
DESIGN AND DEVELOPMENT CONTACTS:

PROPERTY OWNER	JPMORGAN CHASE 240 E. PALMETTO PARK ROAD, 2nd FLOOR BOCA RATON, FL 33432 CONTACT: DEBORAH BROWN (407) 342-6221
DEVELOPER	JPMORGAN CHASE 240 E. PALMETTO PARK ROAD, 2nd FLOOR BOCA RATON, FL 33432 CONTACT: DEBORAH BROWN (407) 342-6221
CIVIL ENGINEER	CORE STATES GROUP 3902 CORPOREX PARK DRIVE, SUITE 600 TAMPA, FL 33619 CONTACT: DAVID J. ALGINA, P.E. (FL), CPESC (813) 490-1755
ARCHITECT	CORE STATES GROUP 3902 CORPOREX PARK DRIVE, SUITE 600 TAMPA, FL 33619 CONTACT: PHILLIP L. PRYOR (813) 490-1755
LANDSCAPE ARCHITECT	SIMPLY VERDE 829 38th AVENUE NORTH SAINT PETERSBURG, FL 33704 CONTACT: PATRICIA CASTELLANO, RLA, ASLA (727) 521-7290
SURVEYOR	BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. 791 NORTHEAST DIXIE HIGHWAY JENSEN BEACH, FL 34957 CONTACT: ROBERT BLOOMSTER, JR, PSM (772) 334-0868

GOVERNING AGENCIES CONTACTS:

PLANNING AND ZONING	SUMTER COUNTY PLANNING DEPARTMENT 7375 POWELL ROAD, SUITE 115 WILDWOOD, FL 34785 (352) 689-4460
BUILDING PERMIT	SUMTER COUNTY BUILDING DEPARTMENT 7375 POWELL ROAD WILDWOOD, FL 34785 (352) 689-4460
FIRE DEPARTMENT	VILLAGES PUBLIC SAFETY FIRE STATION No. 51 1231 BONITA BLVD. THE VILLAGES, FL 32162 (352) 205-8280
TRANSPORTATION	FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 5 719 SOUTH WOODLAND BOULEVARD DELAND, FL 32720 CONTACT: RICHARD B. MORROW (386) 943-5310
WATER/WASTEWATER	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICTS 3201 WEDGEWOOD LANE THE VILLAGES, FL 32162 (352) 750-0000
STORMWATER	THE VILLAGES C/O GRANT & DZURO 990 OLD MILL RUN THE VILLAGES, FL 32162 (352) 753-6260
	SUMTER COUNTY DEVELOPMENT SERVICES 7375 POWELL ROAD, SUITE 115 WILDWOOD, FL 34785 CONTACT: AIMEE WEBB (352) 689-4460
STORMWATER DISTRICT	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT 2379 BROAD STREET BROOKSVILLE, FL 34604-6899 (352) 796-7211

UTILITY CONTACTS:

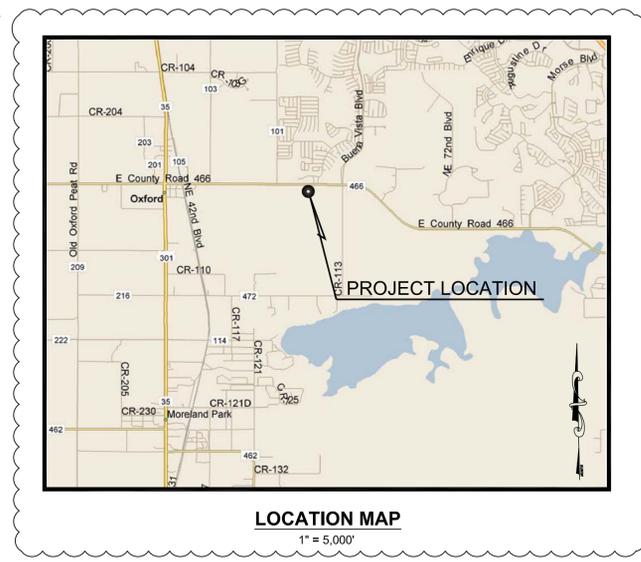
ELECTRIC COMPANY	SUMTER ELECTRIC COOPERATIVE, INC. 3369 WEDGEWOOD LANE THE VILLAGES, FL 32162 (352) 793-3801 EX. 1330
WATER/WASTEWATER	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICTS 3201 WEDGEWOOD LANE THE VILLAGES, FL 32162 (352) 750-0000
STORMWATER	THE VILLAGES C/O GRANT & DZURO 990 OLD MILL RUN THE VILLAGES, FL 32162 (352) 753-6260
TELEPHONE	CENTURYLINK 13465 SE CR 25 OCKLAWAHA, FL 32179 (352) 326-1297
FIBER OPTIC	MCDONOUGH DEVELOPMENT SERVICES 4450 N.E. 83RD ROAD WILDWOOD, FL 34785 (352) 753-6219
CATV	COMCAST 8130 HIGHWAY 44 - LEG A LEESBURG, FL 34788 (352) 787-7875

PRELIMINARY/ENGINEERING PLANS FOR



CHASE BANK - STORE NO. 25994 PRESTON & CR 466 SOUTHEAST CORNER OF CR 466 & PRESTON DR. THE VILLAGES, FL 32162

SECTION 16, TOWNSHIP 18 S., RANGE 23 E.
SUMTER COUNTY, FLORIDA



LOCATION MAP
1" = 5,000'

SHEET INDEX			
SHEET NUMBER	PAGE NUMBER	DESCRIPTION	PREPARED BY
CIVIL PLANS			
1	CV-1	COVER SHEET	CORE STATES
2	CV-2	NOTE SHEET	CORE STATES
3	C-1	PHASE 1 EROSION & SEDIMENTATION CONTROL PLAN	CORE STATES
4	C-2	PHASE 2 EROSION & SEDIMENTATION CONTROL PLAN	CORE STATES
5	C-3	EROSION & SEDIMENTATION CONTROL DETAILS	CORE STATES
6	C-4	DEMOLITION PLAN	CORE STATES
7	C-5	SITE PLAN	CORE STATES
8	C-6	GRADING & DRAINAGE PLAN	CORE STATES
9	C-7	UTILITY PLAN	CORE STATES
10	CD-1	CONSTRUCTION DETAILS	CORE STATES
11	CD-2	CONSTRUCTION DETAILS	CORE STATES
12	CD-3	CONSTRUCTION DETAILS	CORE STATES
13	CD-4	CONSTRUCTION DETAILS	CORE STATES
14	SUV-1	ALTA/ACSM LAND TITLE SURVEY	BY OTHERS
15	L-01	LANDSCAPE PLAN	BY OTHERS
16	L-02	LANDSCAPE DETAILS	BY OTHERS
17	L-03	LANDSCAPE NOTES	BY OTHERS
18	IR-01	IRRIGATION PLAN	BY OTHERS
19	IR-02	IRRIGATION DETAILS	BY OTHERS
20	EP1.0	PHOTOMETRIC PLAN	CORE STATES

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 SUMTER COUNTY BY THE PROJECT ENGINEER.

ALERT TO CONTRACTOR:

- THE SITE WORK FOR THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED ALL CITY AND/OR COUNTY AND STATE STANDARDS FOR SITE WORK.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY SUMTER COUNTY CODES, THE VILLAGES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES

LEGAL DESCRIPTION:

LOT 'D', VILLAGES FINANCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46 AND 46A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SWFWMD NOTE:

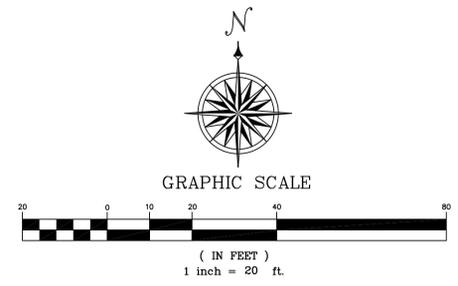
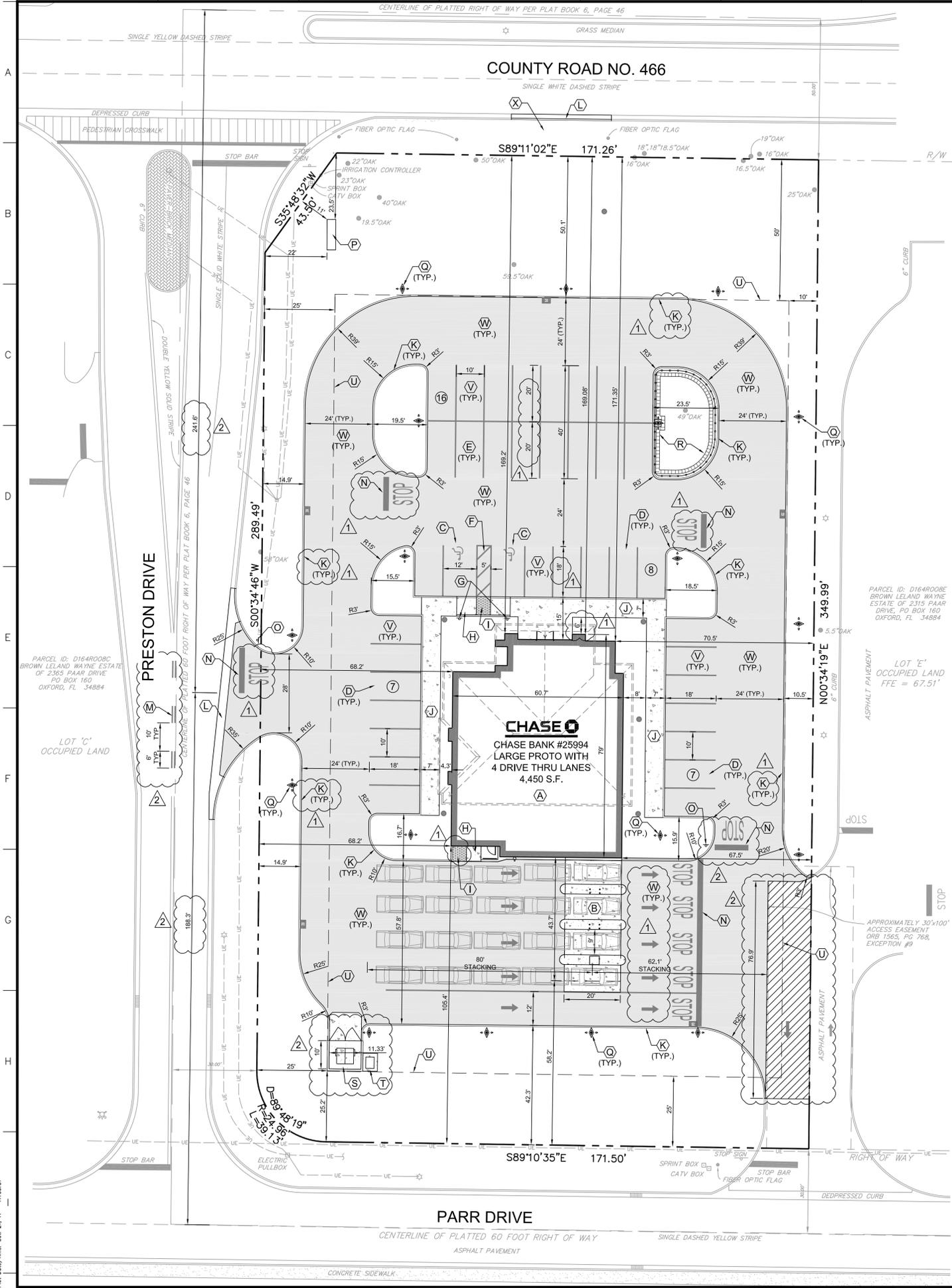
- THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION & DEVELOPMENT MANUAL, DATED MAY 1, 2009, PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS. (ERP #43023491.065)
- ALL ELEVATIONS ARE BASED ON THE VILLAGES DATUM. TO OBTAIN NGVD 29 ADD 3.46 FT.



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

<p>ENGINEER: DAVID J. ALGINA, P.E. FLORIDA REGISTRATION NUMBER # 69798</p>	<p>Job#: JPM-12583 Scale: NTS Date: 08-19-11 Drawn By: RG Checked By: CC</p>	<p>DESCRIPTION CHASE BANK - STORE NO. 25994 PRESTON & CR 466 SE CORNER OF CR 466 & PRESTON DR., THE VILLAGES, FL 32162</p>	<p>DATE 1 09/02/2011 2 09/19/2011</p>	<p>REVISIONS PER THE VILLAGES COMMENTS REVISIONS PER COUNTY COMMENTS</p>	<p>COVER SHEET</p>
<p>CV-1 1 OF 20</p>					

Drawing: N:\V-Clients\1-Chase_VPM - 12831 (25994, Preston & CR 466, The Villages, FL)\Drawings\Design Drawings\01-COVER.dwg - COVER.dwg
 User: ROKAZA
 Plot Date/Time: Oct. 21, 11 - 16:55:04



KEYED NOTES:

- A. PROPOSED 4,450 SF BANK. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
- B. PROPOSED CANOPY FOR THE DRIVE-THRU. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
- C. PROPOSED 12' x 18' ADA PARKING SPACE. REFER TO SHEET CD-3 FOR DETAIL.
- D. PROPOSED 10' x 18' REGULAR PARKING SPACE.
- E. PROPOSED 10' x 20' REGULAR PARKING SPACE.
- F. PROPOSED 5' WIDE ADA COMPLIANT LOADING AREA. REFER TO SHEET CD-3 FOR DETAILS.
- G. PROPOSED ADA PARKING SIGN. REFER TO SHEET CD-3 FOR GRASS OR LANDSCAPED AREA INSTALLATION DETAIL.
- H. PROPOSED ADA COMPLIANT CURB RAMP. REFER TO SHEET CD-2 FOR DETAIL.
- I. PROPOSED FULL DEPTH AND WIDTH DETECTABLE WARNING. REFER TO SHEET CD-2 FOR DETAIL.
- J. PROPOSED 7' WIDE CONCRETE SIDEWALK. REFER TO SHEET CD-2 FOR DETAIL.
- K. PROPOSED TRENCH CURB. REFER TO SHEET CD-2 FOR DETAIL.
- L. PROPOSED VALLEY GUTTER. REFER TO SHEET CD-2 FOR DETAIL.
- M. PROPOSED 6" WIDE DOUBLE YELLOW THERMOPLASTIC PAINT STRIPING (6'-10' SKIP) PER FDOT INDEX #17346.
- N. PROPOSED 24" WIDE STOP BAR WITH "STOP" PAINTED ON PAVEMENT. REFER TO SHEET CD-3 FOR DETAIL.
- O. PROPOSED STOP SIGN. REFER TO SHEET CD-3 FOR DETAIL.
- P. PROPOSED MONUMENT SIGN TO BE DESIGNED BY OTHERS.
- Q. PROPOSED SAVANNAH STYLE LIGHT. REFER TO SHEET CD-3 FOR DETAIL.
- R. PROPOSED KEYSTONE COMPACT STONE WALL WITH FENCE. REFER TO SHEET CD-4 FOR STONE WALL AND FENCE DETAIL. REFER TO SHEET C-6 FOR CROSS SECTIONS. REFER TO SHEET CD-3 FOR SPECIFIC LIGHT POST FOUNDATION.
- S. PROPOSED TRASH ENCLOSURE. REFER TO SHEET CD-4 FOR DETAIL.
- T. PROPOSED CONCRETE TRANSFORMER PAD.
- U. BUILDING SETBACK LINE.
- V. PROPOSED LIGHT DUTY ASPHALT PAVING IN PARKING SPACES. REFER TO SHEET CD-2 FOR DETAIL.
- W. PROPOSED MEDIUM DUTY ASPHALT PAVING IN DRIVE AISLES. REFER TO SHEET CD-2 FOR DETAIL.
- X. REFER TO SHEET L-01 AND IR-01 FOR PROPOSED PLANTINGS AND IRRIGATION WITHIN C.R. 466 RIGHT-OF-WAY.

EXISTING LEGEND

- CLEAN OUT
- ⊙ (MPP) WOOD POWER POLE
- MANHOLE
- ⊙ LIGHT POST
- INV. INVERT
- E.L. ELEVATION
- ME'S MITERED END SECTION
- C.B.S. CONCRETE BLOCK STRUCTURE
- R. RADIUS
- L. LENGTH
- D. DELTA
- WATER VALVE
- FIRE HYDRANT
- SPOT ELEVATIONS
- TREE
- SEWER VALVE
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PC PAGE
- EP ELECTRIC PANEL
- CPP CONCRETE POWER POLE
- R/W RIGHT OF WAY
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE

PROPOSED LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - PROPOSED TRENCH CURB
- ▭ PROPOSED BUILDING
- ▨ PROPOSED CONCRETE PAVEMENT
- ▩ PROPOSED CONCRETE SIDEWALK
- ▧ PROPOSED ASPHALT PAVEMENT
- ▨ PROPOSED MILL AND OVERLAY
- ← TRAFFIC ARROW (REFER TO SHEET CD-3 FOR DETAIL)
- ⊙ PROPOSED PARKING COUNT SYMBOL
- ▣ STORM CATCH BASIN
- ⊕ PROPOSED SITE LIGHTING POLE

SITE DATA TABLE

LAND USE	
PARCEL ID#:	D16R008D
CURRENT ZONING:	CL (LIGHT COMMERCIAL)
FUTURE LAND USE:	COMMERCIAL
EXISTING USE:	VACANT LOT
PROPOSED USE:	COMMERCIAL BANK (WALK-IN w/ DRIVE THRU)
TOTAL PARCEL AREA: 67,954 SF/ 1.56 AC	
EXISTING IMPERVIOUS AREA:	1,483 SF/ 0.03 AC (1.92%)
EXISTING OPEN SPACE:	66,471 SF/ 1.53 AC (98.08%)
PROPOSED IMPERVIOUS AREA:	41,141 SF/ 0.94 AC (60.54%)
PROPOSED OPEN SPACE:	26,813 SF/ 0.62 AC (39.46%)
REQUIRED OPEN SPACE BY ERP:	15%
BUILDING DATA	
PROPOSED:	PROPOSED BUILDING (1 STORY) 4,450 SF
BUILDING COVERAGE:	MAXIMUM BY CODE 0.30 F.A.R.
PROPOSED:	0.07 F.A.R.
BUILDING HEIGHT:	MAXIMUM BY CODE 50 FEET
MAXIMUM BY VILLAGES:	35 FEET
PROPOSED:	28 FEET ±
REQUIRED SETBACKS:	NORTH (C.R. 466) 50 FEET
	SOUTH (PARR DRIVE) 25 FEET
	EAST 10 FEET
	WEST (PRESTON DRIVE) 25 FEET
PROVIDED SETBACKS:	NORTH (C.R. 466) 169.1 FEET
	SOUTH (PARR DRIVE) 58.2 FEET (CANOPY)
	EAST 67.5 FEET
	WEST (PRESTON DRIVE) 68.2 FEET

SITE NOTES:

1. REFER TO SHEET CV-2 FOR GENERAL NOTES.
2. REFER TO SHEET C-4 FOR DEMOLITION PLAN.
3. REFER TO SHEET C-6 FOR GRADING AND DRAINAGE PLAN.
4. REFER TO SHEET C-7 FOR UTILITY PLAN.
5. REFER TO SHEET L-1 FOR LANDSCAPE PLAN.
6. REFER TO SHEET CD-3 FOR SITE LIGHTING DETAILS. REFER TO SHEET EP1.0 FOR PHOTOMETRIC PLAN.
7. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.), UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND CANOPY DETAILS.
8. ALL NEW BUILDING AND SITE SIGNAGE WILL COMPLY WITH ZONING AND THE VILLAGES REGULATIONS.
9. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO SOD ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO INSTALL LIGHT DUTY ASPHALT IN PARKING SPACES AND MEDIUM DUTY ASPHALT IN DRIVE AISLES. REFER TO SHEET CD-2 FOR ASPHALT PAVING DETAIL.
12. ANY ADJACENT EXISTING LANDSCAPE MATERIAL DESTROYED DURING CONSTRUCTION SHALL BE REPLACED PER COUNTY AND THE VILLAGES REGULATIONS.
13. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN UNDERGROUND SYSTEM PROVIDING 100% COVERAGE. IRRIGATION SYSTEM SHALL INCLUDE RAIN AND SOIL SENSORS.
14. SUMTER COUNTY REQUIRED STACKING LENGTH FOR BANK USES IS 200 LF OF TOTAL STACKING. A TOTAL OF 320 LF IS PROVIDED

PARKING TABLE

	STANDARD	ADA (12'x18')	TOTAL
REQUIRED (1 PER 200 SF GFA)	22	1	23
PROVIDED	36	2	38

Rev. #	Date	Description
1	09/02/2011	REVISED PER THE VILLAGES COMMENTS
2	09/19/2011	REVISED PER COUNTY COMMENTS

**CHASE BANK - STORE NO. 25994
PRESTON & CR 466**
SE CORNER OF CR 466 & PRESTON DR., THE VILLAGES, FL 32162

SITE PLAN

CORE STATES GROUP

CHASE

3902 Corporate Park Drive, Suite 600
Orlando, FL 32817
Phone: (407) 460-1755
Fax: (407) 460-1759
design@corestatesgroup.com

Job#: JPM-12593	Scale: 1"=20'
Date: 08-19-11	Drawn By: RG
Checked By: DJA	

Documents prepared by CoreStates, Inc. including this document, are to be used only for the specific project and specific use for which they were prepared. They are not to be used for any other projects, without the expressed written consent of CoreStates, Inc. It is the responsibility of the user to hold CoreStates, Inc. harmless from all claims and losses.

ENGINEER: DAVID J. ALGIMA, P.E. FLORIDA REGISTRATION NUMBER # 69798	DATE:
C-5 7 OF 20	

Drawing: N:\V-Clients\1-Chase\PM - 12593 (25994, Preston & CR 466, The Villages, FL)\Drawings\Design Drawings\07-SITE PLAN.dwg - Layout
 User: RORICA
 Plot Date/Time: Oct. 21, 11 - 17:03:31



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

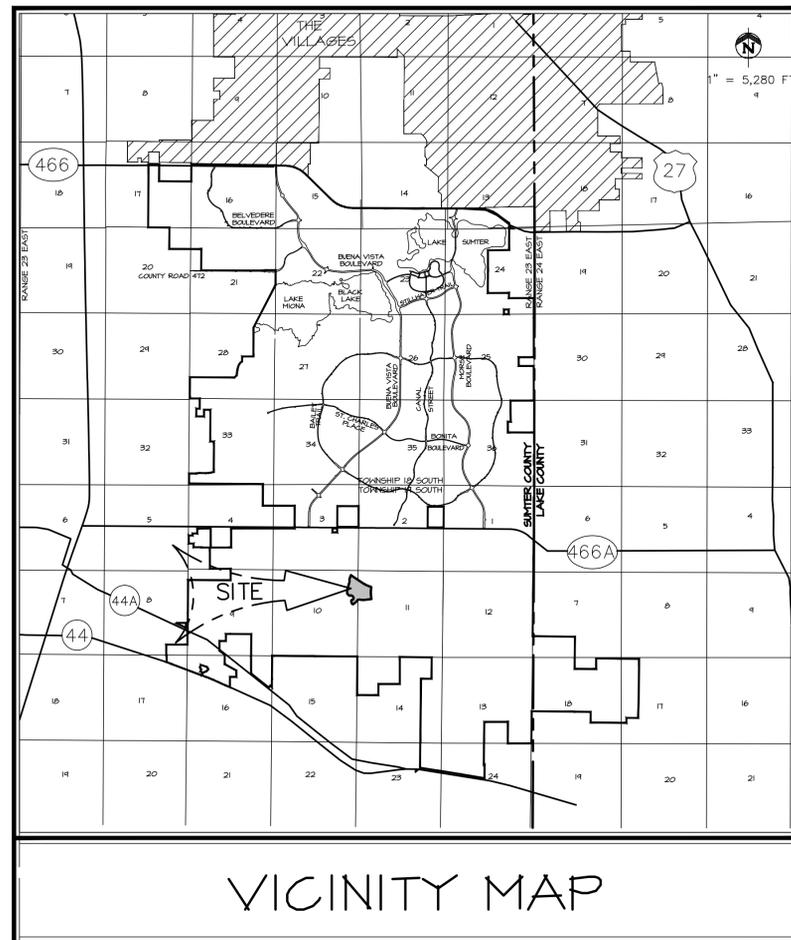
The Villages®

PRELIMINARY / ENGINEERING PLAN OF UNIT 214

DATE	ISSUE	BY

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE S00°40'50"W, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 584.67 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE S56°52'03"E, 459.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1,280.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°53'27", AN ARC DISTANCE OF 444.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°10'00", AN ARC DISTANCE OF 53.25 FEET TO THE POINT OF TANGENCY; THENCE S10°24'31"W, 24.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 1,280.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°19'30", AN ARC DISTANCE OF 185.98 FEET TO THE POINT OF TANGENCY; THENCE S02°05'01"W, 155.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 1,230.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°23'19", AN ARC DISTANCE OF 351.82 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S82°30'17"W, 83.29 FEET; THENCE S82°47'59"W, 310.00 FEET; THENCE S82°54'41"W, 59.59 FEET; THENCE S87°35'54"W, 59.32 FEET; THENCE N88°33'37"W, 59.32 FEET; THENCE N84°43'08"W, 59.32 FEET; THENCE N79°56'30"W, 70.79 FEET; THENCE N83°54'58"W, 61.43 FEET; THENCE S81°46'33"W, 90.50 FEET; THENCE S23°46'50"W, 53.22 FEET; THENCE S44°20'06"W, 120.66 FEET; THENCE S52°00'46"W, 222.13 FEET; THENCE N81°31'44"W, 74.05 FEET; THENCE N18°37'18"W, 192.32 FEET; THENCE N23°33'19"E, 66.46 FEET; THENCE N70°49'31"E, 115.15 FEET; THENCE N15°26'16"E, 106.08 FEET; THENCE N30°47'41"W, 113.22 FEET; THENCE N63°19'39"W, 126.20 FEET; THENCE S62°16'42"W, 68.64 FEET; THENCE N63°08'52"W, 111.66 FEET; THENCE N39°43'09"W, 113.15 FEET; THENCE N00°05'37"W, 241.03 FEET; THENCE N16°59'44"E, 426.28 FEET; THENCE N21°52'52"E, 69.32 FEET; THENCE N04°12'39"W, 188.28 FEET; THENCE N20°19'10"E, 253.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 820.00 FEET AND A CHORD BEARING AND DISTANCE OF S58°13'08"E, 38.68 FEET TO WHICH A RADIAL LINE BEARS N30°25'47"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°42'11", AN ARC DISTANCE OF 38.68 FEET TO THE POINT OF TANGENCY; THENCE S56°52'03"E, 502.78 FEET TO THE POINT OF BEGINNING. CONTAINING 36.89 ACRES, MORE OR LESS.



VICINITY MAP

SECTIONS 10 & 11; TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
DESIGN SPEED = 20 M.P.H.
(MINIMUM C/L RADIUS - 89 FT.)

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

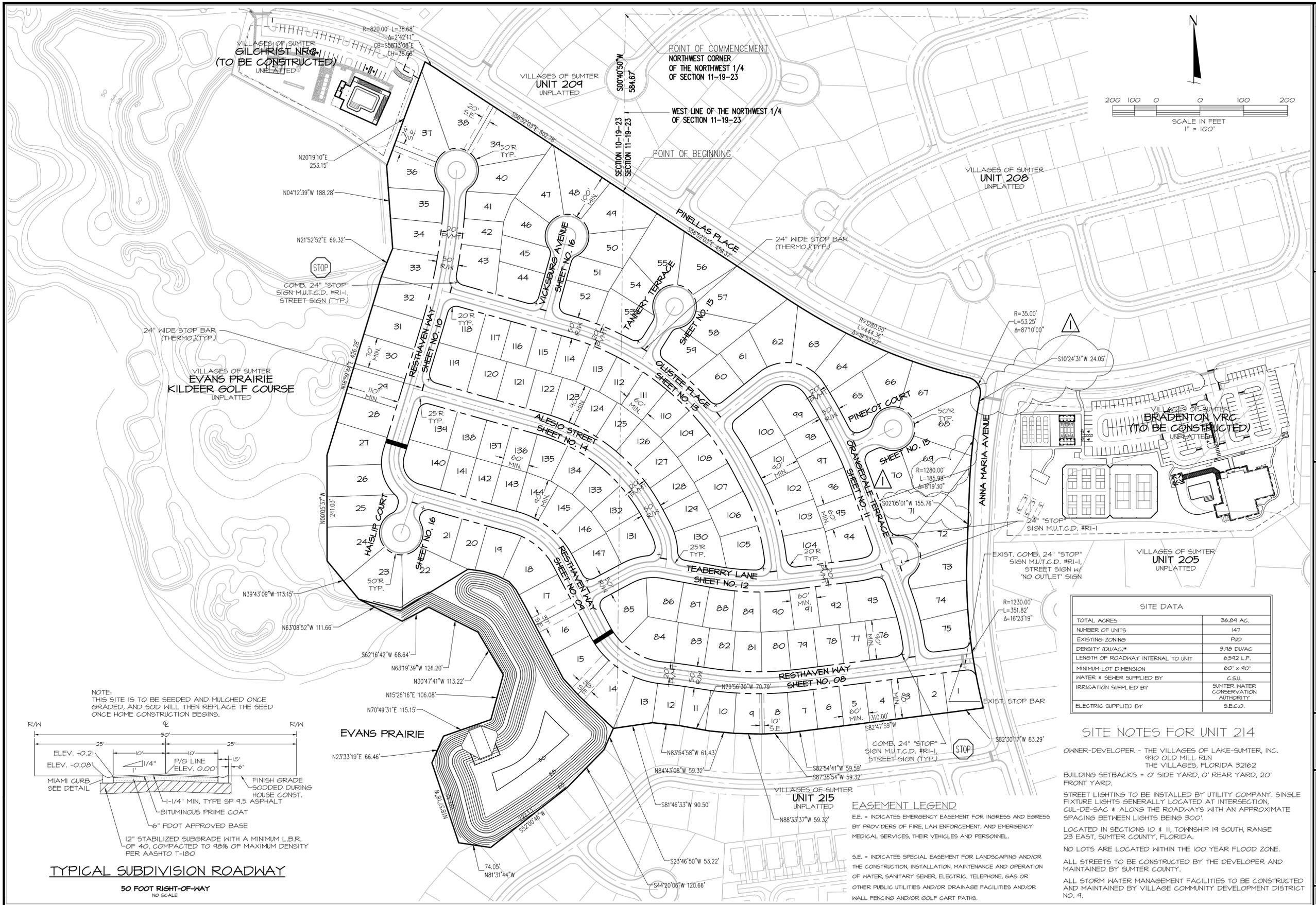
ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
JEFFREY A. HEAD, P.E.
FL. LIC. NO. 58058

INDEX OF SHEETS

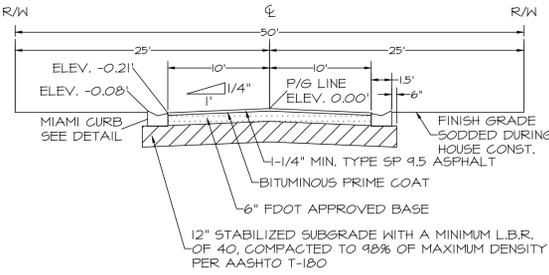
1. TITLE SHEET
2. MASTER DEVELOPMENT PLAN
3. SITE GEOMETRY, SIGNING & MARKING, INDEX OF SHEETS
4. STORM DRAINAGE MASTER PLAN
5. SANITARY SEWER MASTER PLAN
6. WATER DISTRIBUTION MASTER PLAN
7. IRRIGATION DISTRIBUTION MASTER PLAN
8. PLAN & PROFILE - RESTHAVEN WAY
9. PLAN & PROFILE - RESTHAVEN WAY
10. PLAN & PROFILE - RESTHAVEN WAY
11. PLAN & PROFILE - ORANGEDALE TERRACE
12. PLAN & PROFILE - TEABERRY LANE
13. PLAN & PROFILE - OLUSTEE PLACE
14. PLAN & PROFILE - ALESIO STREET
15. PLAN & PROFILE - PINEKOT COURT & TANNERY TERRACE
16. PLAN & PROFILE - VICKSBURG AVENUE & HAISLIP COURT
17. GRADING MASTER PLAN
18. GRADING MASTER PLAN
- EC-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, 2004", PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.
3. ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
4. BASED ON ENGINEERING JUDGEMENT AND IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) 2003 EDITION CHAPTER 2A SECTION 2A.12 AND CHAPTER 2B SECTION 2B.04, STOP SIGNS AT EACH INTERSECTION WITHIN THE UNIT ARE DESIGNED FOR SPECIAL PURPOSE ROADS (LOCAL RESIDENTIAL ROADS) WITH A MINIMUM DIMENSION OF 24"x24".



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



TYPICAL SUBDIVISION ROADWAY

50 FOOT RIGHT-OF-WAY
NO SCALE

SITE DATA	
TOTAL ACRES	36.84 AC.
NUMBER OF UNITS	147
EXISTING ZONING	PUD
DENSITY (DU/AC)*	3.98 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	6,542 LF.
MINIMUM LOT DIMENSION	60' x 90'
WATER & SEWER SUPPLIED BY	C.S.U.
IRRIGATION SUPPLIED BY	SUMTER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

SITE NOTES FOR UNIT 214

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 SECTIONS 10 & 11, 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.

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 FENCINGS AND/OR GOLF CART PATHS.

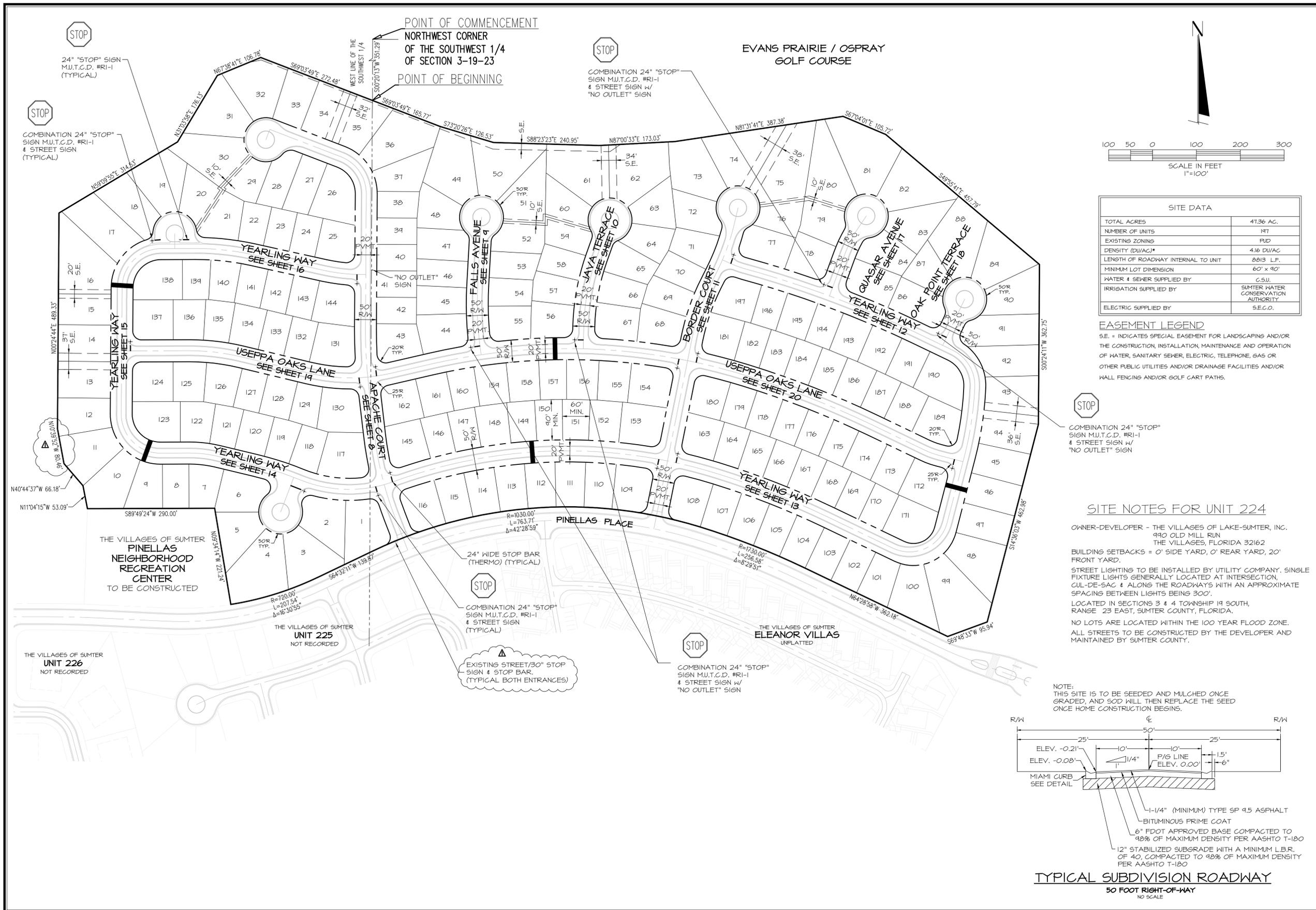
DATE	BY	REVISIONS
10-11	HAL	REVISED PER COUNTY COMMENTS

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

The Villages
VILLAGES OF SUMTER
UNIT 214
SITE GEOMETRY, SIGNING & MARKING INDEX OF SHEETS

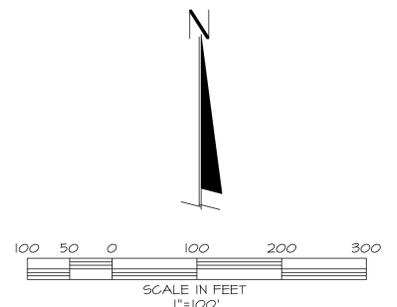
DATE	10/11/11
DRAWN BY	DCG
CHKD BY	JAH
FILE NAME	002-214-INDEX
JOB NO.	-----

SHT. 03 OF 18



POINT OF COMMENCEMENT
 NORTHWEST CORNER
 OF THE SOUTHWEST 1/4
 OF SECTION 3-19-23
 POINT OF BEGINNING

EVANS PRAIRIE / OSPRAY
 GOLF COURSE

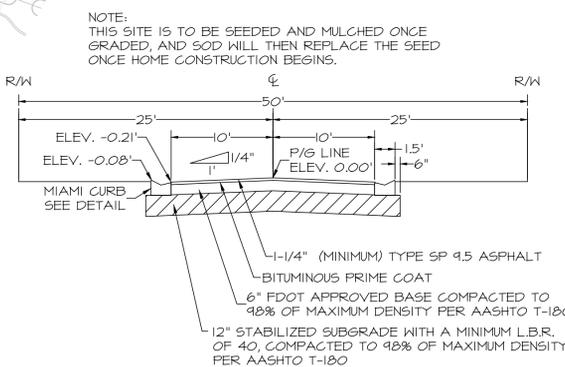


SITE DATA	
TOTAL ACRES	41.36 AC.
NUMBER OF UNITS	197
EXISTING ZONING	PUD
DENSITY (DU/AC)*	4.16 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	8813 L.F.
MINIMUM LOT DIMENSION	60' x 90'
WATER & SEWER SUPPLIED BY	C.S.U.
IRRIGATION SUPPLIED BY	SUMTER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

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.

COMBINATION 24" "STOP" SIGN M.U.T.C.D. #R1-1 & STREET SIGN W/ "NO OUTLET" SIGN

SITE NOTES FOR UNIT 224
 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 SECTIONS 3 & 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.



TYPICAL SUBDIVISION ROADWAY
 50 FOOT RIGHT-OF-WAY
 NO SCALE

DATE: 10-19-11
 REVISIONS PER COUNTY COMMENTS

ENGINEERS SURVEYORS PLANNERS
FARNER BARLEY AND ASSOCIATES, INC.
 Certificate of Authorization Number: 4709
 4450 N.E. 84th Road • Wilton, Florida 34785 • (352) 748-3126

The Villages
 VILLAGES OF SUMTER UNIT 224
 SITE GEOMETRY, SIGNAGE & MARKING & SHEETS INDEX

DATE: 10/19/11
 DRAWN BY: JM
 CHKD BY: JAH
 FILE NAME: 003-224-INDEX
 JOB NO.: 921141212

SHT. 3 OF 22

The Villages®

PRELIMINARY / ENGINEERING PLAN OF BIG CYPRESS VILLAGE RECREATION CENTER (SC #313VR)

LEGAL DESCRIPTION

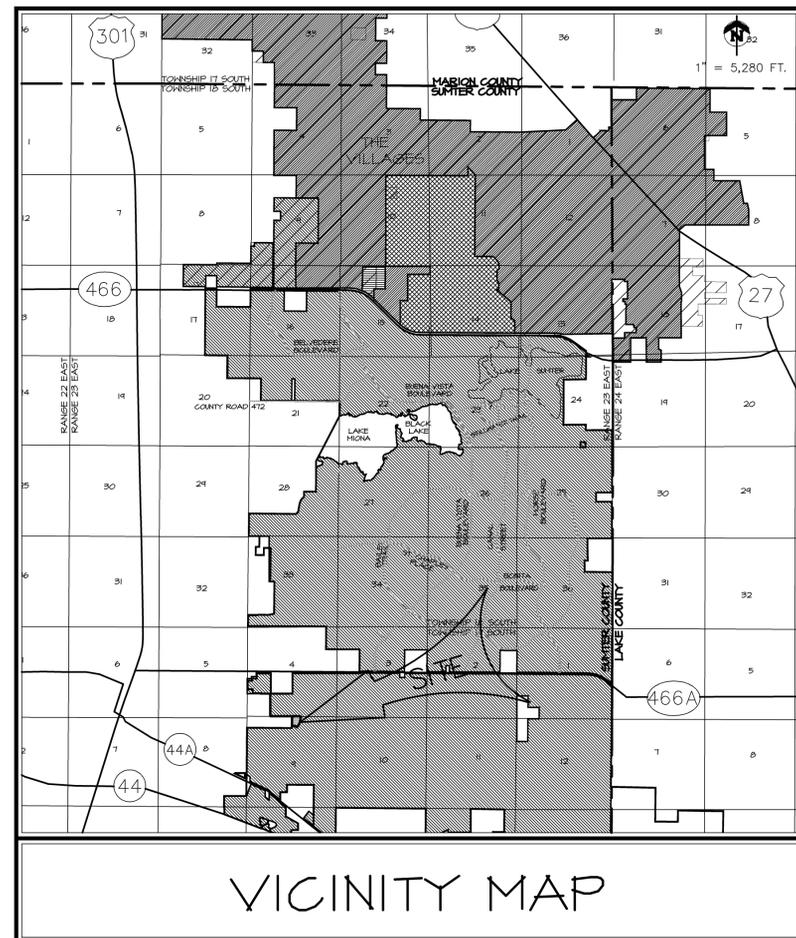
THAT LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE S89°38'51"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 118.28 FEET; THENCE DEPARTING SAID SOUTH LINE N01°00'30"E, 20.72 FEET; THENCE S89°34'47"E, 380.71 FEET; THENCE S01°42'53"E, 81.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 770.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°30'44", AN ARC DISTANCE OF 544.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 830.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°23'28", AN ARC DISTANCE OF 78.10 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N54°04'42"W, 141.70 FEET; THENCE S87°52'38"W, 99.13 FEET; THENCE S84°01'32"W, 77.69 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE N00°29'33"E, ALONG SAID WEST LINE A DISTANCE OF 561.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.19 ACRES, MORE OR LESS.

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



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

INDEX OF SHEETS

- | | |
|----|-------------------------|
| 1. | TITLE SHEET |
| 2. | MASTER DEVELOPMENT PLAN |
| 3. | AERIAL PHOTOGRAPH |
| 4. | SITE PLAN |
| 5. | GRADING & DRAINAGE PLAN |
| 6. | STORM DRAINAGE PLAN |
| 7. | UTILITY PLAN |
| 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.

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

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

