DATE	ISSUE	BY
-	-	-

The Villages®

PRELIMINARY/ENGINEERING PLANS FOR THE VILLAGES OF SUMTER UNIT NO. 198

SECTIONS 2 & 11
TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

DESIGN SPEED 30 MPH

LEGAL DESCRIPTION

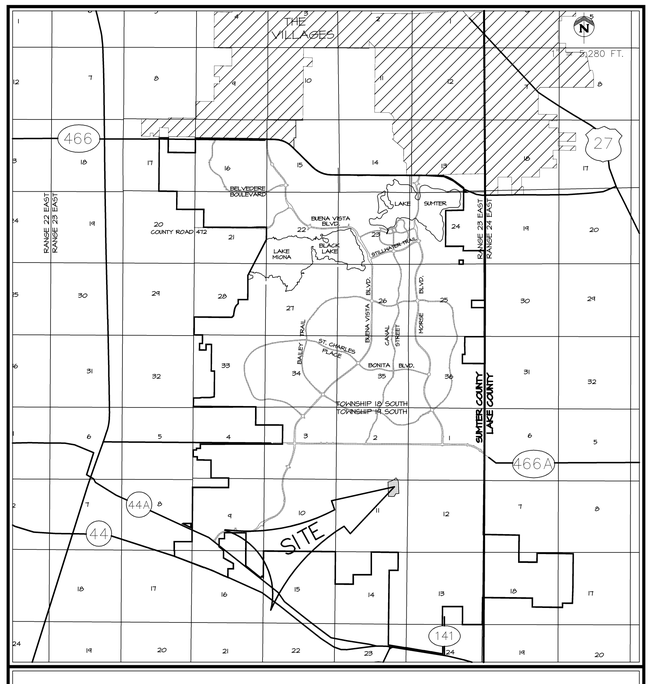
A PARCEL OF LAND BEING A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE N89°28'14"W, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 758.33 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S26°48'19"E, 46.18 FEET; THENCE S20°01'27"E, 59.01 FEET; THENCE S16°26'08"E, 58.42 FEET; THENCE S04°57'35"E, 58.57 FEET; THENCE S01°52'00"E, 708.29 FEET; THENCE S03°04'34"E, 76.97 FEET; THENCE S82°43'25"W, 106.91 FEET; THENCE N89°55'08"W, 108.80 FEET; THENCE S42°25'37"W, 36.75 FEET; THENCE S28°34'58"W, 109.84 FEET; THENCE S32°56'04"W, 89.90 FEET; THENCE S79°06'50"W, 102.31 FEET; THENCE N85°45'22"W, 330.19 FEET; THENCE N01°52'00"W, 1,054.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1,030.00 FEET AND A CHORD BEARING AND DISTANCE OF N62°20'49"E, 664.22 FEET TO WHICH A RADIAL LINE BEARS S08°50'33"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°37'15", AN ARC DISTANCE OF 676.31 FEET; THENCE ALONG A RADIAL LINE RUN S46°27'48"E, 74.32 FEET; THENCE S37°27'59"E, 59.06 FEET; THENCE S32°08'09"E, 59.06 FEET; THENCE S26°48'19"E, 12.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.97 ACRES, MORE OR LESS.

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



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 - KILLINGTON LOOP
9. PLAN & PROFILE - KILLINGTON LOOP
10. PLAN & PROFILE - KILLINGTON LOOP
11. PLAN & PROFILE - EUBANKS LANE
12. PLAN & PROFILE - MACARTHUR COURT
13. MASTER GRADING PLAN
14. 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

S:\SUMTER\UNITS\VILLAS\Unit 198\CIVIL\CO.SUBMITTAL\ENGINEERING\SUBMIT (11-30-10) 1001-198-COV.DWG, 11/30/10 8:54:05 AM, 1:5280

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
UNIT No. 198

MASTER DEVELOPMENT PLAN

DATE 9-28-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198-MDEV
JOB NO. 921141.1986

SHT. 2 OF 14

S:\SUMTER\UNITS8\VILLAS\Unit 198\CIVIL\CONSTRUCTION\002-198-MDEV.DWG, 11/30/10 7:47:22 AM, 1:400

SITE DATA	
TOTAL ACRES	19.97 AC.
NUMBER OF UNITS	86
EXISTING ZONING	PUD
DENSITY (DU/AC)*	4.31 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	3687 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

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 NOTES FOR UNIT 198

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.

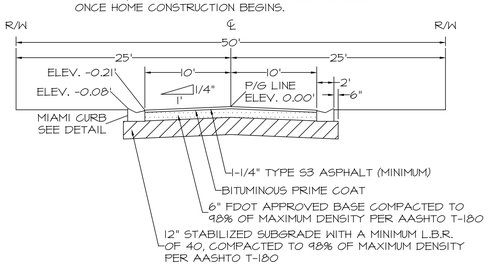
STREET LIGHTING TO BE INSTALLED BY UTILITY COMPANY. SINGLE FIXTURE LIGHTS GENERALLY LOCATED AT INTERSECTION, CUL-DE-SAC & ALONG THE ROADWAYS WITH AN APPROXIMATE SPACING BETWEEN LIGHTS BEING 300'.

LOCATED IN SECTIONS 2 & 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.

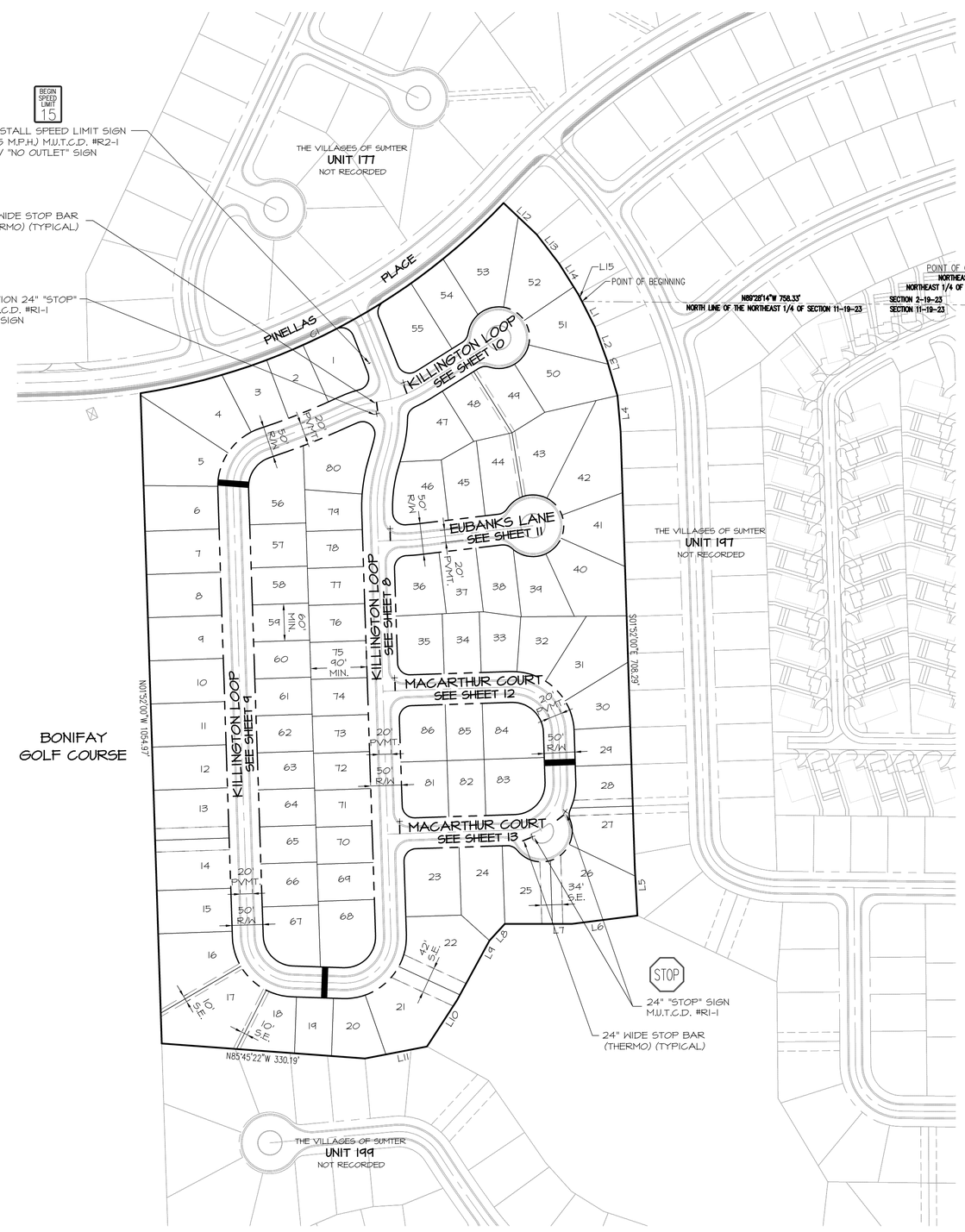
NOTE:
THIS SITE IS TO BE SEEDED AND MULCHED ONCE GRADED, AND SOD WILL THEN REPLACE THE SEED ONCE HOME CONSTRUCTION BEGINS.



TYPICAL SUBDIVISION ROADWAY

50 FOOT RIGHT-OF-WAY

NO SCALE



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	676.31'	1030.00'	37°37'15"	350.85'	N62°20'49"E	664.22'

PARCEL LINE TABLE		
LINE	BEARING	DIST.
L1	S26°48'19"E	46.18'
L2	S20°01'27"E	54.01'
L3	S16°26'08"E	58.42'
L4	S4°57'35"E	58.57'
L5	S3°04'34"E	76.97'
L6	S82°43'25"W	106.91'
L7	N84°55'08"W	108.80'
L8	N42°25'37"E	36.75'
L9	S28°34'58"W	109.84'
L10	S32°56'04"W	84.90'
L11	S74°06'50"W	102.31'
L12	S46°27'48"E	74.32'
L13	S37°27'54"E	54.06'
L14	S32°08'09"E	54.06'
L15	S26°48'19"E	12.88'

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

VILLAGES OF SUMTER
UNIT 198

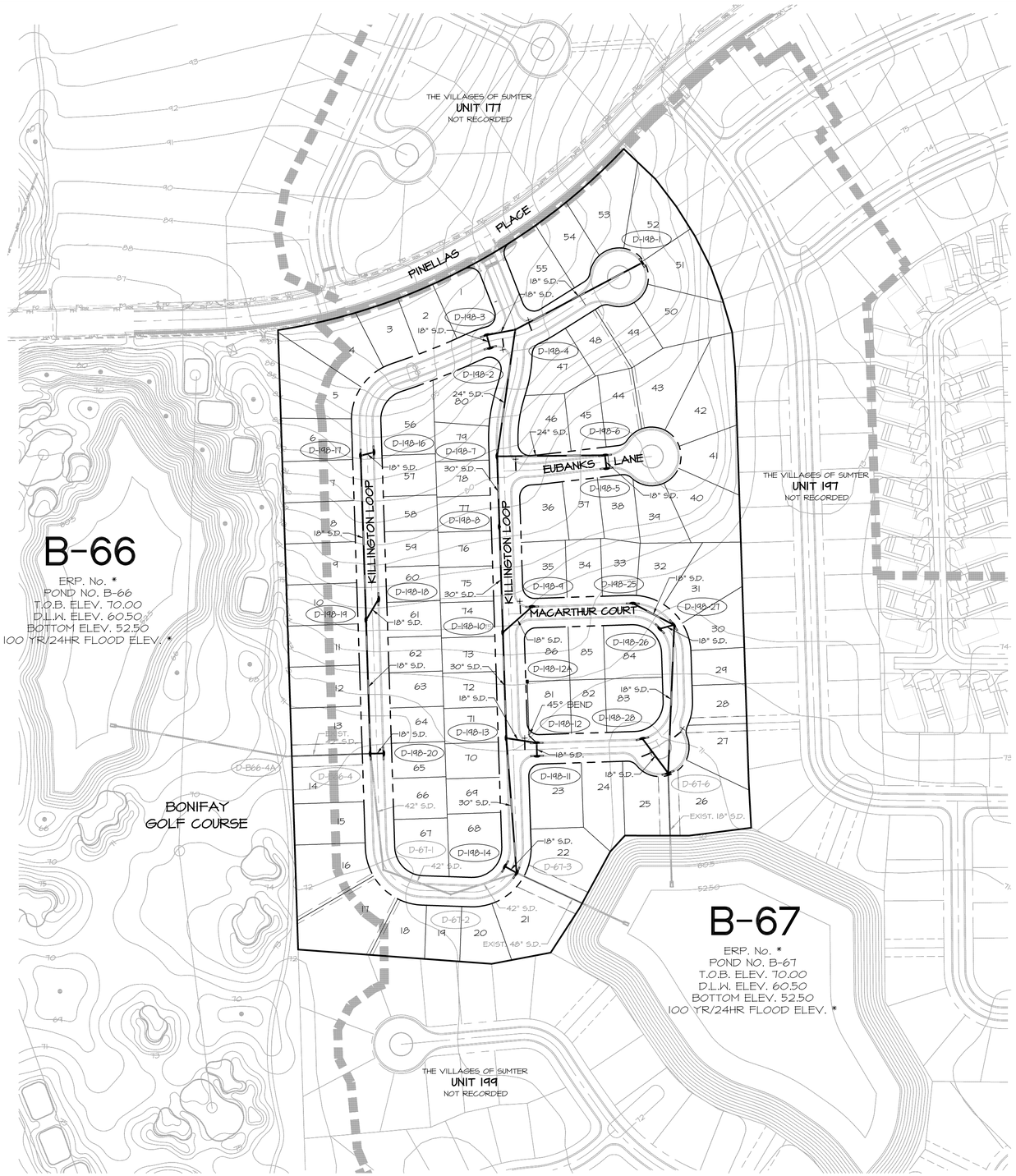
SITE GEOMETRY, SIGNING & MARKING, INDEX OF SHEETS

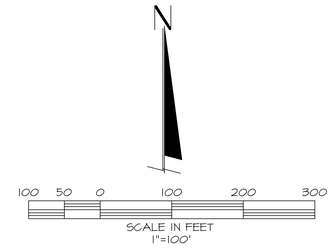
DATE 9-28-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198-INDEX
JOB NO. 92141.1986

SHT. 3 OF 14

S:\SUMTER\UNITS&VILLAS\Unit 198\CIVIL\CONSTRUCTION\003-198-INDEX.dwg, 12/8/10 12:02:48 PM, 1:100

STORM TABLE		STORM TABLE	
STRUC.#	RIM / GRATE	STRUC.#	RIM / GRATE
D-67-1	71.25	D-198-11	70.70
D-67-2	70.73	D-198-12	70.70
D-67-3	70.04	D-198-13	71.17
D-67-6	70.00	D-198-14	70.04
D-198-1	80.96	D-198-16	82.14
D-198-2	84.97	D-198-17	82.01
D-198-3	84.97	D-198-18	75.42
D-198-4	85.65	D-198-19	74.48
D-198-5	76.62	D-198-20	70.23
D-198-6	76.62	D-198-25	72.64
D-198-7	80.52	D-198-26	72.24
D-198-8	77.10	D-198-27	72.18
D-198-9	73.76	D-198-28	70.79
D-198-10	73.54	D-B66-4	70.23





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	
	SILT FENCE	
D-CHS	STRUCTURE NUMBER	D-CHS

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 AS-BUILT DRAWINGS WILL SPECIFY WHAT TYPE OF STORMPIPE MATERIAL WAS USED.

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.

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
UNIT 198

STORM DRAINAGE MASTER PLAN

DATE 9-28-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198-STORM
JOB NO. 921141.1986

SHT. 4 OF 14

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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 INCHEST 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.

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

N

100 50 0 100 200 300

SCALE IN FEET
1"=100'

SANITARY SEWER LEGEND

PROPOSED		EXISTING
SS	SANITARY SEWER	SS
	MANHOLE	
	FLOW ARROW	
	SINGLE SERVICE	
	DOUBLE SERVICE	
S 5AN-10	STRUCTURE NUMBER	S 5AN-10

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
UNIT 198

SANITARY SEWER MASTER PLAN

DATE 9-28-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198-SAN
JOB NO. 921141.1986

SHT. 5 OF 14

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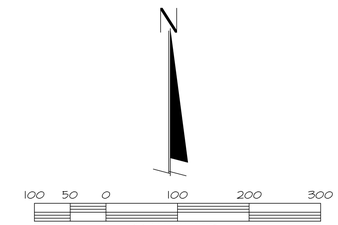
POTABLE WATER LEGEND

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°
4	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.



DATE	REVISIONS	BY

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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
UNIT 198

WATER DISTRIBUTION MASTER PLAN

DATE 9-28-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198-WATER
JOB NO. 921141.1986

SHT. 6 OF 14

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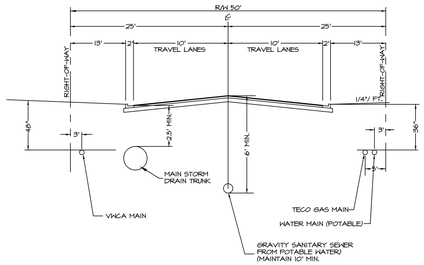
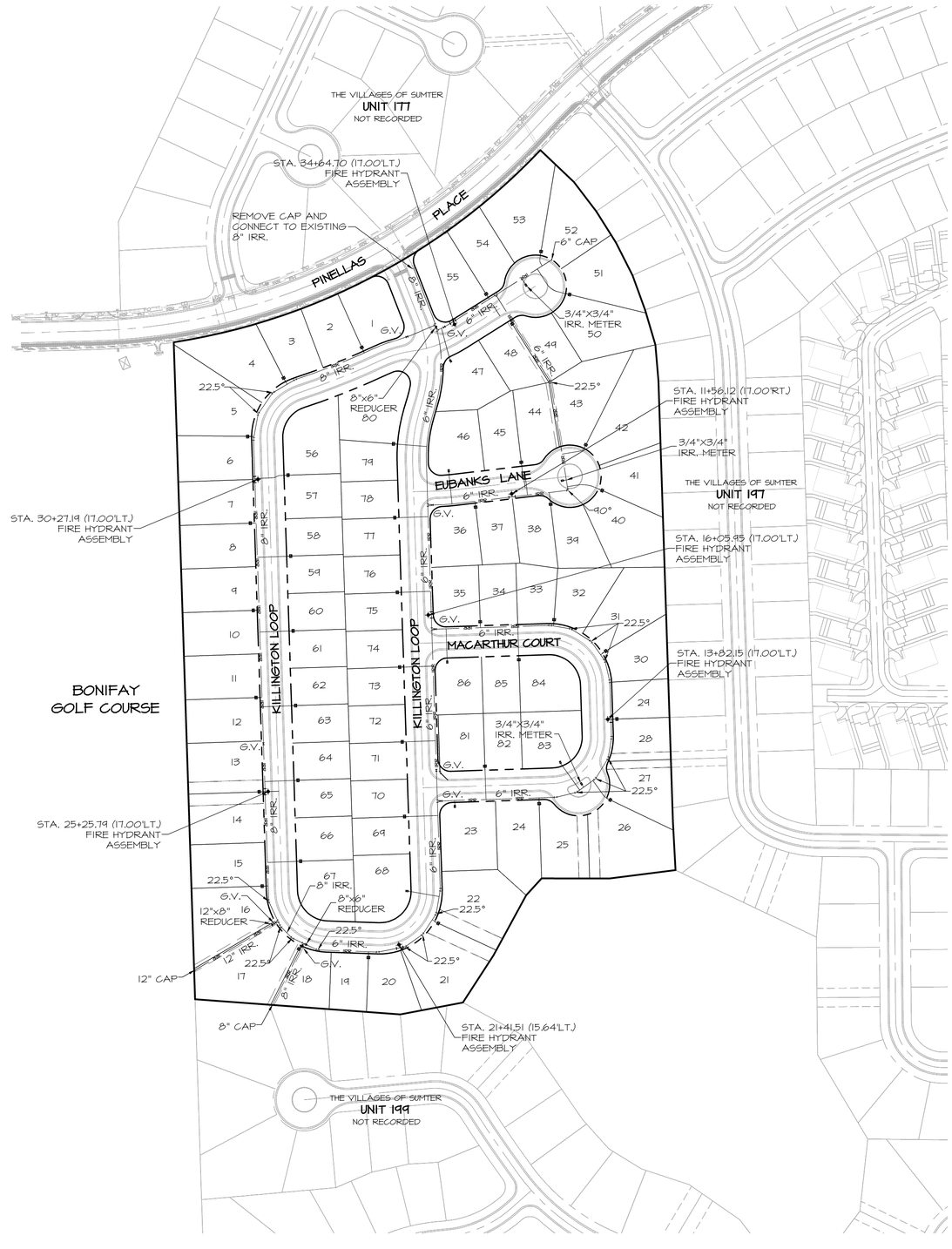


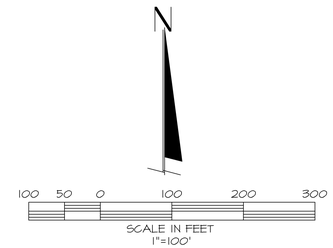
UTILITY PLACEMENT ALONG INTERNAL ROADS

(50' R/W)
(UNLESS OTHERWISE NOTED)
N.T.S.

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.





IRRIGATION WATER LEGEND

PROPOSED		EXISTING
IRR	IRRIGATION WATER MAIN	IRR
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°
	FIRE HYDRANT ASSEMBLY	

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
UNIT 198

IRRIGATION DISTRIBUTION MASTER PLAN

DATE 9-28-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198-IRR
JOB NO. 921141.1986

SHT. 7 OF 14

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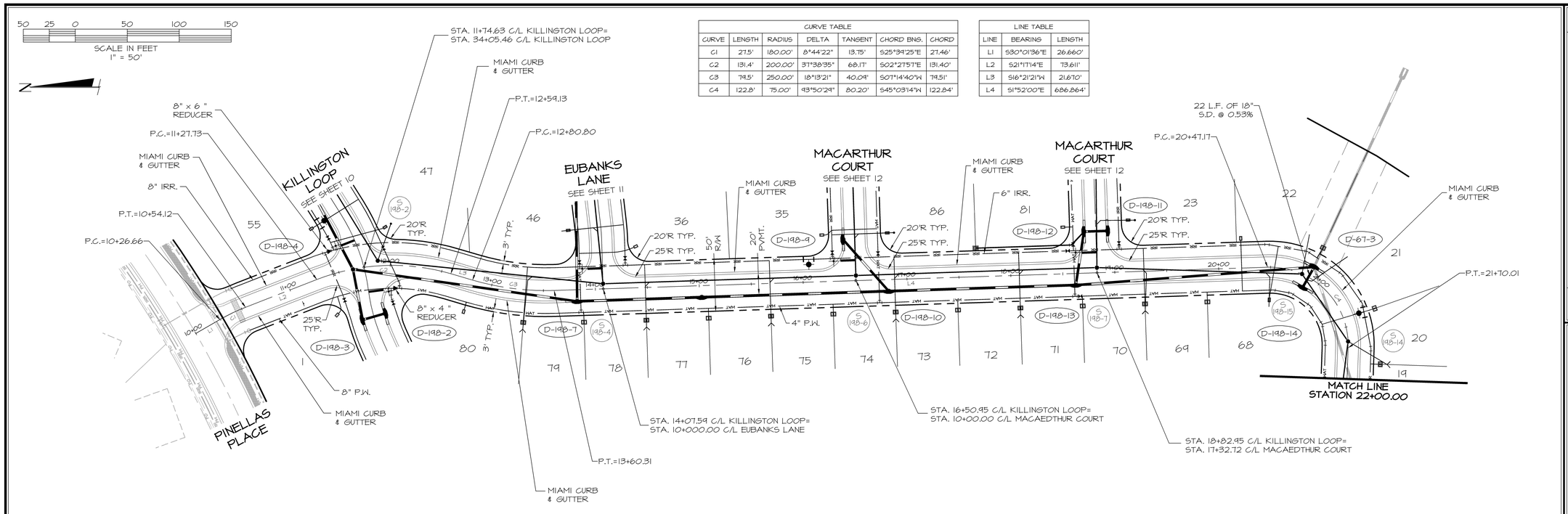
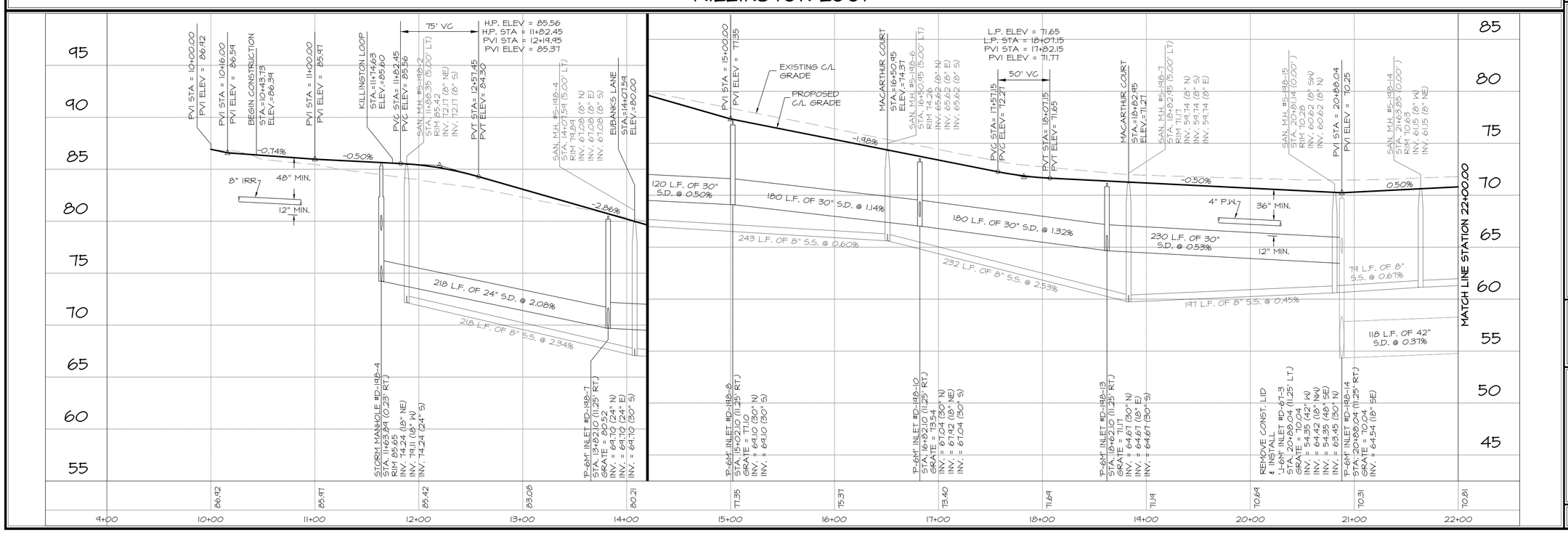


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	27.5'	180.00'	8°44'22"	13.75'	S25°39'25"E	27.46'
C2	131.4'	200.00'	37°38'35"	68.17'	S02°27'57"E	131.40'
C3	79.5'	250.00'	18°13'21"	40.09'	S07°14'40"W	79.51'
C4	122.8'	75.00'	93°50'29"	80.20'	S45°03'14"W	122.84'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°01'36"E	26.660'
L2	S21°17'14"E	73.611'
L3	S16°21'21"W	21.670'
L4	S1°52'00"E	686.864'

KILLINGTON LOOP



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) 748-3126

The Villages

VILLAGES OF SUMTER
UNIT 198

PLAN & PROFILE
KILLINGTON LOOP

DATE 10-18-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198PP
JOB NO. 921141.1986

SHT. 8 OF 14

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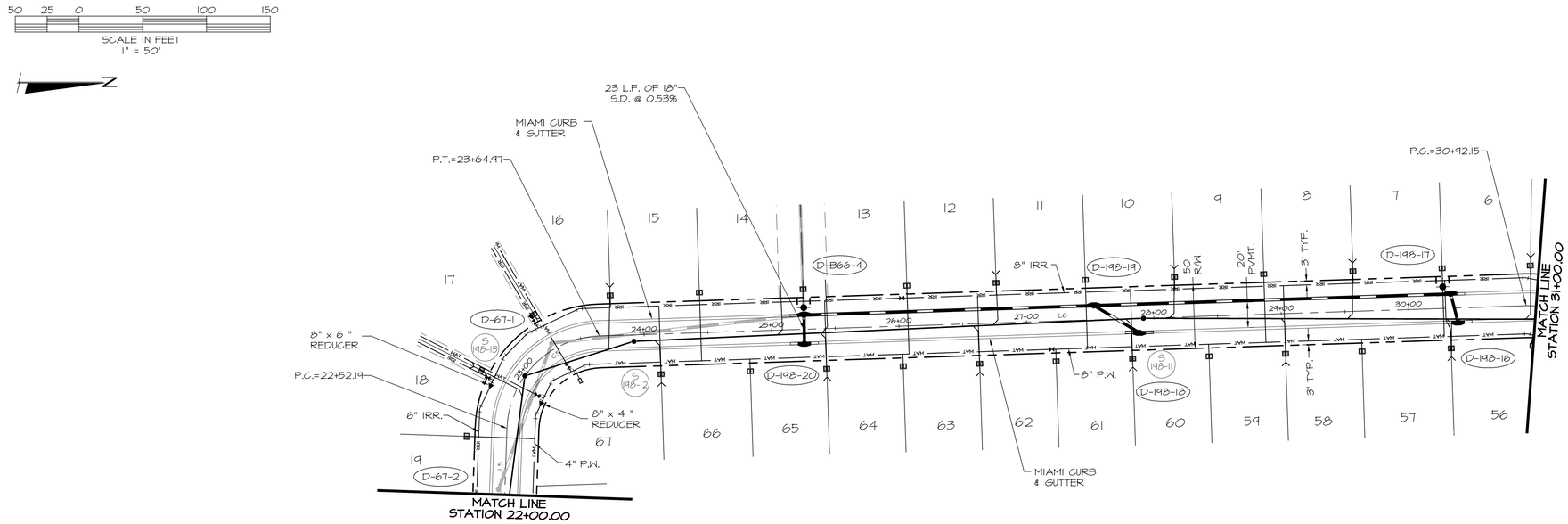
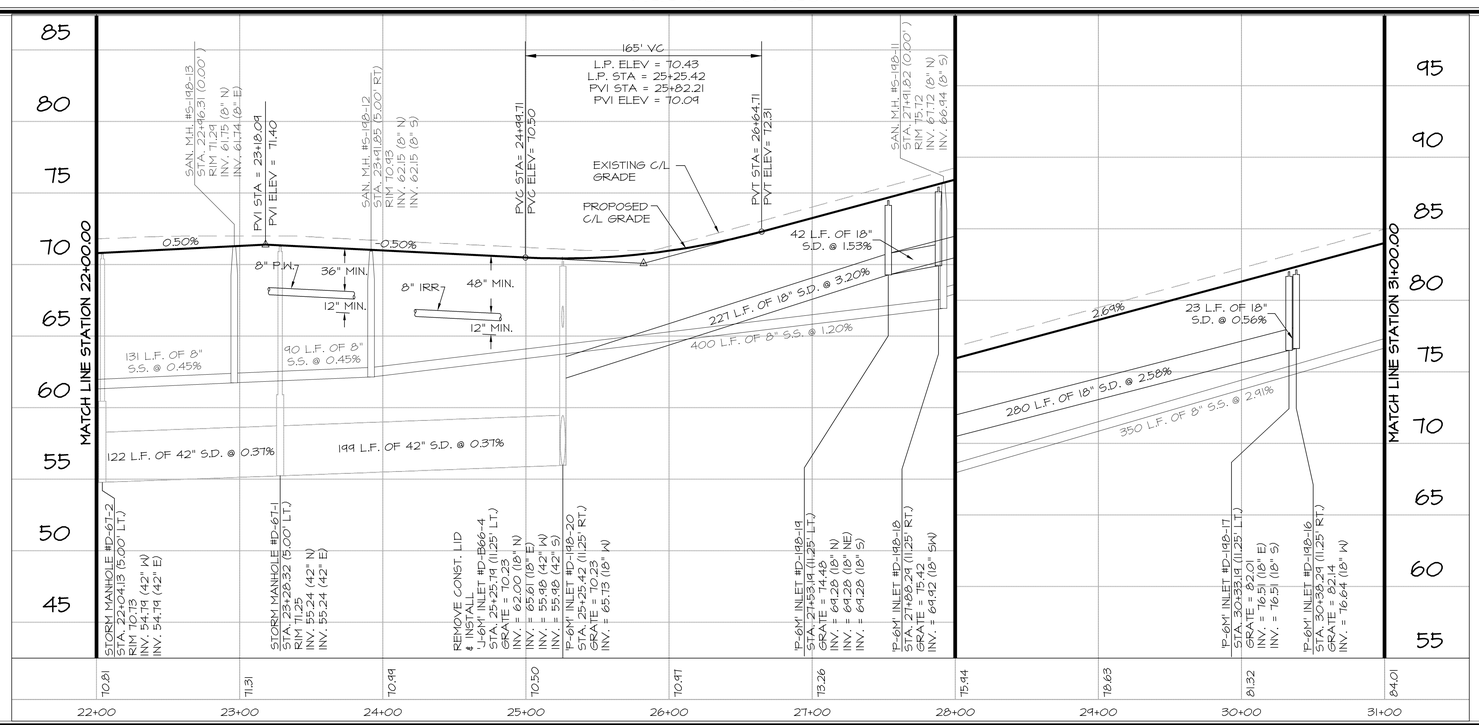


LINE TABLE		
LINE	BEARING	LENGTH
L5	N88°01'31"W	82.185'
L6	N1°52'00"W	727.179'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C5	112.8'	75.00'	86°09'31"	70.13'	N44°56'46"W	112.78'

KILLINGTON LOOP



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

VILLAGES OF SUMTER
UNIT 198

PLAN & PROFILE
KILLINGTON LOOP

DATE 10-18-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198-PP-
JOB NO. 921141.1986

SHT. 9 OF 14

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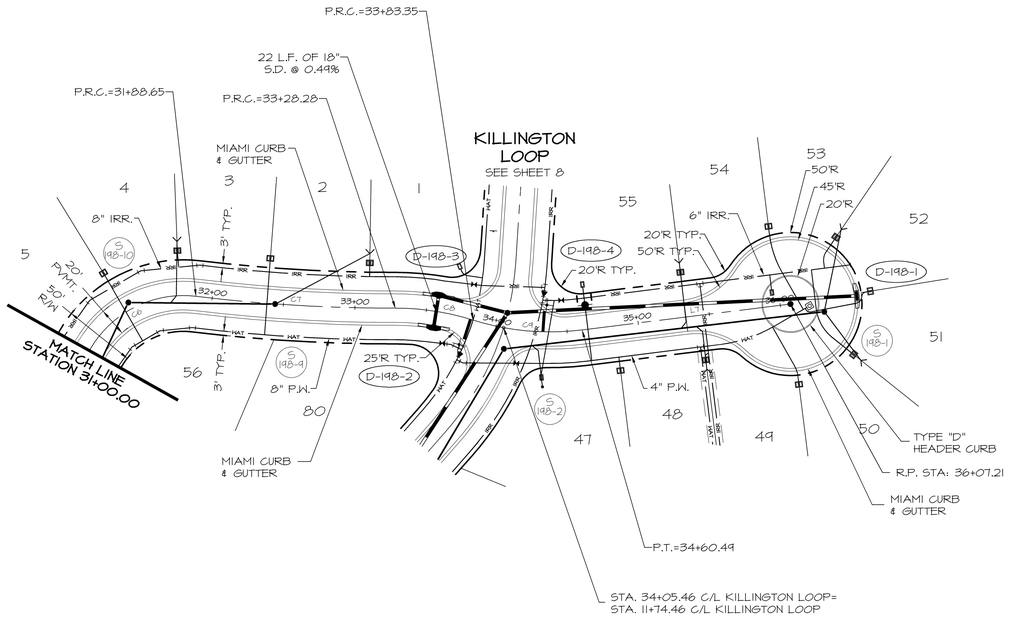
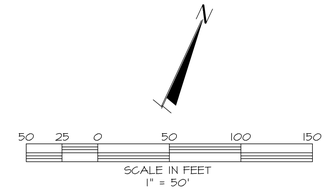
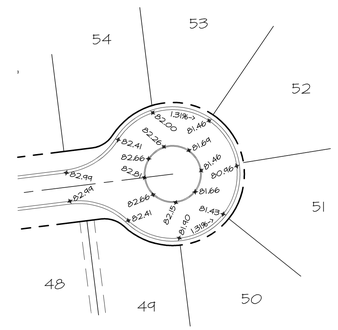


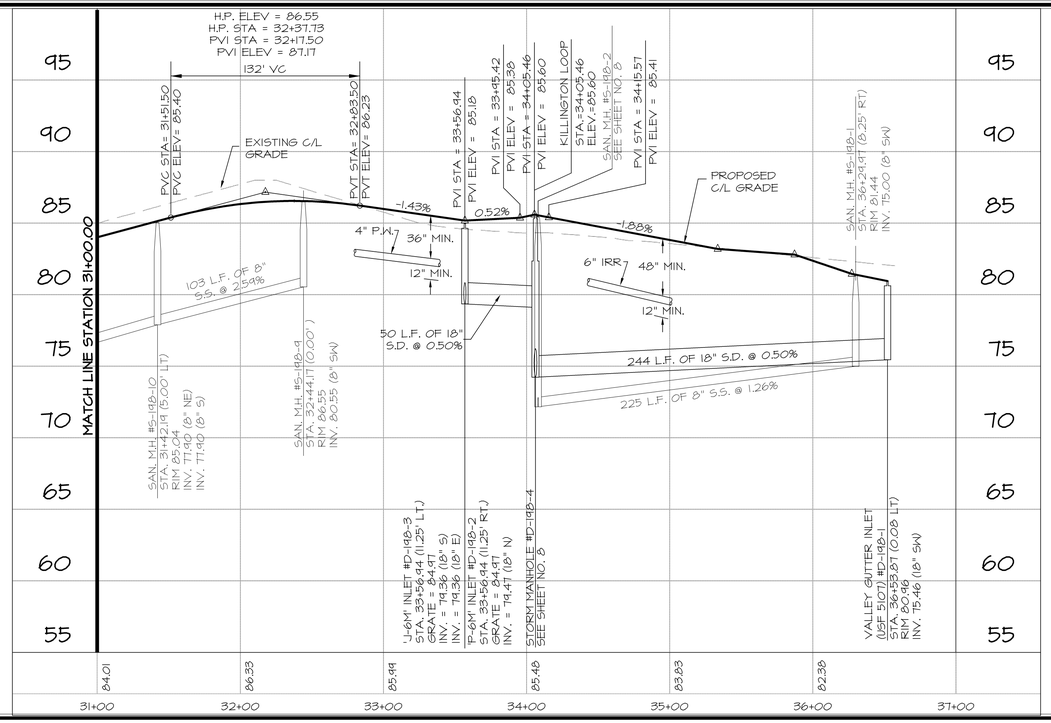




LINE TABLE	
LINE	BEARING
L7	N57°54'32"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C6	96.5'	75.00'	73°43'11"	56.23'	S34°54'35"W	96.50'
C7	134.6'	1156.00'	6°55'14"	69.90'	N68°23'34"E	134.63'
C8	55.1'	180.00'	17°31'44"	27.75'	S73°41'44"W	55.07'
C9	55.0'	180.00'	17°30'51"	27.73'	N66°34'57"E	55.02'

KILLINGTON LOOP



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) 748-3126

The Villages

VILLAGES OF SUMTER
UNIT 198

PLAN & PROFILE
KILLINGTON LOOP

DATE 10-18-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198PP
JOB NO. 921141.1986

SHT. 10 OF 14

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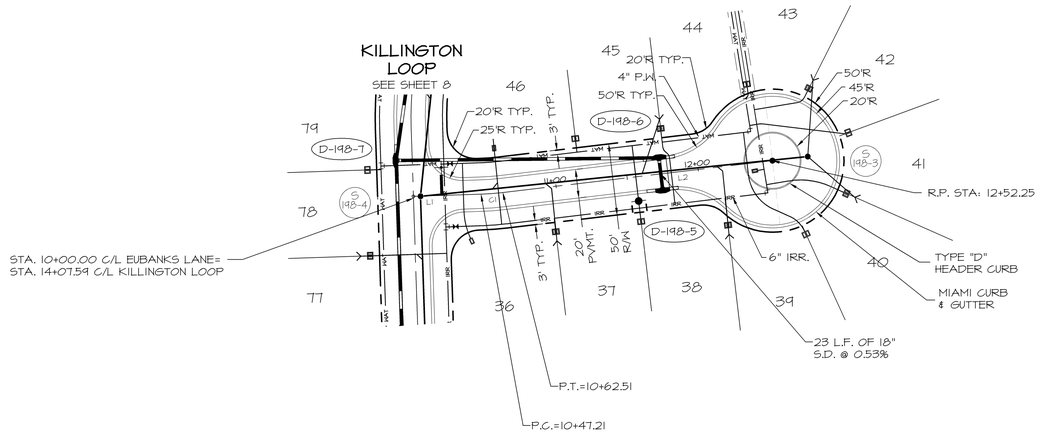
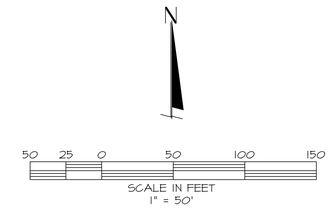
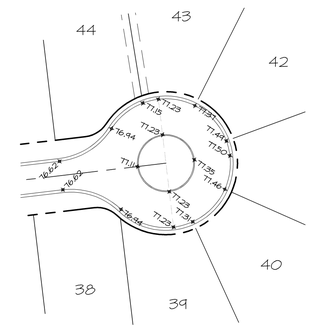


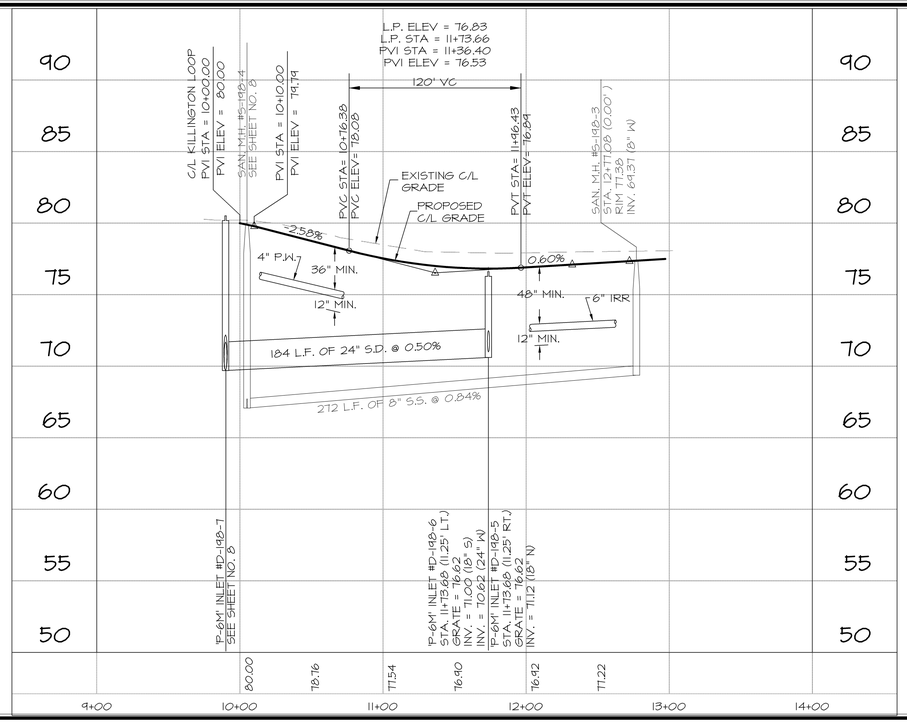




ALIGNMENT LINE TABLE	
LINE	BEARING
L1	N88°08'00"E
L2	N83°15'42"E

ALIGNMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C1	180.00'	15.30'	7.66'	15.30'	4°52'17"	N85°41'51"E

EUBANKS LANE



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) 748-3126

The Villages

VILLAGES OF SUMTER
UNIT 198

PLAN & PROFILE
EUBANKS LANE

DATE 10-18-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198PP
JOB NO. 921141.1986

SHT. 11 OF 14

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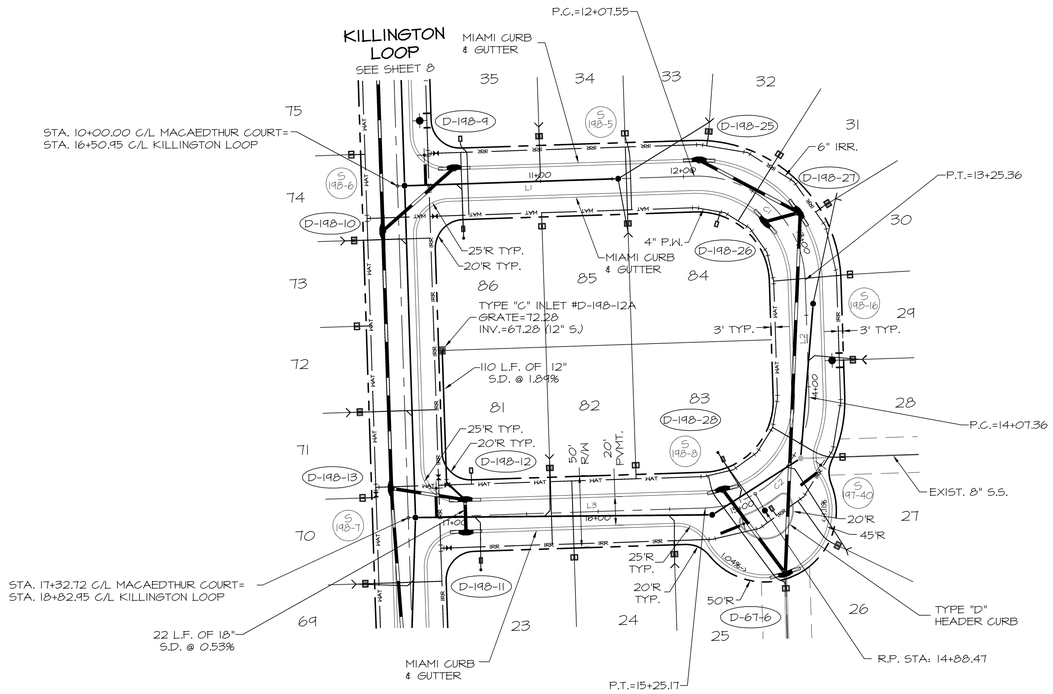
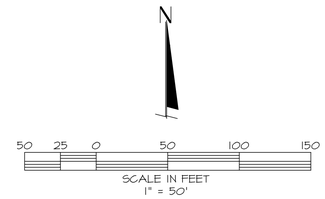
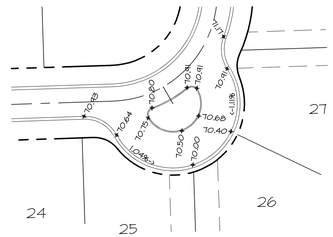
ALIGNMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C1	75.00'	117.81'	75.00'	106.07'	90°00'00"	S46°52'00"E
C2	75.00'	117.81'	75.00'	106.07'	90°00'00"	S43°08'00"W

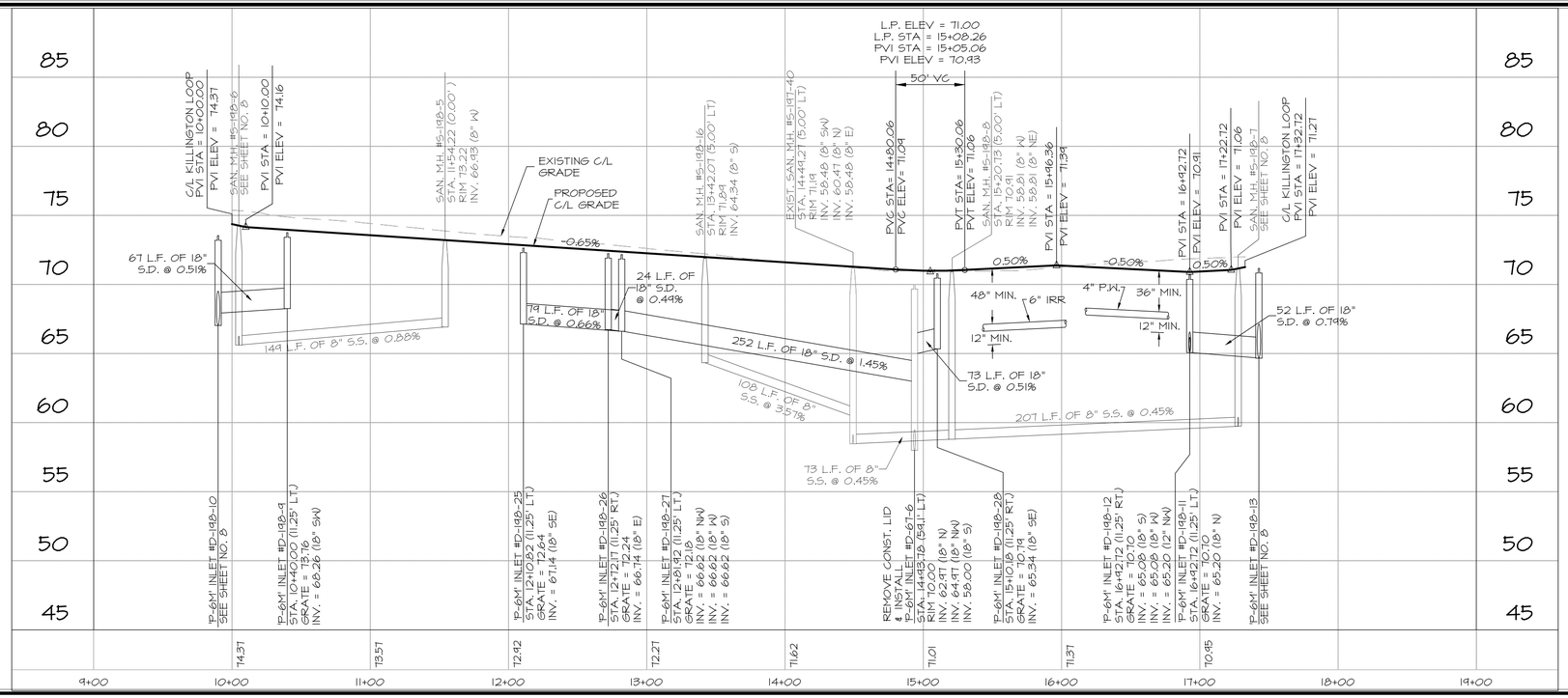
ALIGNMENT LINE TABLE	
LINE	BEARING
L1	N88°08'00"E
L2	S1°52'00"E
L3	S88°08'00"W







MACARTHUR COURT



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) 748-3126

The Villages

VILLAGES OF SUMTER
UNIT 198

PLAN & PROFILE MACARTHUR COURT

DATE 10-18-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198PP
JOB NO. 921141.1986

SHT. 12 OF 14

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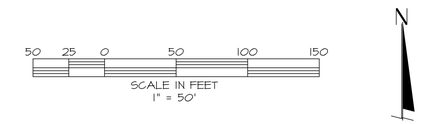
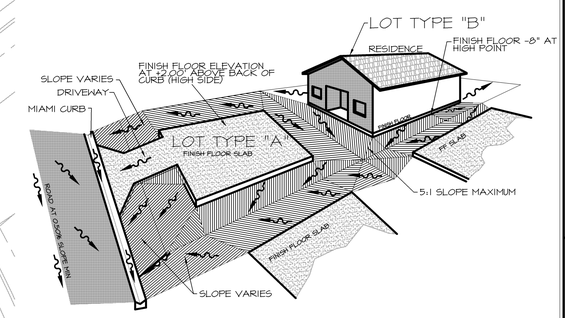
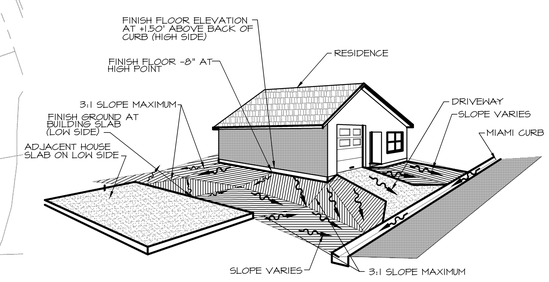
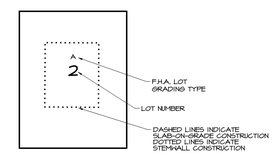


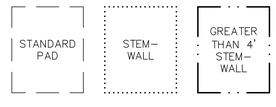


TYPICAL "A" LOT GRADING SCHEME
ADJACENT TO TYPE "B" LOT



TYPICAL "B" LOT GRADING SCHEME
(60' X 90' LOT)





GENERAL NOTES

1. ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE THE HIGHEST GRADE ADJACENT TO BUILDING PAD. FLOOR ELEVATIONS SHOWN ARE BASED ON THE MINIMUM FRONT SETBACK. ALL GRADING TYPE "A" LOT FINISH FLOORS SHALL BE AT LEAST 2.0 FT. ABOVE THE HIGHEST ROAD B.O.C. ALONG LOT FRONTAGE. ALL GRADING TYPE "B" LOT FINISH FLOORS SHALL BE AT 1.5' ABOVE THE HIGHEST ROAD B.O.C. ALONG LOT FRONTAGE.
2. DRIVEWAYS SHALL NOT EXCEED A SLOPE OF 10%+/-
3. ✳ INDICATES F.F. BASED ON 10% DRIVEWAY SLOPE. HOME BUILDER MUST VERIFY BACK OF CURB ELEVATIONS BEFORE SETTING F.F. ELEVATION.

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
UNIT 198

MASTER GRADING PLAN

DATE 9-28-10
DRAWN BY JM
CHKD BY DC/JAH
FILE NAME 198 GRADE1.DWG
JOB NO. 921141.1986

SHT. 13 OF 14

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N

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®

VILLAGES OF SUMTER
UNIT 198

MASTER GRADING PLAN

DATE 9-28-10
DRAWN BY JM
CHKD BY DC/JAH
FILE NAME 198 GRADE.DWG
JOB NO. 921141.1986

SHT. 14 OF 14

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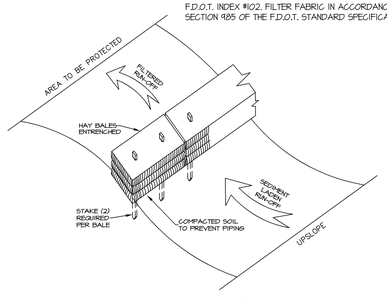
EROSION CONTROL NOTES

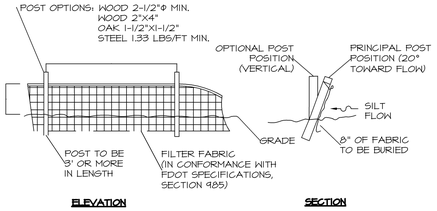
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON 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. PROTECT ALL CURB INLETS & GRATE INLETS AS SHOWN IN DETAILS SD-26 & SD-27 OF THE VILLAGES CONSTRUCTION & DEVELOPMENT MANUAL, LATEST EDITION.

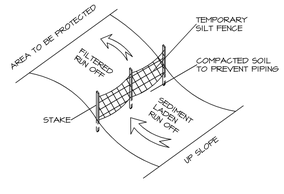
NOTES:

1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. ALTERNATE EROSION CONTROL STRUCTURE:
   WOVEN FILTER FABRIC SILT FENCE IN ACCORDANCE WITH F.D.O.T. INDEX #102. FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

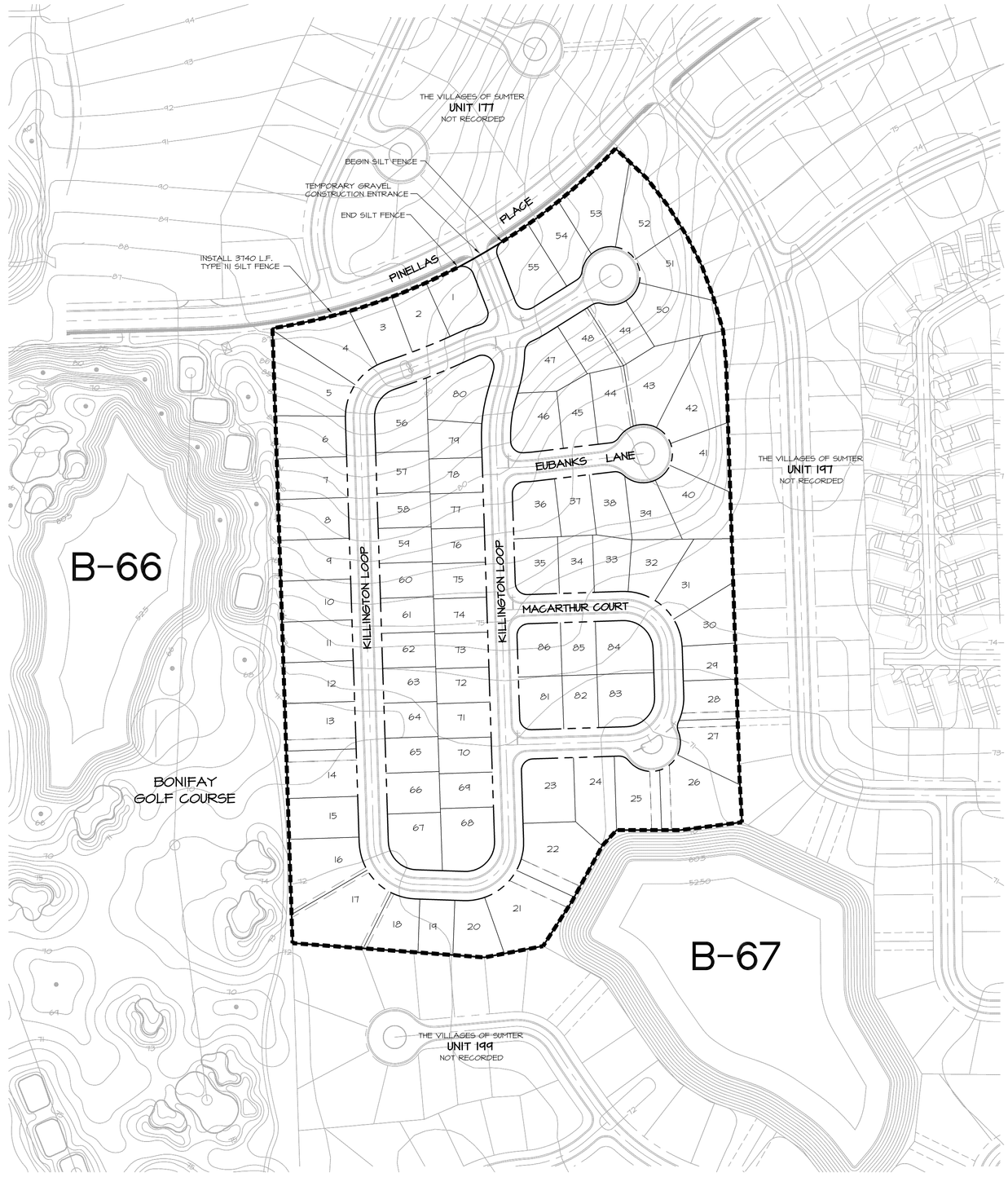


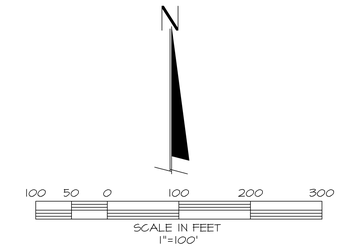
EROSION CONTROL STRUCTURE
NOT TO SCALE

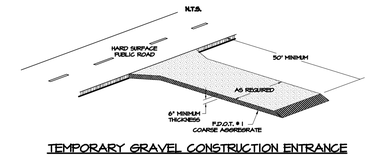




FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL







TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

JOHN R. GRANT
VICE PRESIDENT
THE VILLAGES OF LAKE-SUMTER, INC.

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
UNIT 198

EROSION CONTROL MASTER PLAN

DATE 9-28-10
DRAWN BY JM
CHKD BY JAH
FILE NAME 198-EROS
JOB NO. 921141.1986

SHT. EC OF EC

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