDTH PLUS ADJACENT FRONT SETBACKS FROM R/W SHALL NOT BE LESS THAN 50'.

ALL STORM WATER MANAGEMENT FACILITIES AND STREETS TO BE CONSTRUCTED AND MAINTAINED BY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9

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 11 & 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

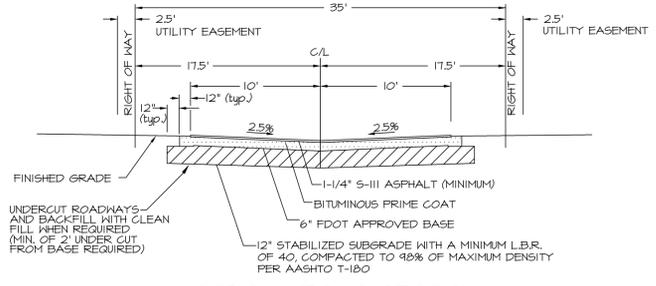
TRACTS 'A' & 'B' ARE RESERVED FOR LANDSCAPING AND BUFFERING.

**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.

SITE DATA	
TOTAL ACRES	8.36 AC.
NUMBER OF UNITS	60
EXISTING ZONING	PUD
DENSITY (DU/AC)*	7.18 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	1,696 L.F.
MINIMUM LOT DIMENSION	40' x 90'
WATER & SEWER SUPPLIED BY	C.S.U.
IRRIGATION SUPPLIED BY	SUMTER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

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



**TYPICAL ROAD SECTION**

# The Villages®

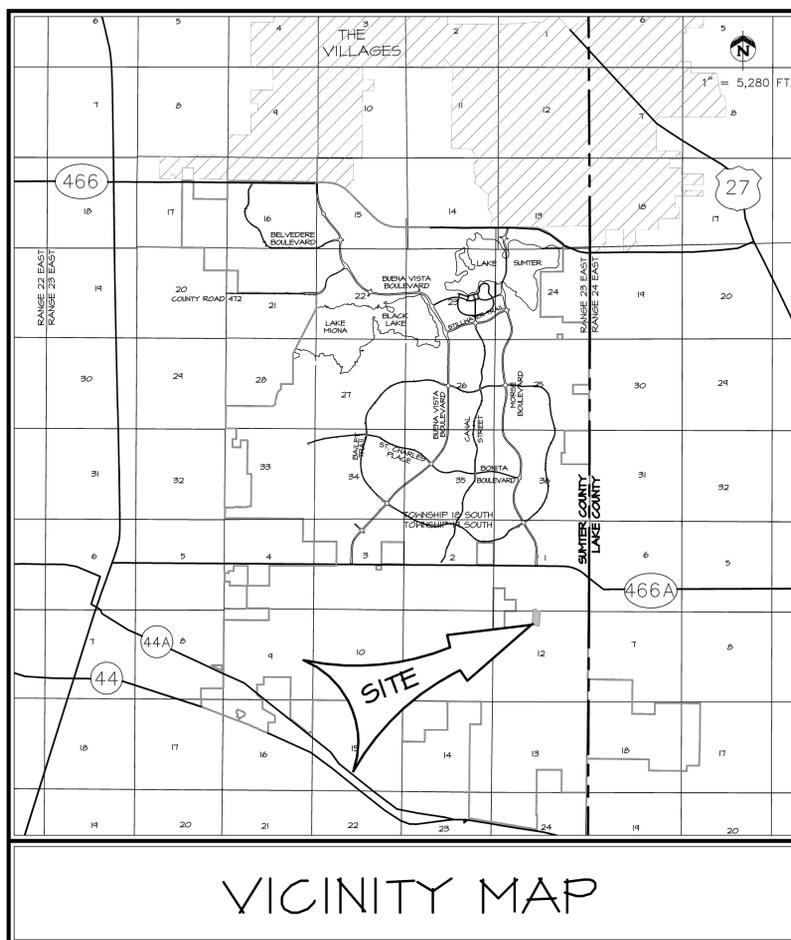
## PRELIMINARY/ENGINEERING PLANS FOR PAIGE VILLAS (UNIT 950)

DATE	ISSUE	BY

### LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12 RUN N89°45'19"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 95.74 FEET; THENCE DEPARTING SAID NORTH LINE, N00°14'41"E, 17.28 FEET TO THE POINT OF BEGINNING; THENCE S89°16'54"E, 31.52 FEET; THENCE N88°12'19"E, 79.05 FEET; THENCE N87°33'28"E, 88.50 FEET; THENCE N88°12'19"E, 32.69 FEET; THENCE S01°29'36"E, 91.00 FEET; THENCE S05°02'31"W, 812.02 FEET; THENCE S87°05'59"W, 60.31 FEET; THENCE N82°02'46"W, 64.30 FEET; THENCE N78°22'17"W, 68.10 FEET; THENCE N78°12'06"W, 260.21 FEET; THENCE N05°02'31"E, 688.37 FEET; THENCE N00°22'17"E, 65.36 FEET; THENCE N02°55'31"W, 148.94 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 743.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°11'35"E, 147.12 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°24'35", A DISTANCE OF 147.96 FEET; THENCE S89°06'07"E, 77.54 FEET; THENCE S02°55'31"E, 90.89 FEET TO THE POINT OF BEGINNING.  
CONTAINING 9.45 ACRES, MORE OR LESS.



### VICINITY MAP

SECTIONS 1 & 12; TOWNSHIP 19 SOUTH; RANGE 23 EAST  
SUMTER COUNTY, FLORIDA

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-AMBERLY COURT & FINESSE STREET
9. PLAN & PROFILE-KIMBERWICKE AVENUE & JESSMYTH PLACE
10. MASTER GRADING PLAN
- EC-1. EROSION CONTROL PLAN

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.

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







# The Villages®

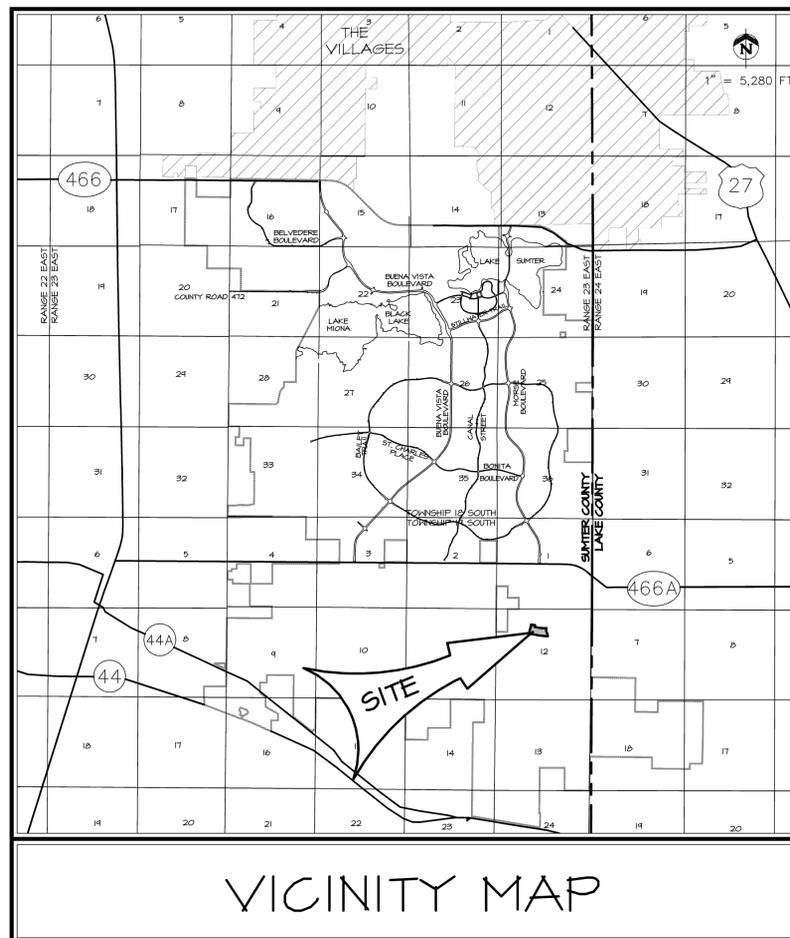
## PRELIMINARY/ENGINEERING PLANS FOR LAUREN VILLAS (UNIT 947)

DATE	ISSUE	BY

### LEGAL DESCRIPTION

LEGAL DESCRIPTION  
THAT LAND LYING IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12 RUN N89°45'19"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 372.69 FEET; THENCE DEPARTING SAID NORTH LINE, 500°14'41"W, 948.49 FEET TO THE POINT OF BEGINNING; THENCE S08°52'45"W, 94.00 FEET; THENCE S78°12'06"E, 290.53 FEET; THENCE S83°38'37"E, 275.71 FEET; THENCE N86°33'45"E, 141.16 FEET; THENCE S07°17'03"W, 107.87 FEET; THENCE S02°44'32"E, 63.38 FEET; THENCE S22°45'19"E, 169.47 FEET; THENCE S10°17'07"E, 146.51 FEET; THENCE N88°27'20"W, 198.55 FEET; THENCE N83°38'37"W, 371.20 FEET; THENCE N78°12'06"W, 194.53 FEET; THENCE N78°00'08"W, 61.87 FEET; THENCE N79°19'58"W, 61.87 FEET; THENCE N81°02'28"W, 243.24 FEET; THENCE N15°28'28"E, 362.41 FEET; THENCE N13°13'15"E, 70.19 FEET; THENCE N07°28'22"E, 112.83 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 775.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°16'39"E, 47.34 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°30'02", A DISTANCE OF 47.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 975.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°49'34", A DISTANCE OF 133.18 FEET; THENCE S78°12'06"E, 48.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.05 ACRES, MORE OR LESS.



SECTION 12; TOWNSHIP 19 SOUTH; RANGE 23 EAST  
SUMTER COUNTY, FLORIDA

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

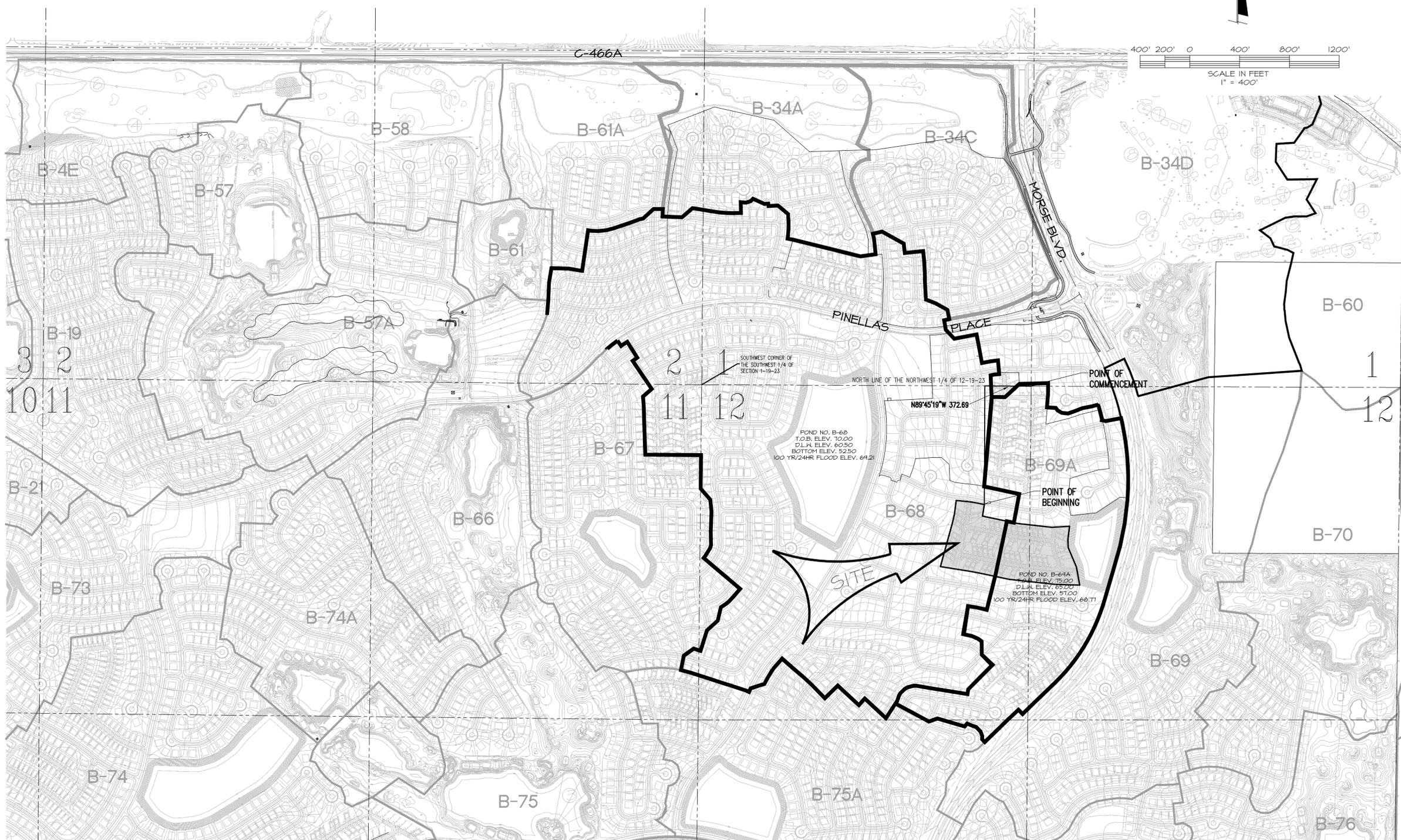
### INDEX OF SHEETS

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7. IRRIGATION DISTRIBUTION MASTER PLAN
8. PLAN & PROFILE-EVANSIDE LANE
9. PLAN & PROFILE-KNIGHTSBRIDGE PLACE
10. PLAN & PROFILE-CANDLEWICK COURT & BURNSIDE PLACE
11. MASTER GRADING PLAN
- EC-1. EROSION CONTROL PLAN

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.



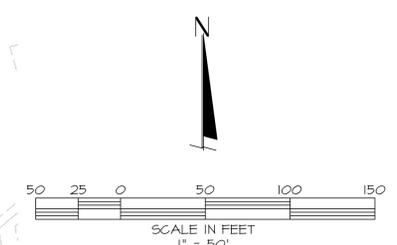
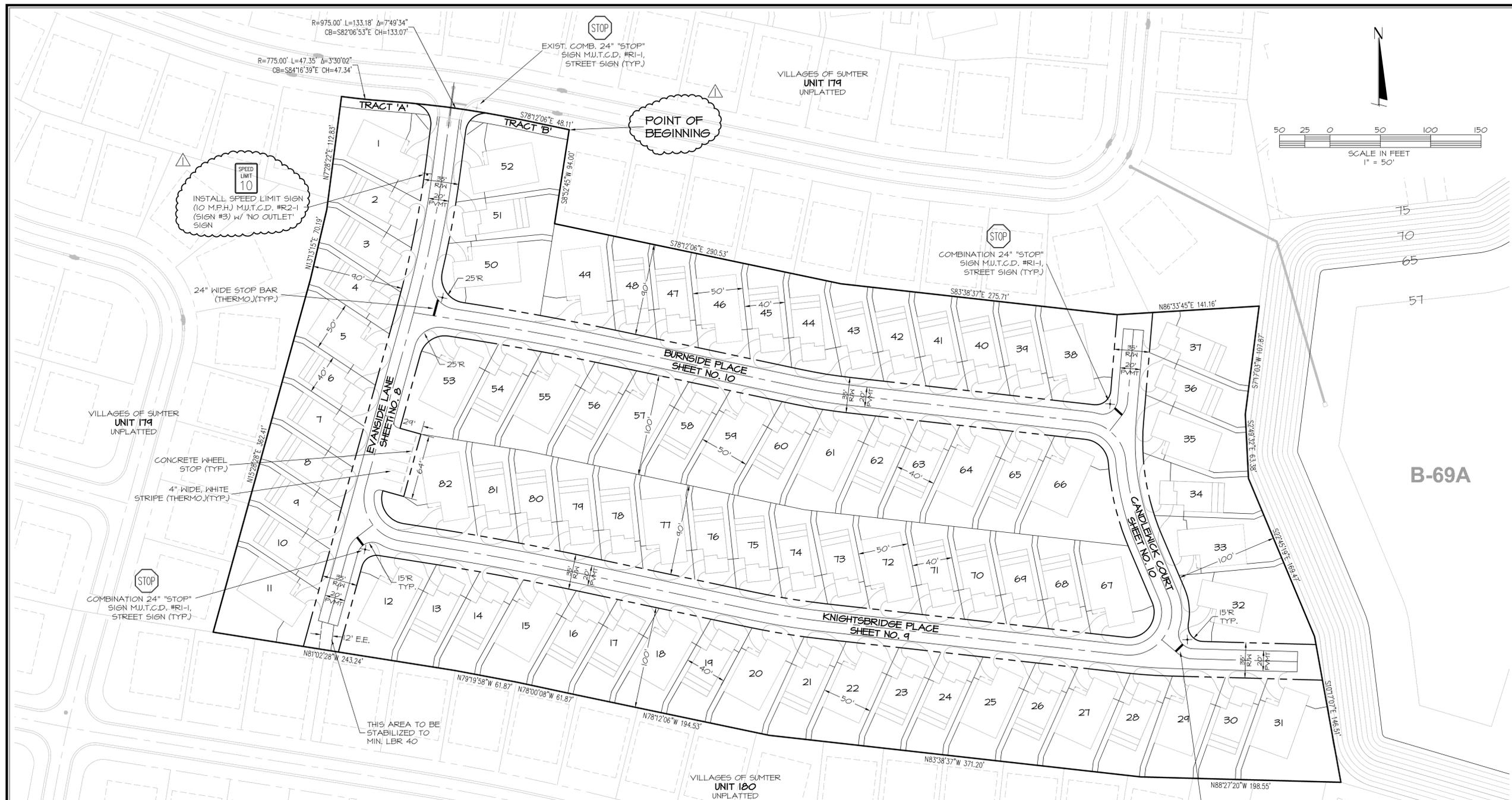


DATE	7-15-10
DRAWN BY	DC
CHKD BY	JAH
FILE NAME	LAUREN.MD
JOB NO.	921141.1975
DATE	
REVISIONS	
BY	


**FARBER & BARLEY**  
 ENGINEERS SURVEYORS AND PLANNERS  
 AND ASSOCIATES, INC.  
 Certificate of Authorization Number: 4709  
 4460 N.E. 63rd Road • Wilfredo, Florida 34785 • (352) 748-3126


**The Villages**  
 VILLAGES OF SUMTER  
 LAUREN VILLAS  
 (UNIT 947)  
**MASTER DEVELOPMENT PLAN**

S:\SUMTER\UNITS\LAUREN VILLAS\CIVIL\CONSTRUCTION\002-LAUREN-MD\DWG\_7/22/2010 9:38:54 AM



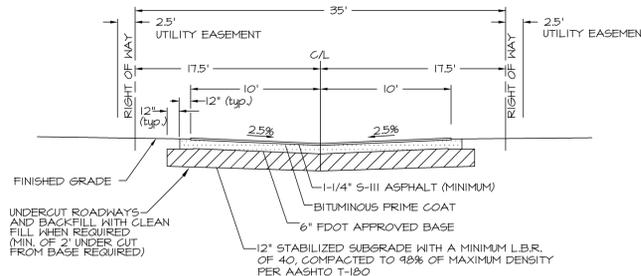
**SITE NOTES**  
 OWNER-DEVELOPER - THE VILLAGES OF LAKE-SUMTER, INC.  
 990 OLD MILL RUN  
 THE VILLAGES, FLORIDA 32162

BUILDING SETBACKS = 0' SIDE YARD, 0' REAR YARD, 0' REAR YARD FOR DOUBLE FRONTAGE LOTS WITH WALLS. THE SUM OF R/W WIDTH PLUS ADJACENT FRONT SETBACKS FROM R/W SHALL NOT BE LESS THAN 50'.  
 ALL STORM WATER MANAGEMENT FACILITIES AND STREETS TO BE CONSTRUCTED AND MAINTAINED BY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4  
 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 12, TOWNSHIP 14 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.

**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.

SITE DATA	
TOTAL ACRES	11.05 AC.
NUMBER OF UNITS	82
EXISTING ZONING	RUD
DENSITY (DU/AC)*	7.42 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	2,186 L.F.
MINIMUM LOT DIMENSION	40' x 90'
WATER & SEWER SUPPLIED BY	C.S.U.
IRRIGATION SUPPLIED BY	SUMTER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

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



DATE	BY	REVISIONS
11-24-10	DC	

**FARBER & BARLEY**  
 ENGINEERS SURVEYORS AND PLANNERS  
 AND ASSOCIATES, INC.  
 Certificate of Authorization Number: 4709  
 4450 N.E. 63rd Road • Wilkeed, Florida 34785 • (352) 748-3126

**The Villages**  
 VILLAGES OF SUMTER  
 LAUREN VILLAS  
 (UNIT 947)  
 SITE GEOMETRY, SIGNING & MARKING,  
 INDEX OF SHEETS

DATE: 7-15-10  
 DRAWN BY: DC  
 CHKD BY: JAH  
 FILE NAME: LAURENVILLAS  
 JOB NO.: 9214141915