

CONSTRUCTION PLANS FOR WHITEHALL AT KINGS RIDGE

A PLANNED UNIT DEVELOPMENT

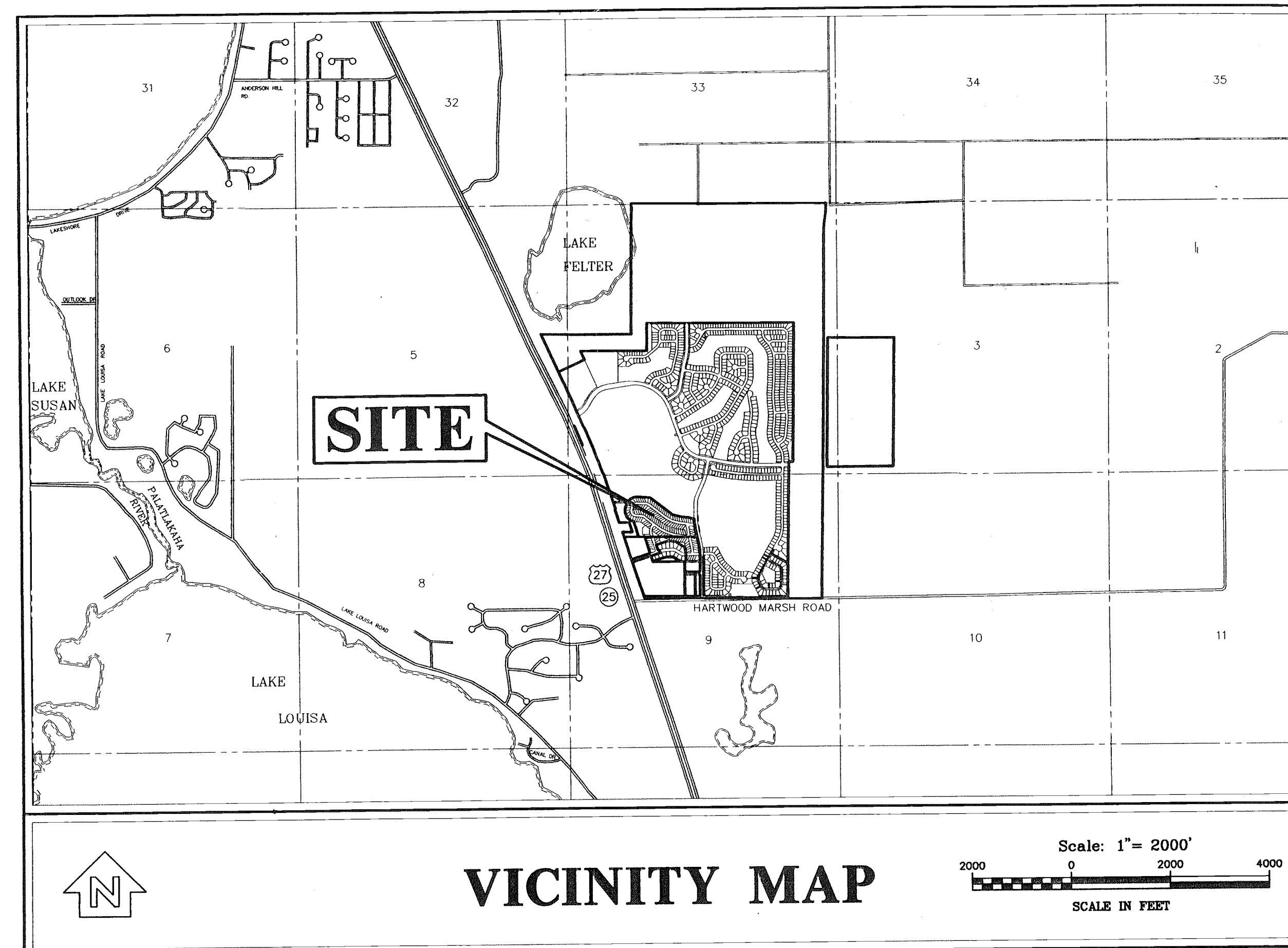
Section 9, Township 23 S., Range 26 E.
Lake County, Florida

Owner/Developer:

LENNAR ACTIVE ADULT COMMUNITIES
1110 Douglas Avenue
Altamonte Springs, FL 32714
(407) 682-9291

Engineer/Planner:

FARNER, BARLEY & ASSOC., INC.
350 North Sinclair Avenue
Tavares, FL 32778
(352) 343-8481
ROBERT E. FARNER, P.E.



Index of Sheets

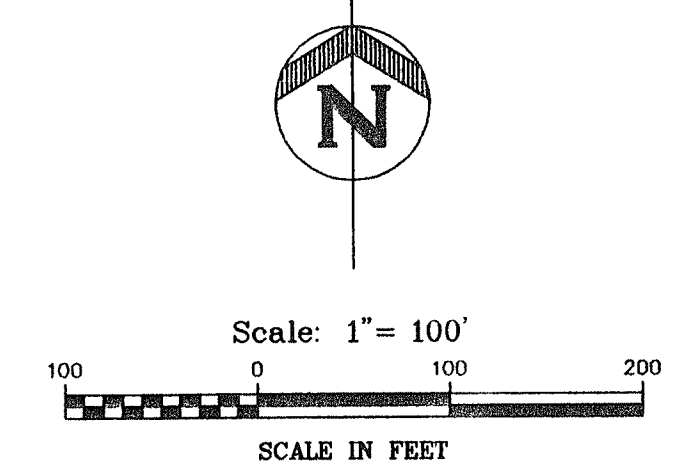
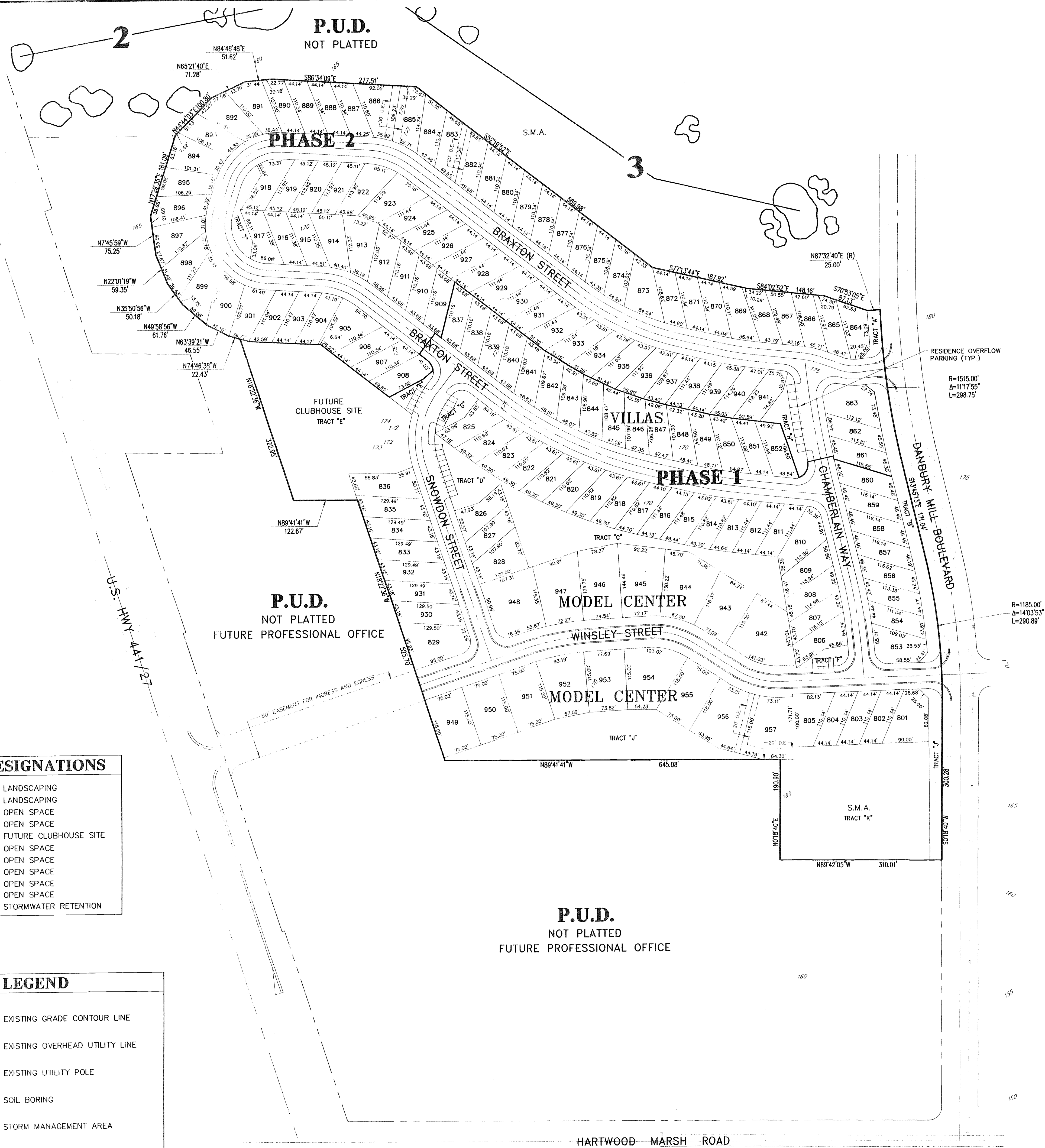
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Legal Description

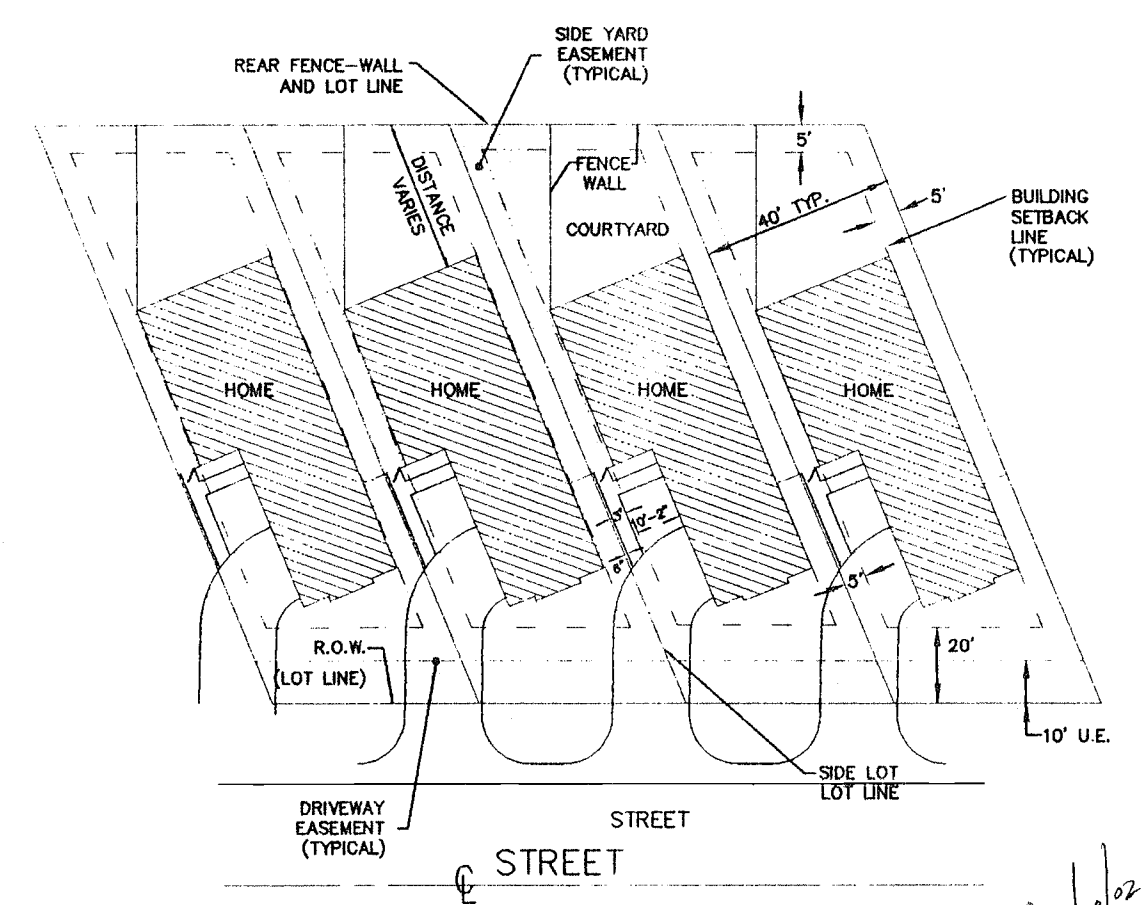
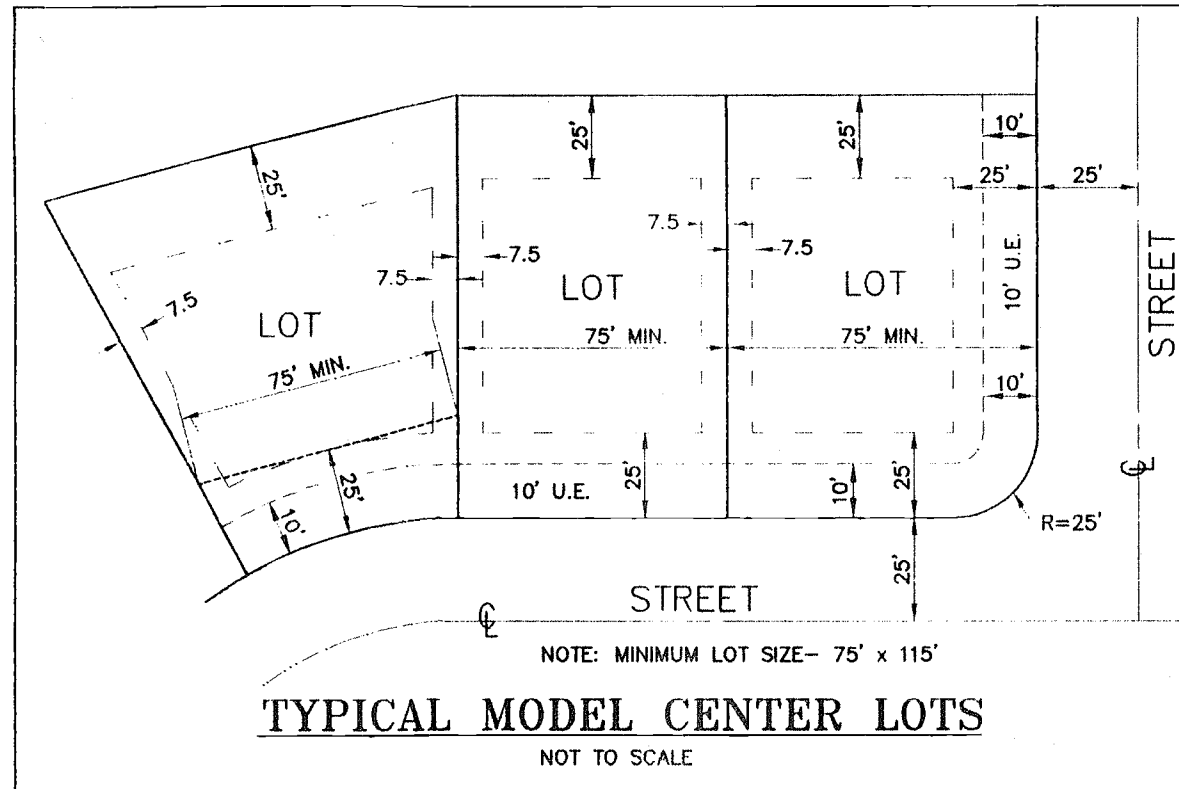
WHITEHALL AT KINGS RIDGE
A PARCEL OF LAND IN SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY CORNER OF TRACT "B" OF SOUTH HAMPTON AT KINGS RIDGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 47 AND 48, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGS RIDGE BOULEVARD ACCORDING TO THE PLAT OF BRIGHTON AT KINGS RIDGE PHASE II, AS RECORDED IN PLAT BOOK 39, PAGES 27 AND 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEARS N113°28'E; THENCE RUN SOUTHEASTERLY 39.27 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE END OF SAID CURVE; THENCE ALONG THE EASTERLY LINE OF TRACT "B" RUN S11°32'28"W 202.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1185.00 FEET; THENCE ALONG SAID LINE OF TRACT "B" AND A SOUTHERLY EXTENSION THEREOF RUN SOUTHWESTERLY 277.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°28'24" TO THE END OF SAID CURVE; THENCE S24°39'52"W 198.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 515.00 FEET; THENCE RUN SOUTHWESTERLY 218.95 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 24°23'33" TO THE END OF SAID CURVE; THENCE S00°18'19"W 224.73 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1515.00 FEET; THENCE RUN SOUTHERLY 72.99 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 02°45'37" TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 298.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 117°56'55" TO THE END OF SAID CURVE; THENCE S13°45'13"E 171.04 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1185.00 FEET; THENCE SOUTHERLY 290.89 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 140°33'53" TO THE END OF SAID CURVE; THENCE S00°18'40"W 795.84 FEET TO A POINT THAT IS FORTY (40) FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SECTION 9; THENCE PARALLEL WITH SAID MID-SECTION LINE RUN N89°42'06"W 310.01 FEET; THENCE N00°18'40"E 887.48 FEET; THENCE N89°41'41"W 845.88 FEET; THENCE N10°22'36"W 525.70 FEET; THENCE N89°41'41"W 122.67 FEET; THENCE N10°22'36"W 322.95 FEET; THENCE N74°46'38"W 22.56 FEET; THENCE N63°39'21"W 46.55 FEET; THENCE N49°58'56"W 61.76 FEET; THENCE N35°50'56"W 50.18 FEET; THENCE N22°01'19"W 59.35 FEET; THENCE N07°45'59"W 72.25 FEET; THENCE N17°29'35"E 161.09 FEET; THENCE N44°44'03"E 100.80 FEET; THENCE N65°21'40"E 71.18 FEET; THENCE N84°48'45"E 51.82 FEET; THENCE S86°34'09"E 277.51 FEET; THENCE S52°19'52"E 569.98 FEET; THENCE S77°13'44"E 187.92 FEET; THENCE S84°02'52"E 148.16 FEET; THENCE S70°53'05"E 87.13 FEET; THENCE N87°32'40"E 25.00 FEET TO THE POINT OF BEGINNING.

PRELIM PLANS
6/12/02
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MAR 04 1998
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SUMMARY	
ZONED	PUD
PROPOSED LAND USE	SINGLE FAMILY DETACHED UNITS
TOTAL AREA	34.37 ACRES
TOTAL NUMBER OF VILLA LOTS	141
TOTAL NUMBER OF MODEL LOTS	16
TOTAL NUMBER OF LOTS	157
GROSS DENSITY	4.57 LOTS PER ACRE
WATER	CITY OF CLERMONT
SANITARY SEWAGE	CITY OF CLERMONT
TOTAL LENGTH OF STREETS	1.07 MILES



TYPICAL VILLA LOTS	
NOT TO SCALE	
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT BOUNDARY
---	U.E. UTILITY EASEMENT

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 APR 3 1998
 H-069-032664-16
 ORLANDO
 SUR W/INT
 19411-7

TRACT DESIGNATIONS	
TRACT 'A'	LANDSCAPING
TRACT 'B'	LANDSCAPING
TRACT 'C'	OPEN SPACE
TRACT 'D'	OPEN SPACE
TRACT 'E'	FUTURE CLUBHOUSE SITE
TRACT 'F'	OPEN SPACE
TRACT 'G'	OPEN SPACE
TRACT 'H'	OPEN SPACE
TRACT 'I'	OPEN SPACE
TRACT 'J'	OPEN SPACE
TRACT 'K'	STORMWATER RETENTION

LEGEND	
100	EXISTING GRADE CONTOUR LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING UTILITY POLE
⊙	SOIL BORING
S.M.A.	STORM MANAGEMENT AREA

DATE	REVISION

ENGINEERS
 SURVEYORS
 PLANNERS

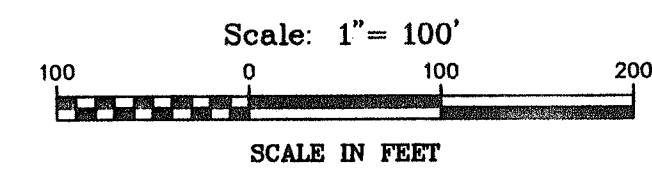
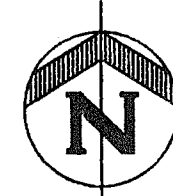
**FARNER
 BARLEY**
 AND ASSOCIATES, INC.

350 North Sinclair Avenue
 Ocoee, Florida 32778
 (352) 343-8481

**PRELIMINARY PLAN OF
 WHITEHALL AT KINGS RIDGE
 MASTER PLAN**

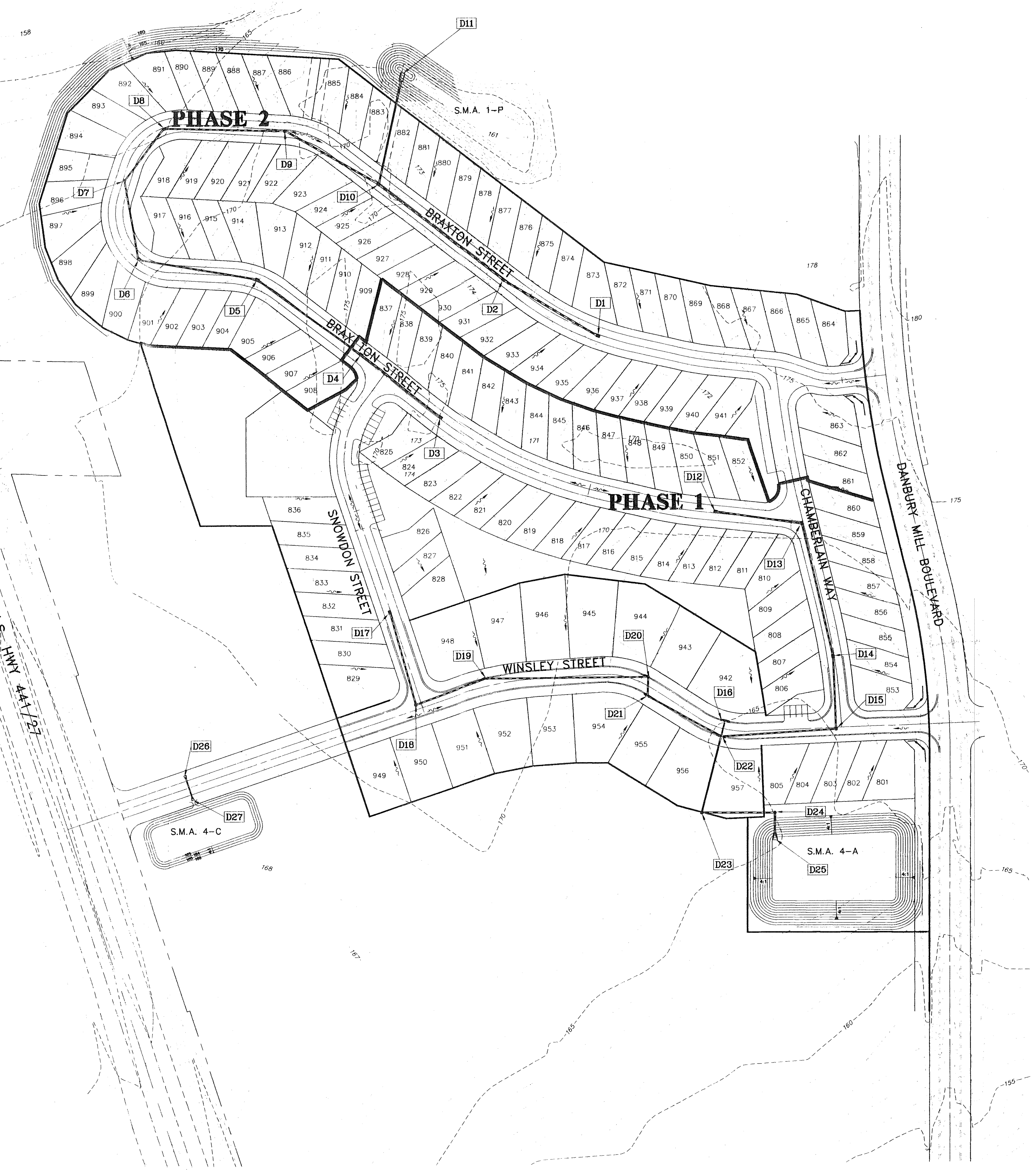
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DRAWN BY:	JWM	
FILE NAME:	KR046_02	

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LEGEND

- D0 STRUCTURE NUMBER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED JUNCTION MANHOLE
- PROPOSED FLARED END SECTION
- EXISTING CONTOUR GRADE
- FINISH CONTOUR GRADE
- DIRECTION OF SURFACE WATER RUNOFF
- S.M.A. STORM MANAGEMENT AREA



NO.	DATE	REVISION
1		
2		
3		
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5		
6		
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8		

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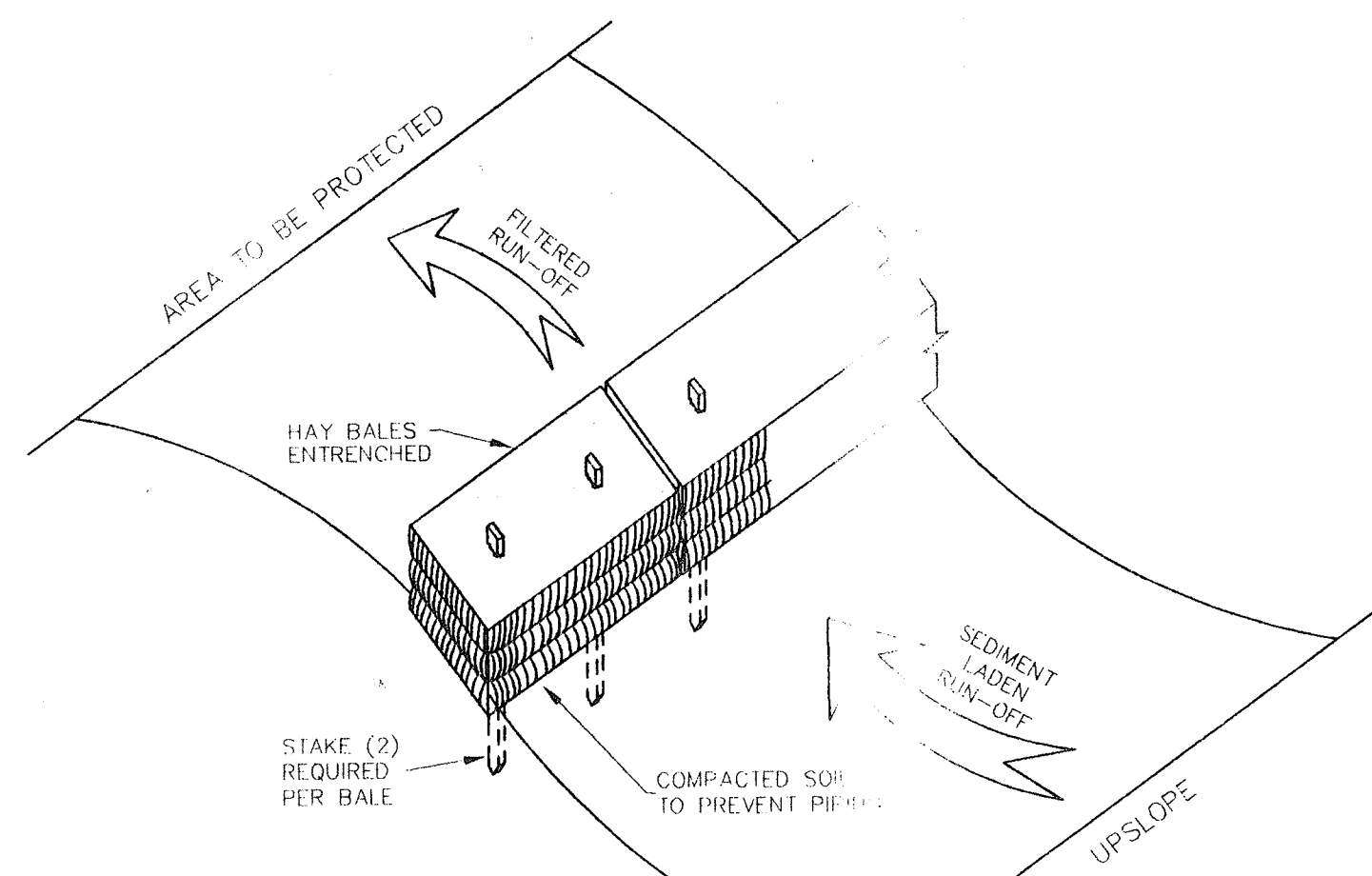
WHITEHALL AT KINGS RIDGE MASTER DRAINAGE PLAN

19411-7
 APPROVED SHEET
 4/1/98
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 APR 3 1998
 4-067-2326-216-70
 RECORDS
 ORLANDO
 SJR WMD

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DATE:	1/10/98
DRAWN BY:	JM
Sht. 3	

FILE NAME: KR046_03

APR 11 1998



- NOTES:
- 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.
 - ALTERNATE EROSION CONTROL STRUCTURE:
WOVEN FILTER FABRIC SILT FENCE IN ACCORDANCE WITH F.D.O.T. INDEX #102. FILTER FABRIC IS ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

EROSION CONTROL STRUCTURE
NOT TO SCALE

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.

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.

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.

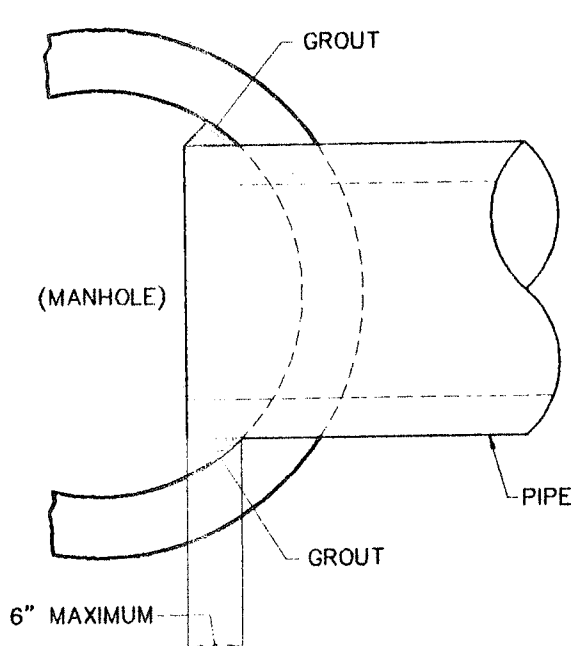
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED IMMEDIATELY.

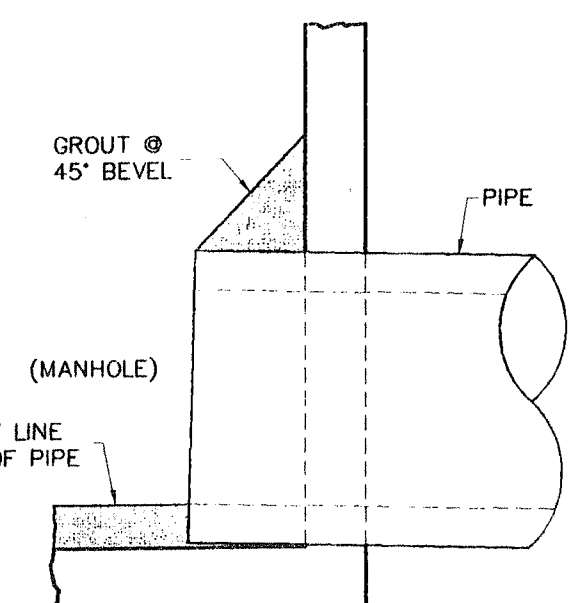
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED TO THE LEVEL OF DEPOSITION REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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.

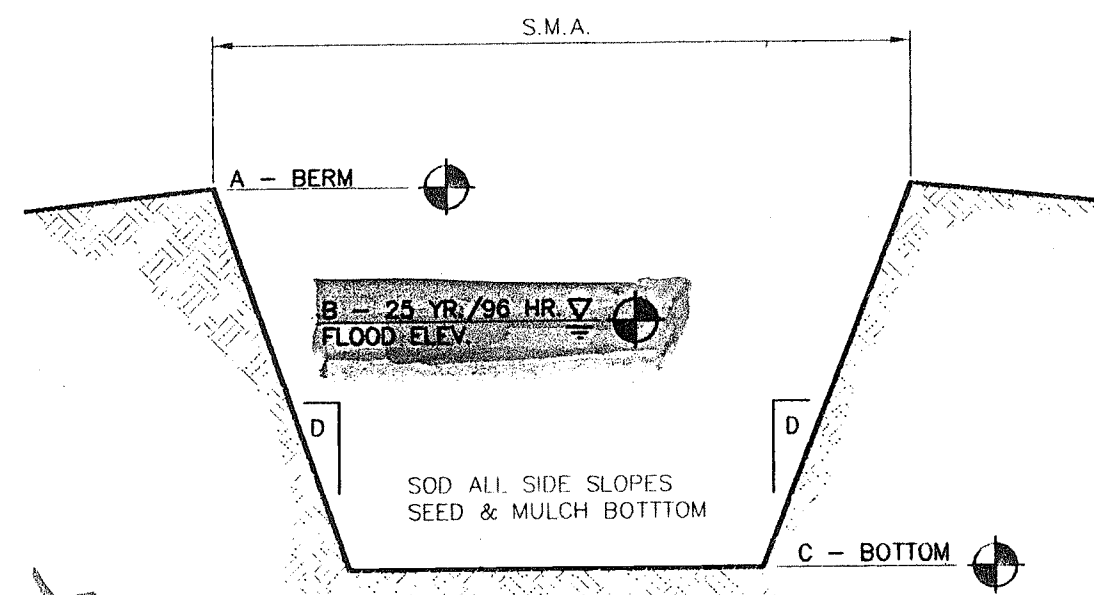
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.



NOTE: USE NON-SHRINK GROUT



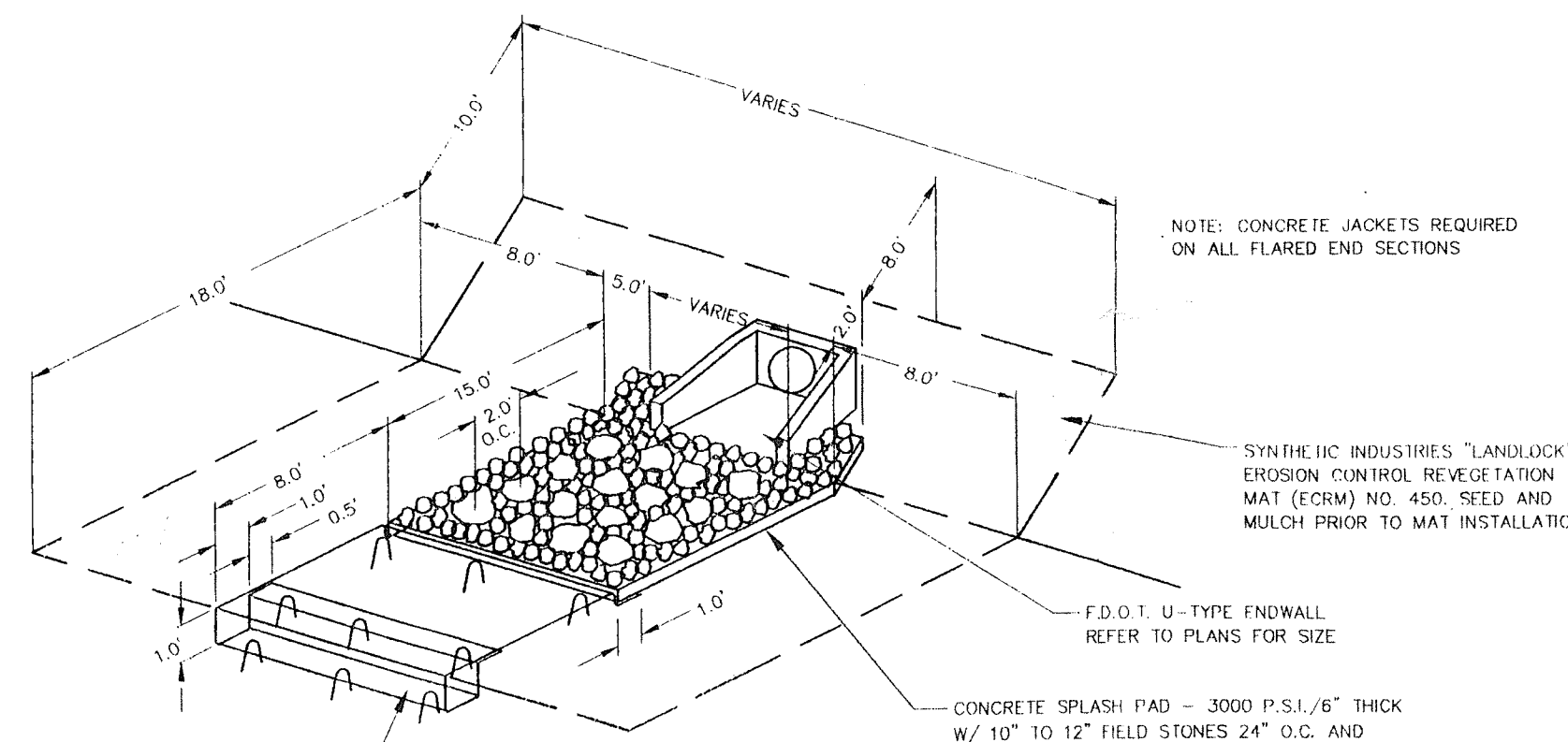
TYPICAL STORM PIPE CONNECTION



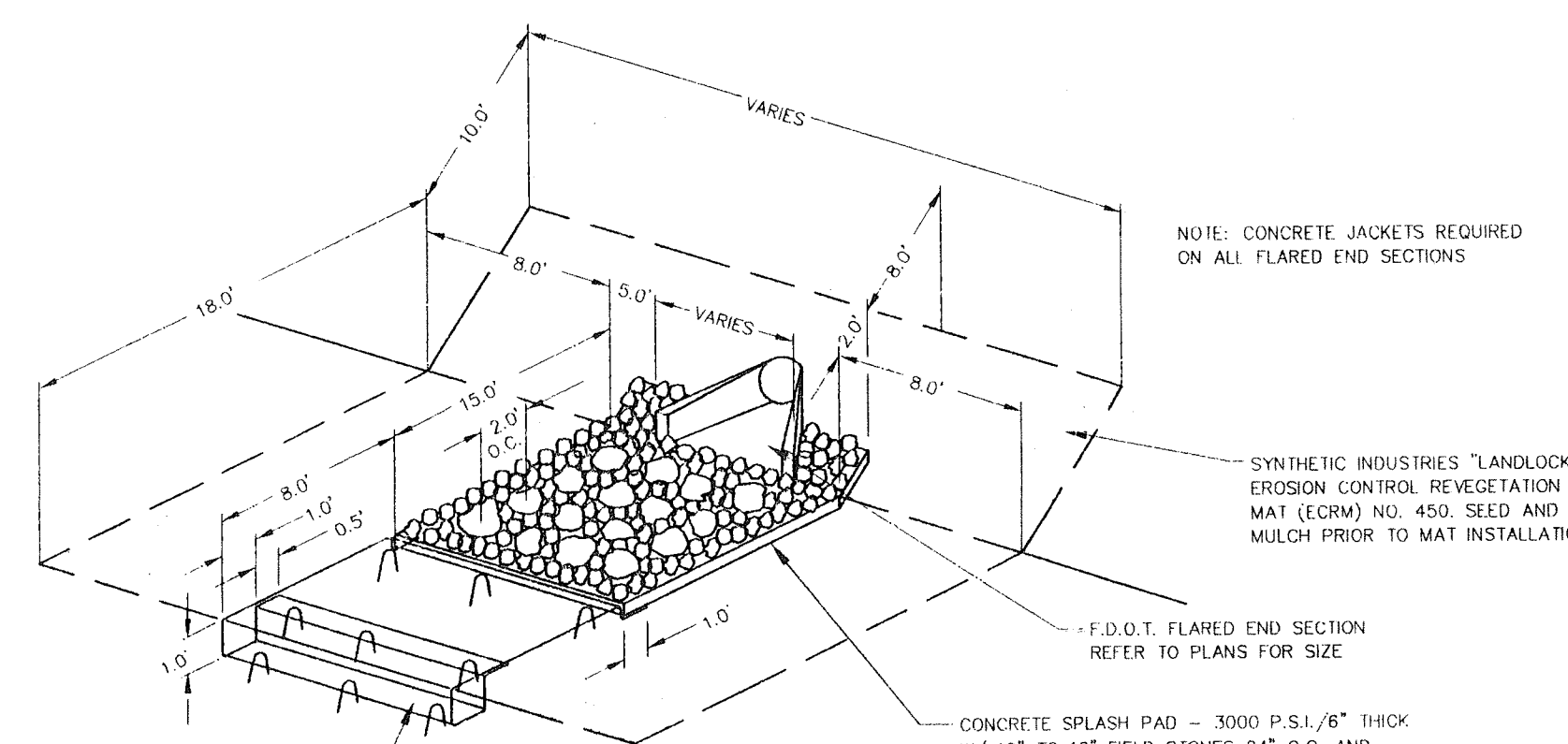
Not Exist

POND #	A	B	C	D
1-P	170.0	167.17	159.0	4:1
4-A	165.0	163.36	157.0	4:1
4-B	161.0	159.04	153.0	4:1
4-C	166.0	165.57	163.0	4:1

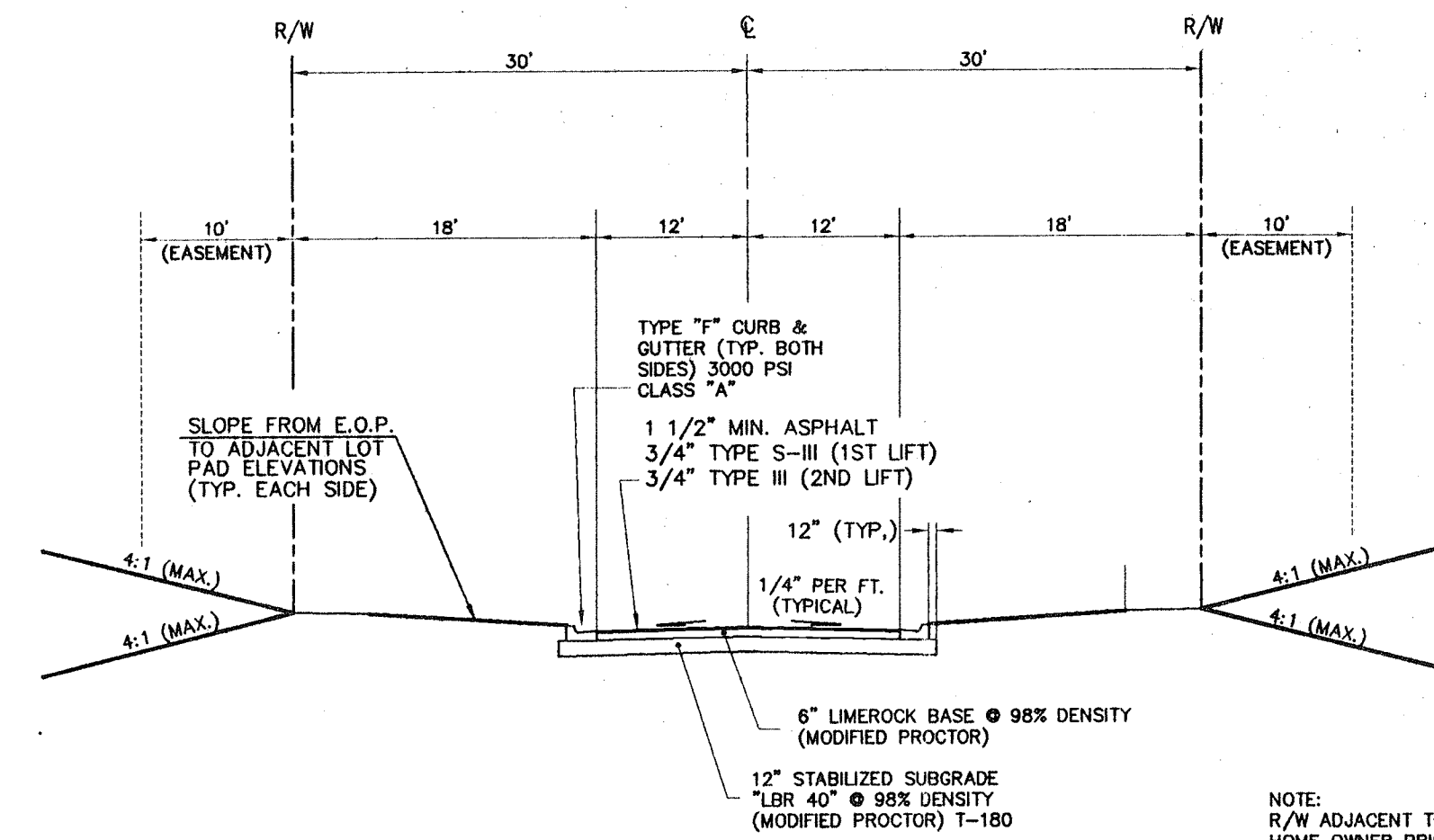
TYPICAL RETENTION POND
CROSS-SECTION



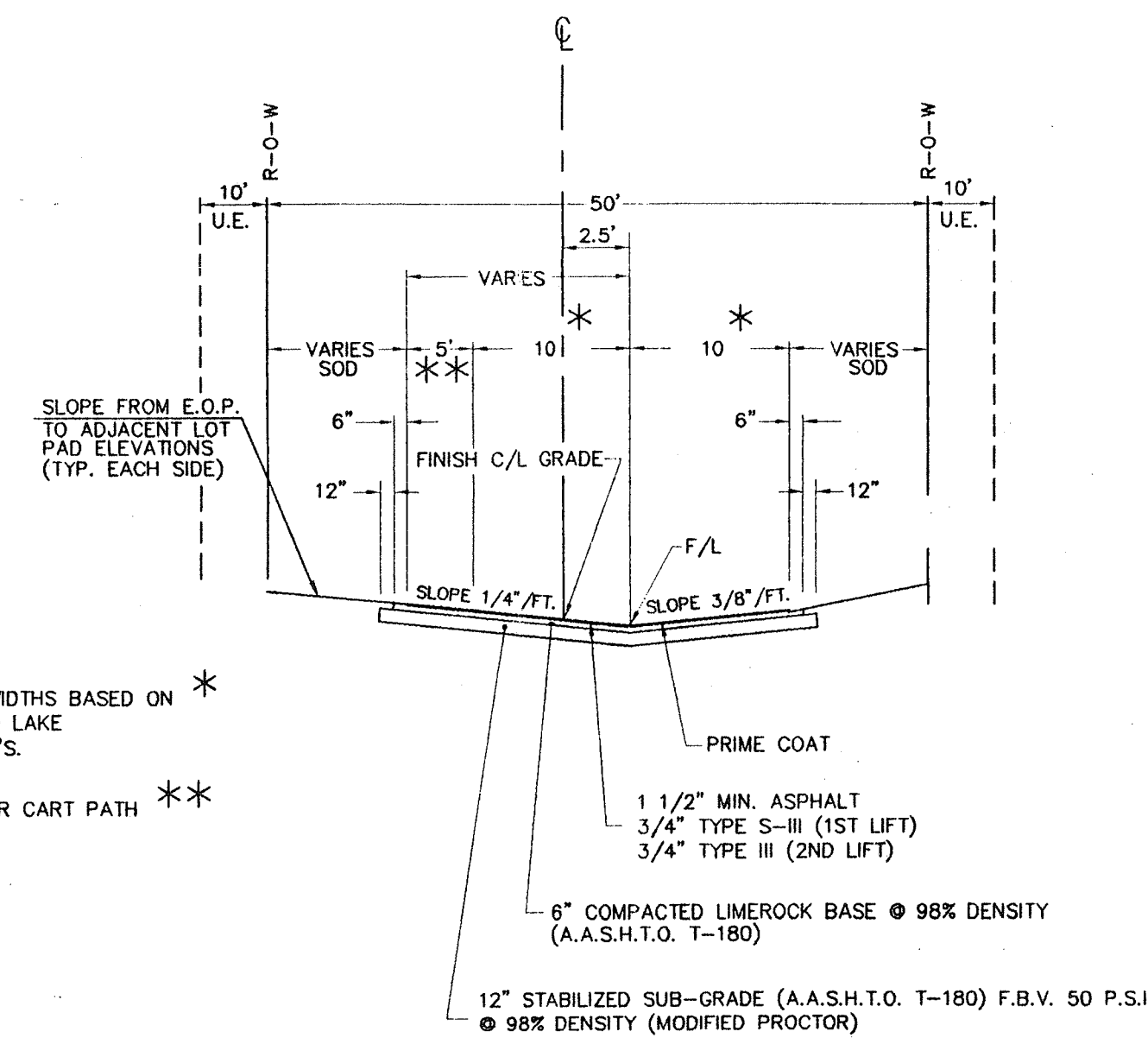
U-TYPE ENDWALL w/ SPLASH PAD



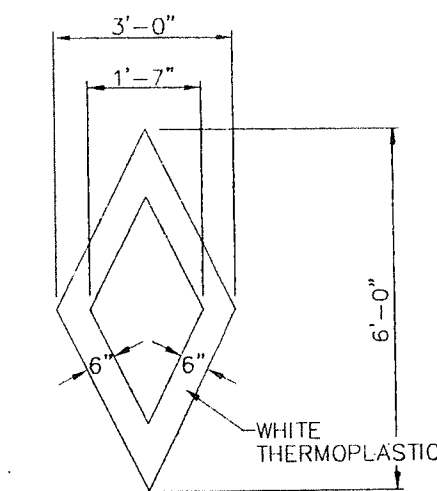
FLARED END w/ SPLASH PAD



TYPICAL STREET SECTION
NOT TO SCALE



TYPICAL ROAD SECTION
50' RIGHT OF WAY
N.T.S.

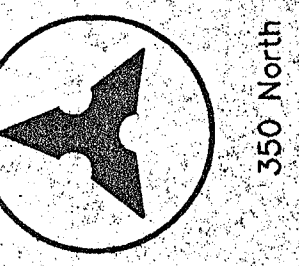


DIAMOND BICYCLE MARKING
D.O.T. INDEX NO. 17346

DATE	REVISION

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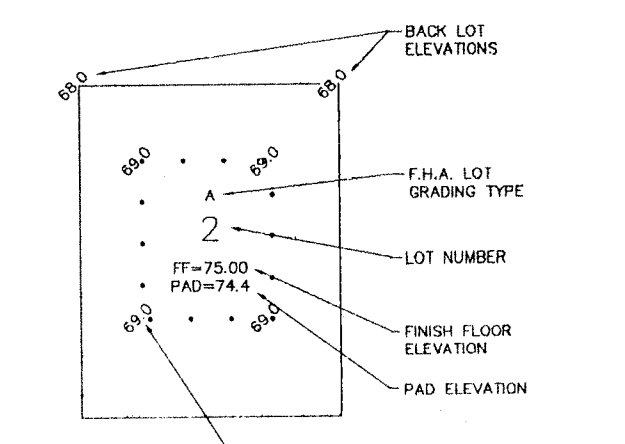
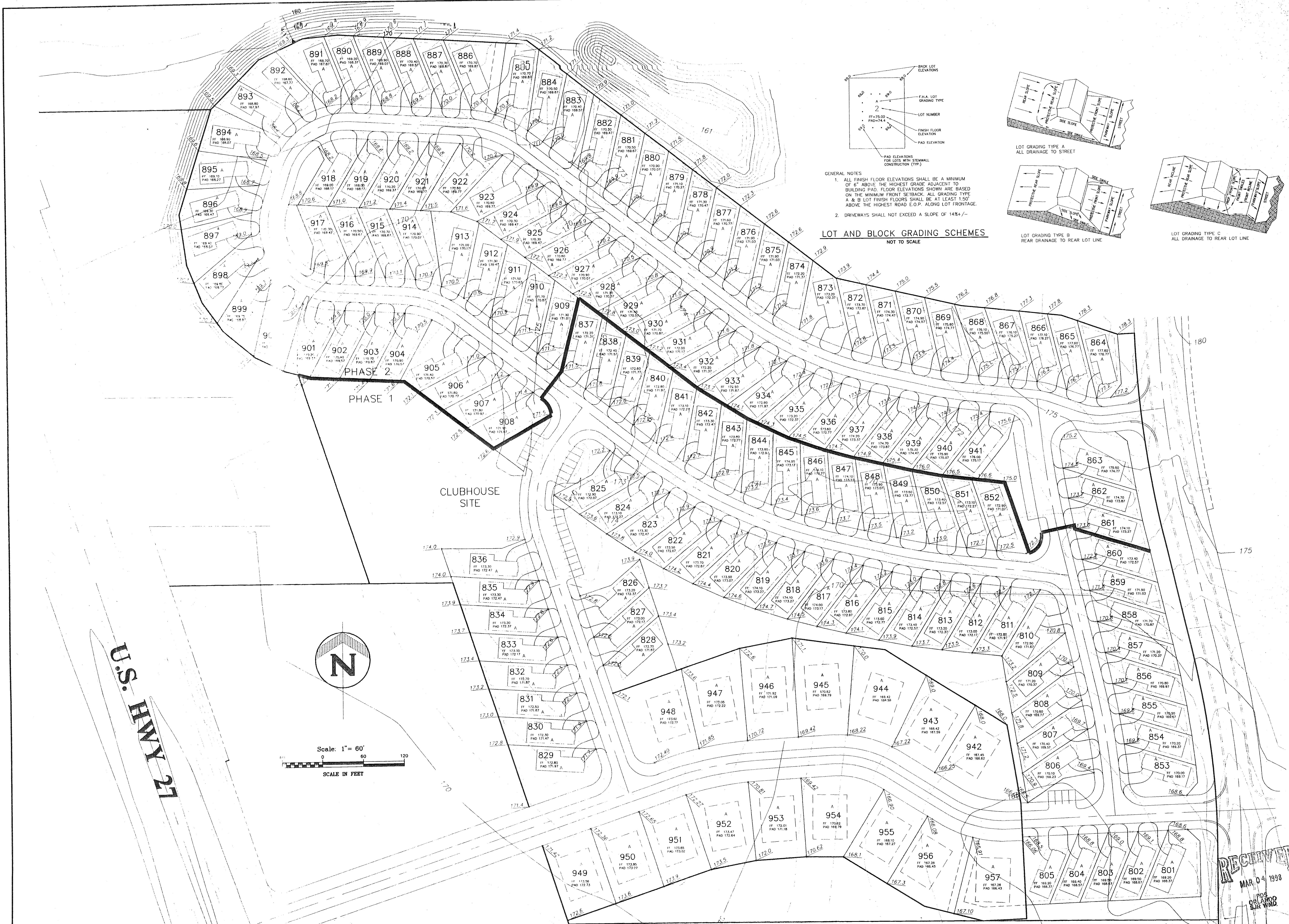
350 North Sinclair Avenue O. Tower, Florida 32778 O (352) 343-8481

WHITEHALL AT KINGS RIDGE
PAVING AND DRAINAGE DETAILS

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PROJECT NO.: 941216.046
DATE: 1/10/98
DRAWN BY: JWM
Sht. 15
FILE NAME: KR046_13

DATE
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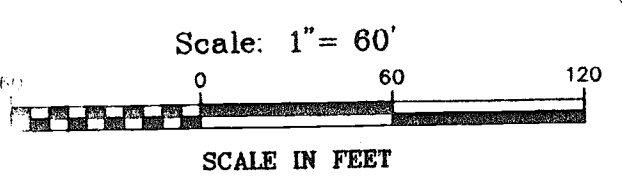
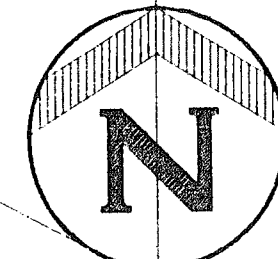
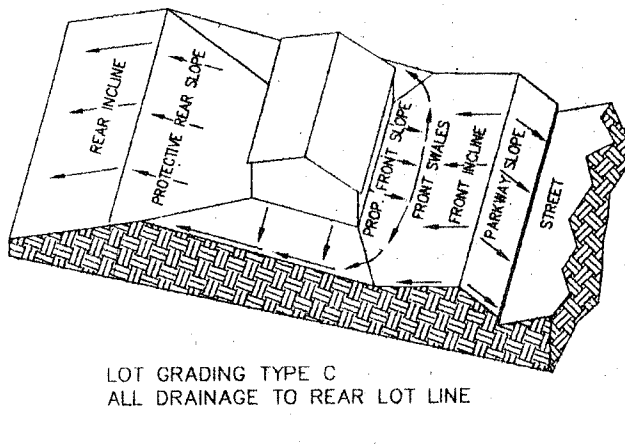
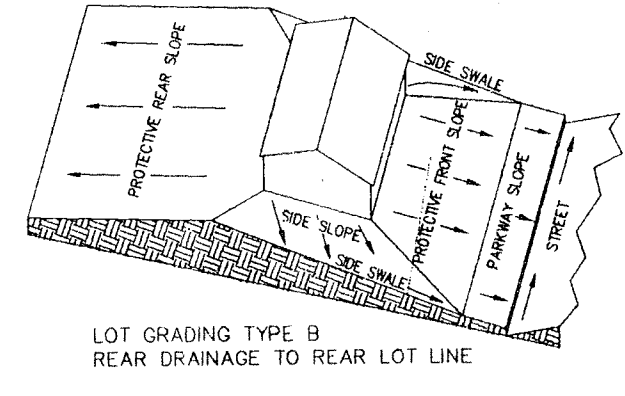
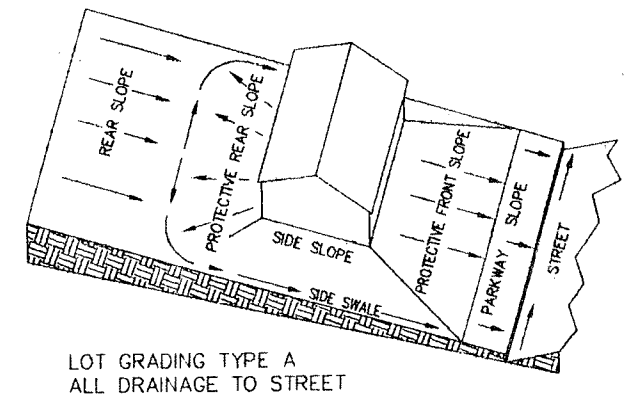
MAR 02 1998



GENERAL NOTES

1. ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" ABOVE THE HIGHEST GRADE ADJACENT TO BUILDING PAD. FLOOR ELEVATIONS SHOWN ARE BASED ON THE MINIMUM FRONT SETBACK. ALL GRADING TYPE A & B LOT FINISH FLOORS SHALL BE AT LEAST 1.50' ABOVE THE HIGHEST ROAD C.O.P. ALONG LOT FRONTAGE.
2. DRIVEWAYS SHALL NOT EXCEED A SLOPE OF 14% +/-

LOT AND BLOCK GRADING SCHEMES
NOT TO SCALE



U.S. HWY 27

DATE	REVISION

**ENGINEERS
SURVEYORS
PLANNERS**

**FARNER
BARBLEY**
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**WHITEHALL AT KINGS RIDGE
LOT GRADING PLAN**

CHECKED BY:
PROJECT NO.: 941216.046
DATE: 2/10/98
DRAWN BY: JM
Sht. 18

FILE NAME: WGRAD.DWG

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MAR 04 1998
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