

CONSTRUCTION PLANS FOR MANCHESTER AT KINGS RIDGE

A PLANNED UNIT DEVELOPMENT

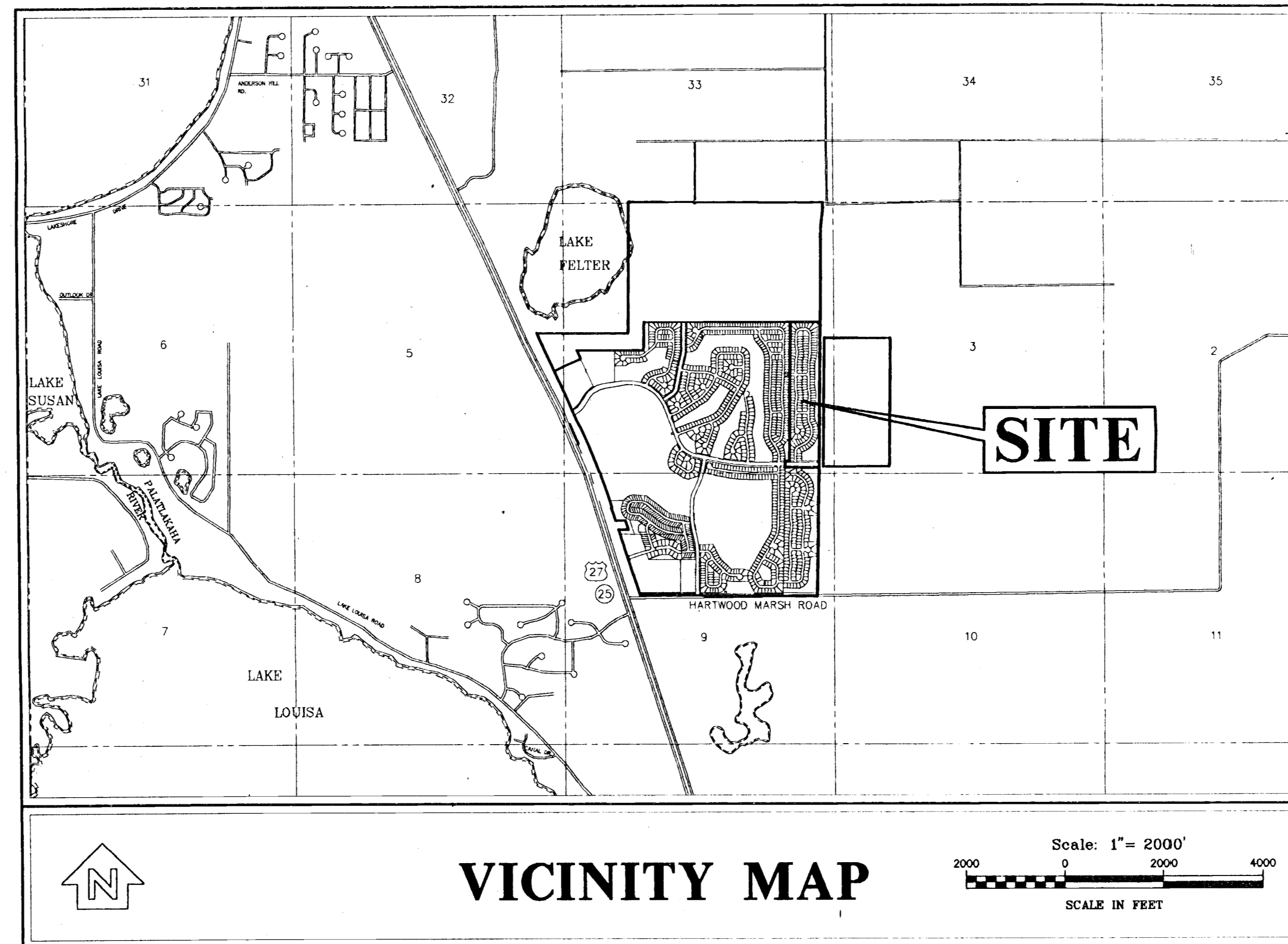
Section 4, Township 23 S., Range 26 E.
Lake County, Florida

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.



Legal Description

MANCHESTER AT KINGS RIDGE

A PARCEL OF LAND IN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF LOT 470, BRIGHTON AT KINGS RIDGE PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 7 AND 8, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S89°48'54"E 199.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF HANCOCK ROAD (BEING 80 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1396, PAGE 128, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S00°23'57"W 234.97 FEET; THENCE S00°53'17"W 80.13 FEET; THENCE S00°35'54"W 292.68 FEET; THENCE S00°57'48"W 215.4 FEET TO THE POINT OF CURVE OF A QUARTER CIRCLE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEARS S89°07'27"E; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN N04°18'51"W 39.84 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 91°58'47" TO THE END OF SAID CURVE; THENCE S89°34'05"W 214.35 FEET; THENCE N8°54'04"W 101.12 FEET; THENCE S89°34'05"W 340.38 FEET TO THE SOUTHEAST CORNER OF KINGS RIDGE BOULEVARD AS SHOWN ON THE PLAT OF BRIGHTON AT KINGS RIDGE PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 27 AND 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF AFORESAID PLAT RUN N00°30'17"E 85.33 FEET; THENCE N89°34'05"W 81.29 FEET; THENCE ALONG THE EAST LINE OF SAID BRIGHTON AT KINGS RIDGE PHASE I, BRIGHTON AT KINGS RIDGE PHASE II, AS RECORDED IN PLAT BOOK 39, PAGES 24 AND 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND AFORESAID BRIGHTON AT KINGS RIDGE PHASE I, RUN N00°34'16"E 2800.16 FEET TO THE POINT OF BEGINNING.

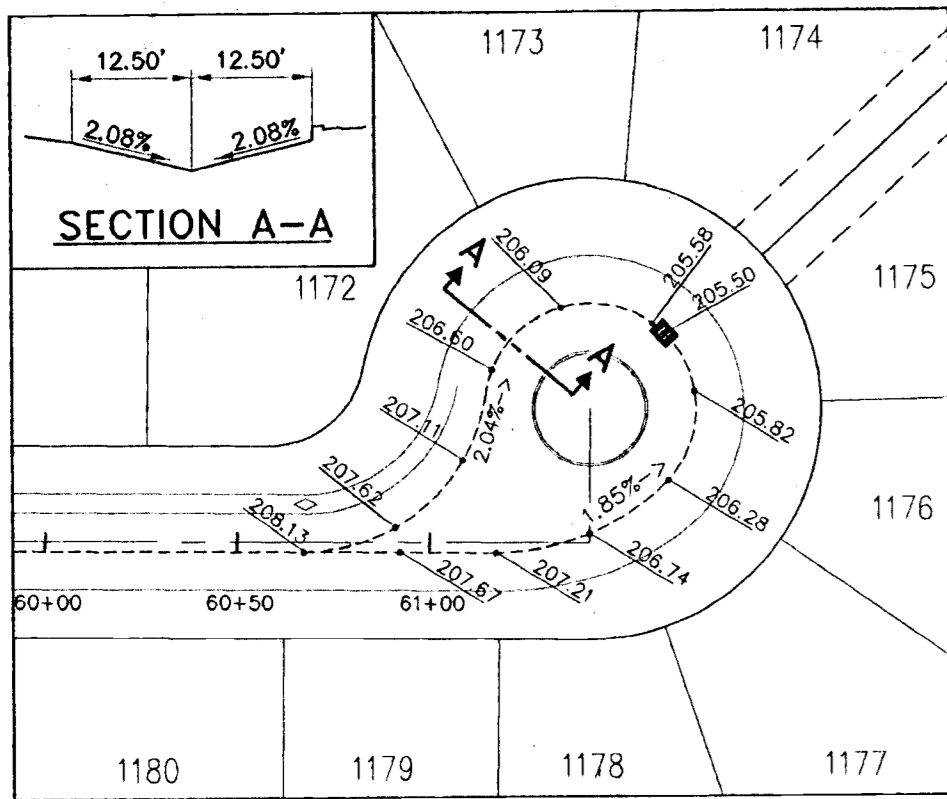
Index of Sheets

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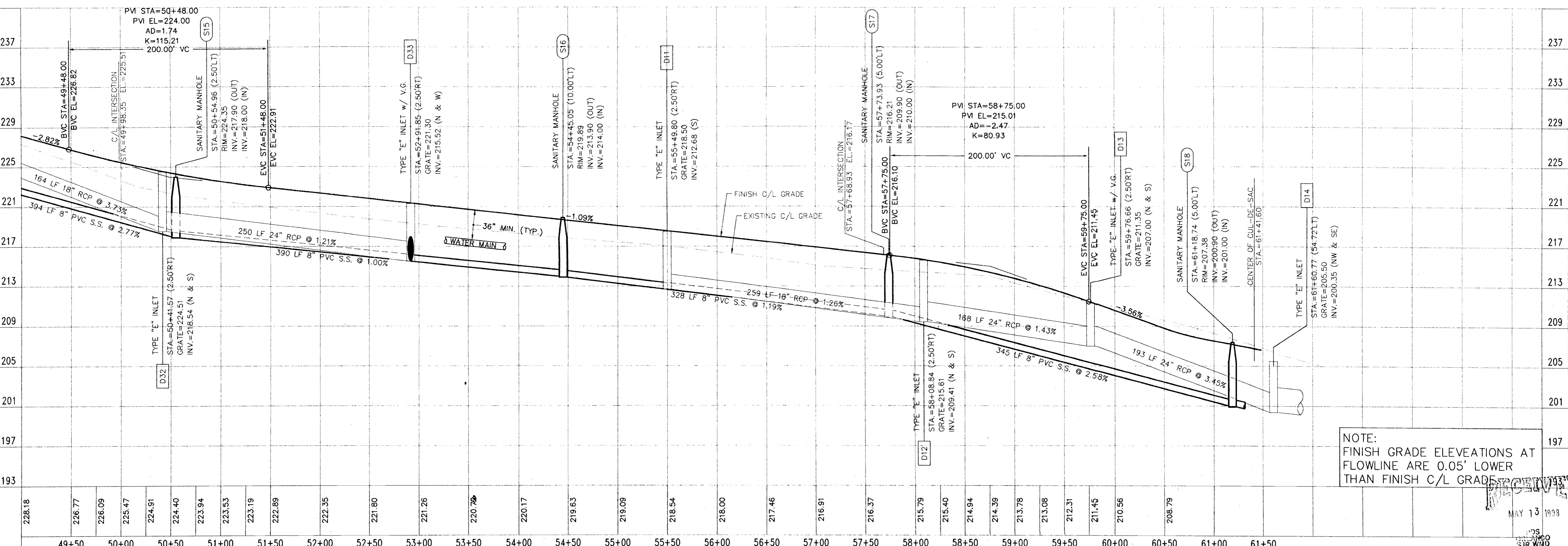
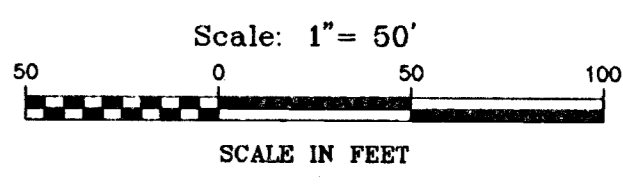
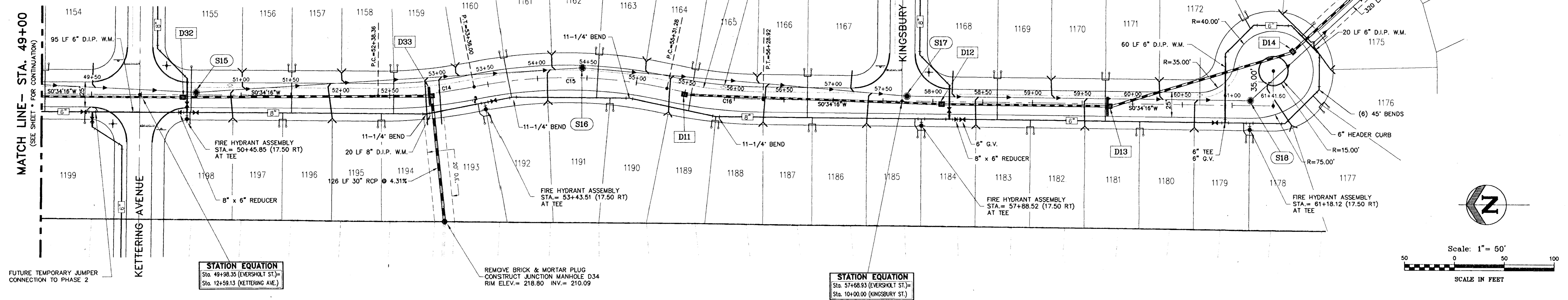
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CUL-DE-SAC GRADING



NOTE:
FINISH GRADE ELEVATIONS AT
FLOWLINE ARE 0.05' LOWER
THAN FINISH C/L GRADE

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

EVERSHOLT STREET

DATE REVISION

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ENGINEERS
SURVEYORS
PLANNERS

FARNEY BARBLEY
AND ASSOCIATES, INC.

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

MANCHESTER AT KINGS RIDGE
EVERSHOLT STREET
PLAN AND PROFILE

CHECKED BY:
PROJECT NO.: 941216.060
DATE: APRIL 1998
DRAWN BY: JM

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FILE NAME: Manchester Profiles

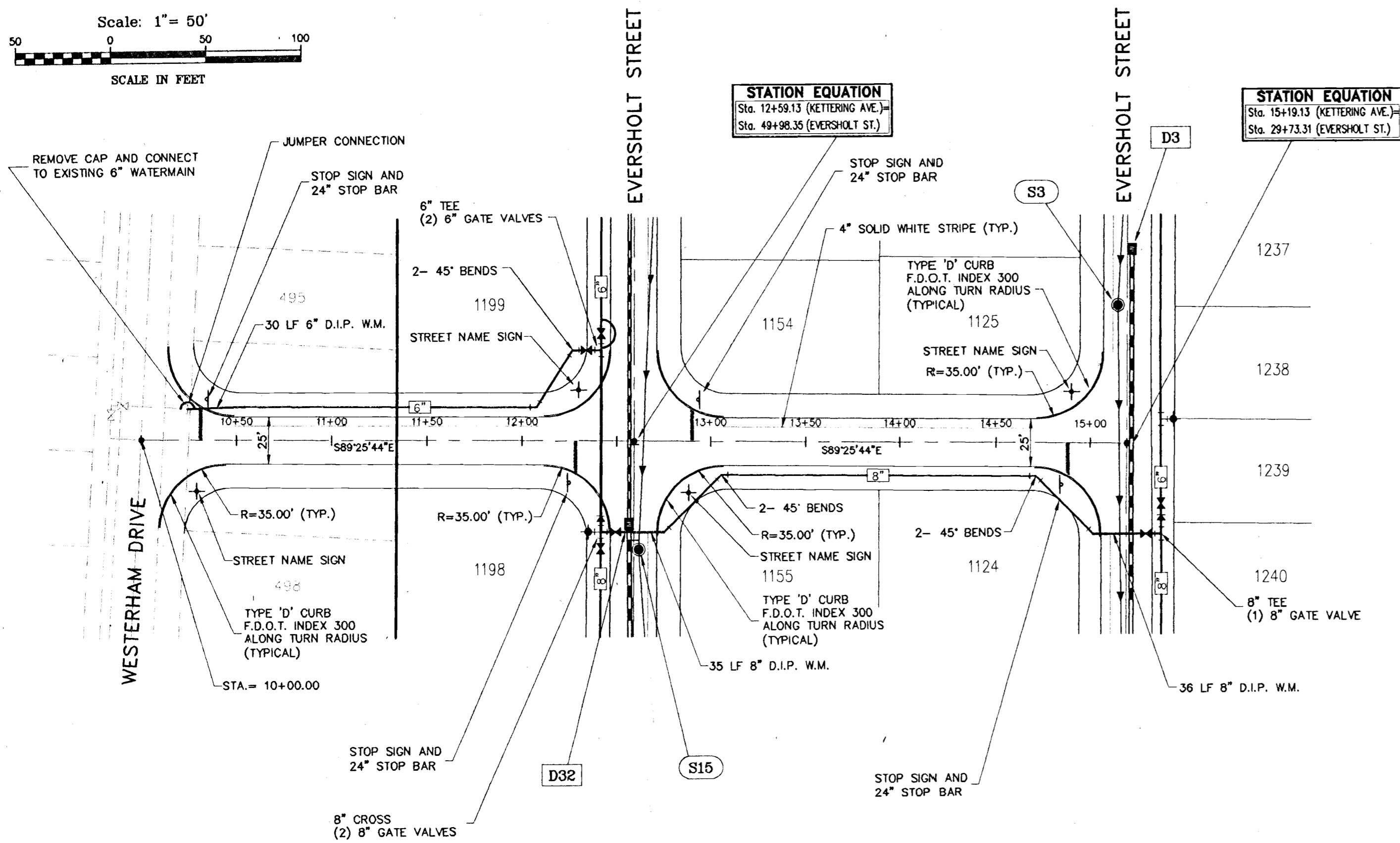
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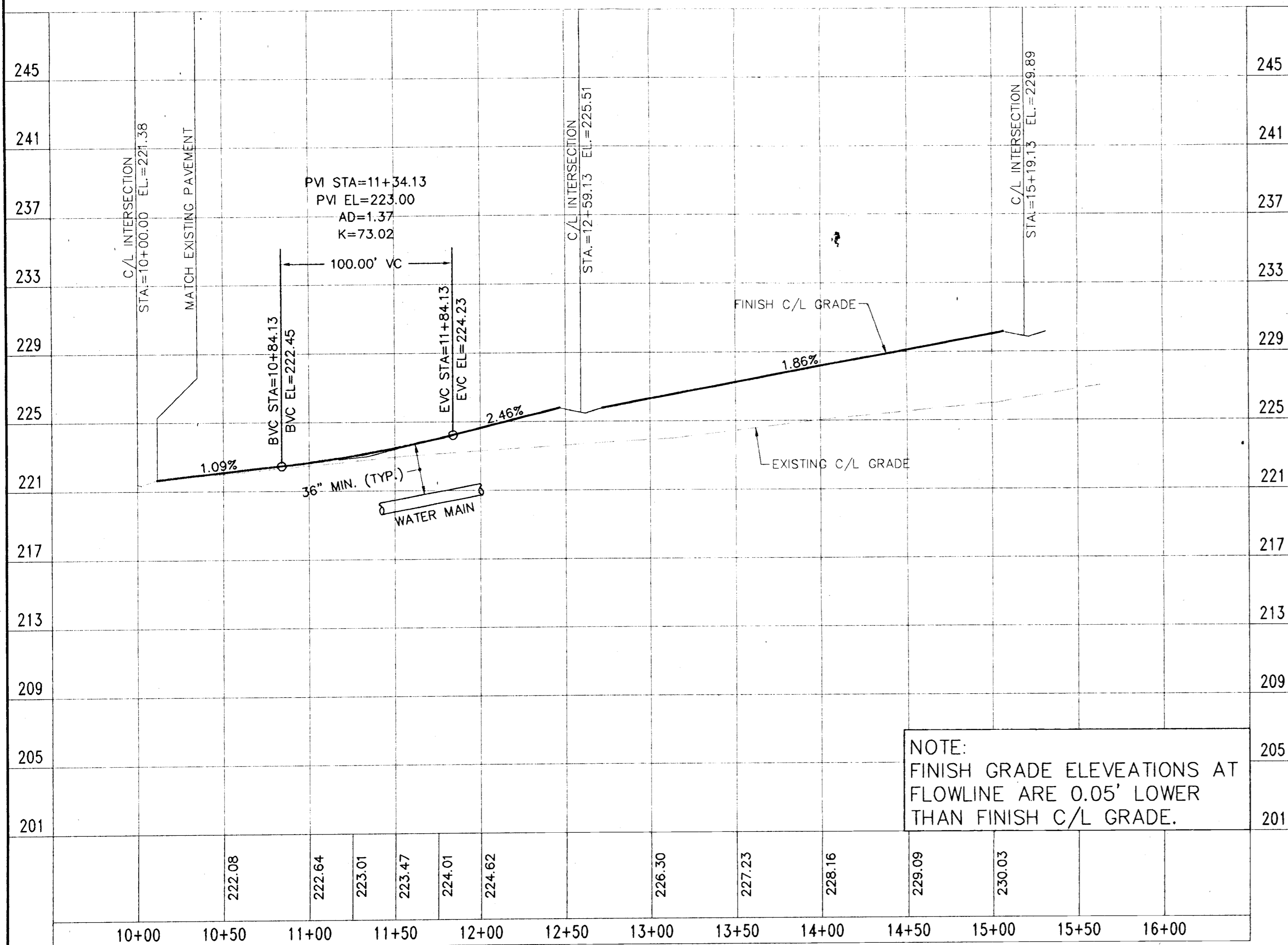


Scale: 1" = 50'
SCALE IN FEET



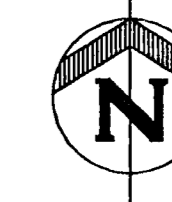
STATION EQUATION
Sta. 12+59.13 (Kettering Ave.)
Sta. 49+98.35 (Eversholt St.)

STATION EQUATION
Sta. 15+19.13 (Kettering Ave.)
Sta. 29+73.31 (Eversholt St.)

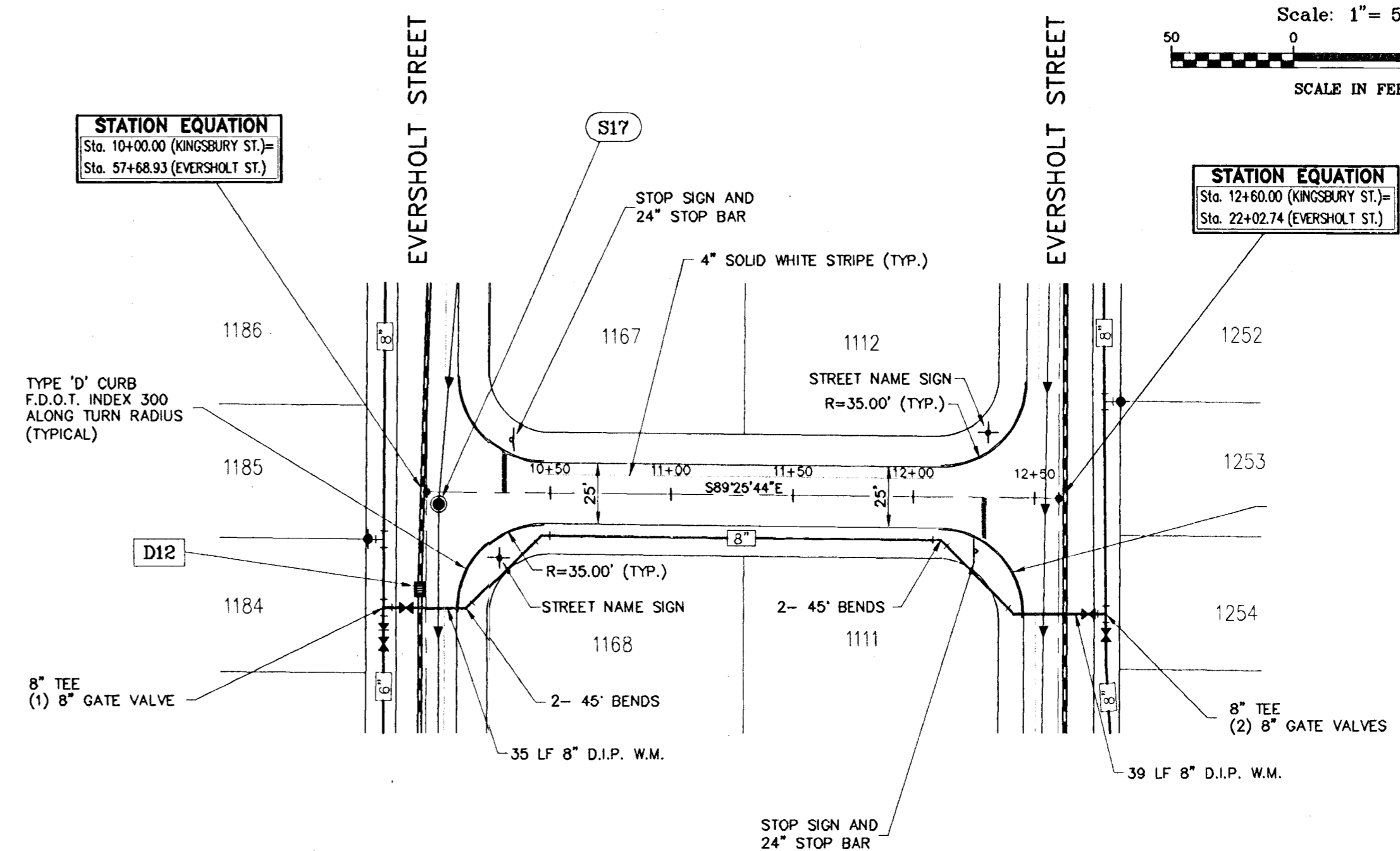


NOTE:
FINISH GRADE ELEVATIONS AT
FLOWLINE ARE 0.05' LOWER
THAN FINISH C/L GRADE.

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
KETTERING AVENUE

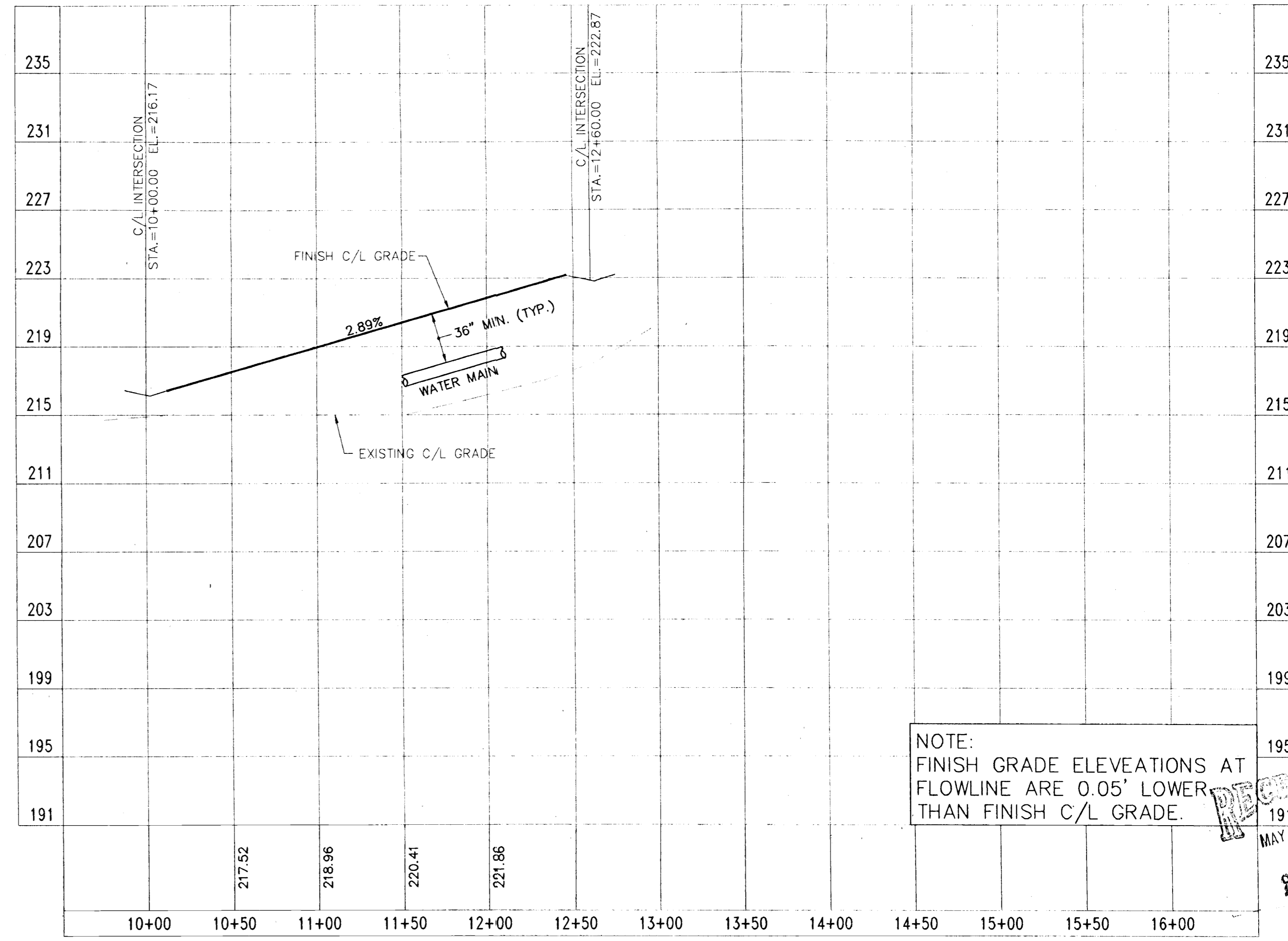


Scale: 1" = 50'
SCALE IN FEET



STATION EQUATION
Sta. 10+00.00 (Kingsbury St.)
Sta. 57+68.93 (Eversholt St.)

STATION EQUATION
Sta. 12+60.00 (Kingsbury St.)
Sta. 22+02.74 (Eversholt St.)



NOTE:
FINISH GRADE ELEVATIONS AT
FLOWLINE ARE 0.05' LOWER
THAN FINISH C/L GRADE.

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
KINGSBURY STREET

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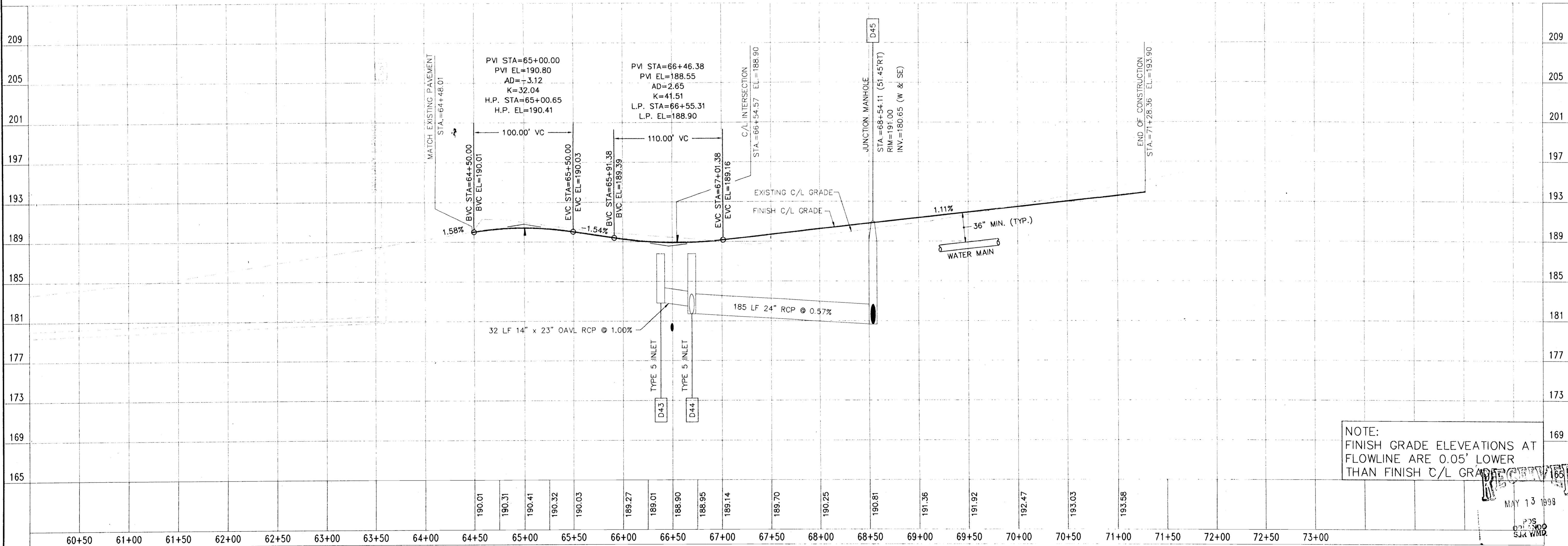
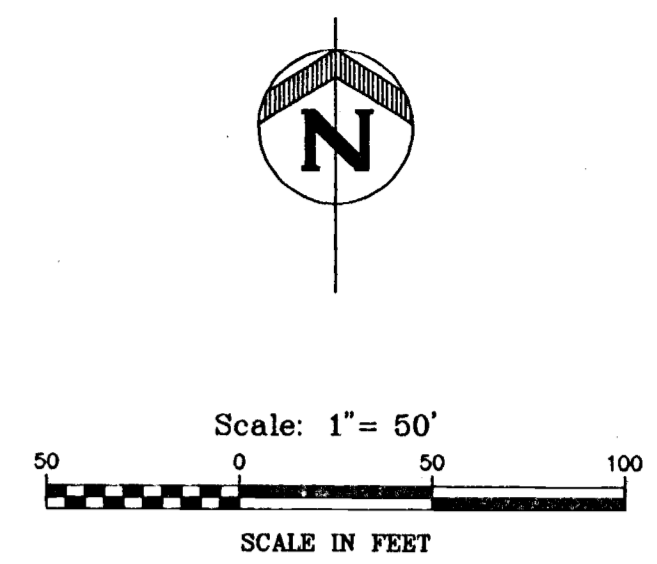
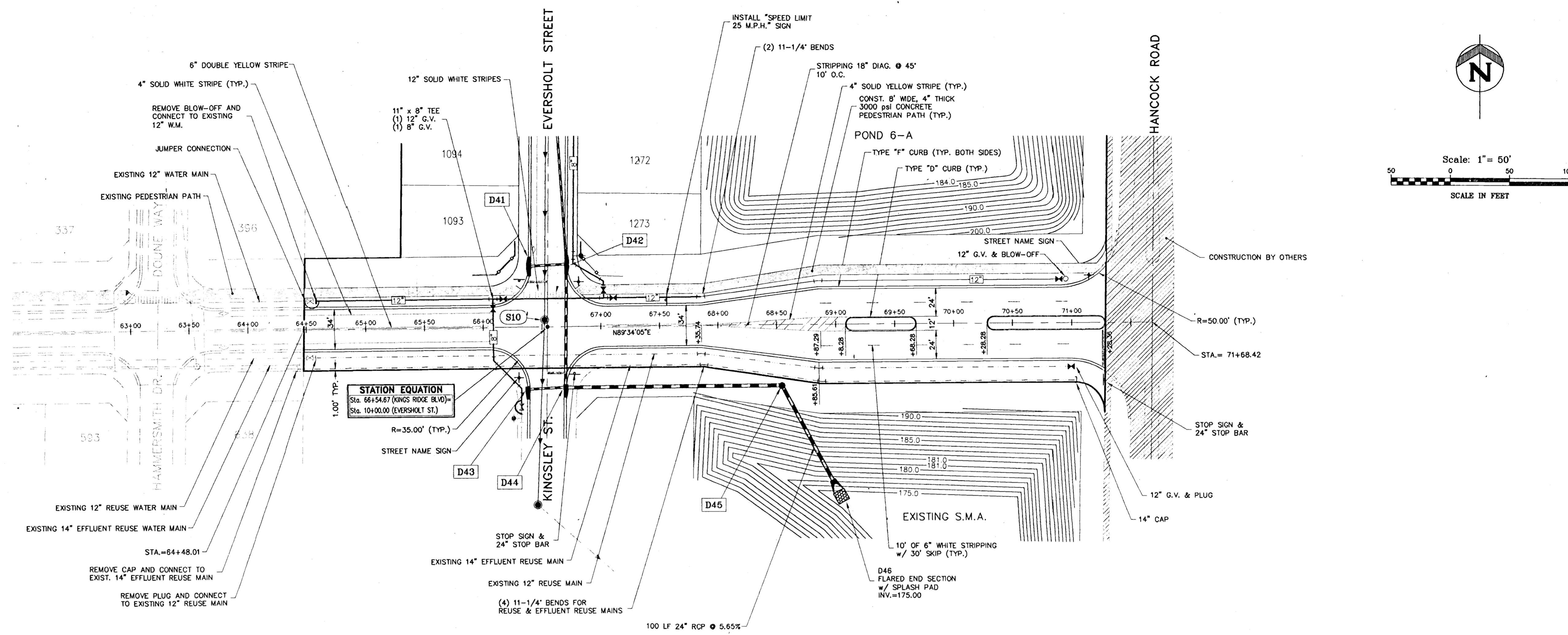
**MANCHESTER AT KINGS RIDGE
KETTERING AVE. &
KINGSBURY ST.
PLAN AND PROFILE**

CHECKED BY:
PROJECT NO.: 941216.060
DATE: APRIL 1998
DRAWN BY: JM

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FILE NAME: Manchester Profiles

MAY 11 1998



HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'

KINGS RIDGE BOULEVARD

NOTE:
 FINISH GRADE ELEVATIONS AT
 FLOWLINE ARE 0.05' LOWER
 THAN FINISH C/L GRADE

**MANCHESTER AT KINGS RIDGE
 KINGS RIDGE BOULEVARD
 PLAN AND PROFILE**

CHECKED BY:
 PROJECT NO.: 941216.060
 DATE: APRIL 1998
 DRAWN BY: JM

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FILE NAME: Manchester Profiles

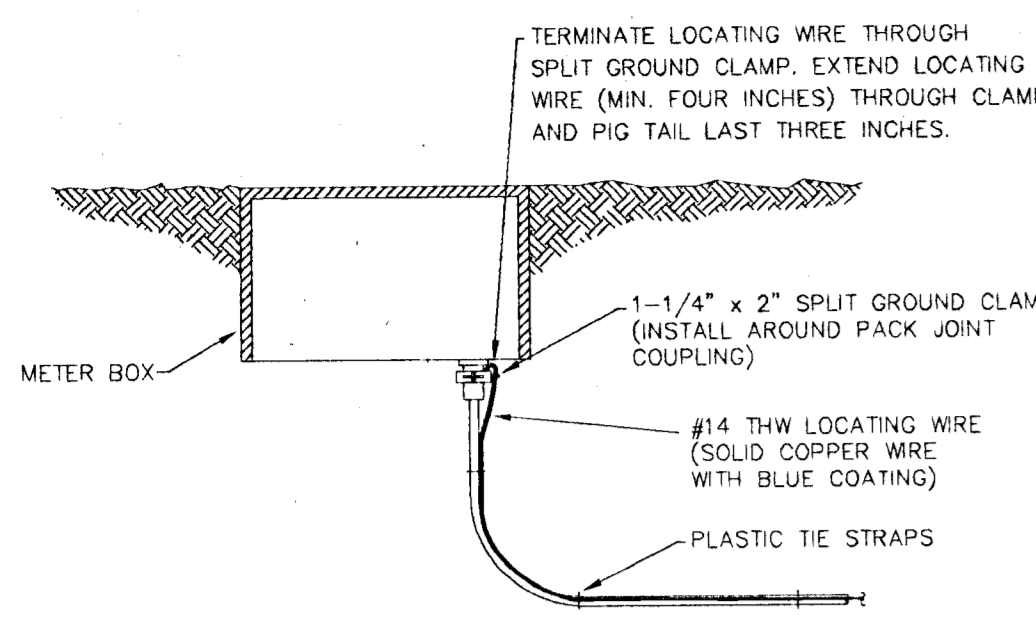
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ENGINEERS
 SURVEYORS
 PLANNERS

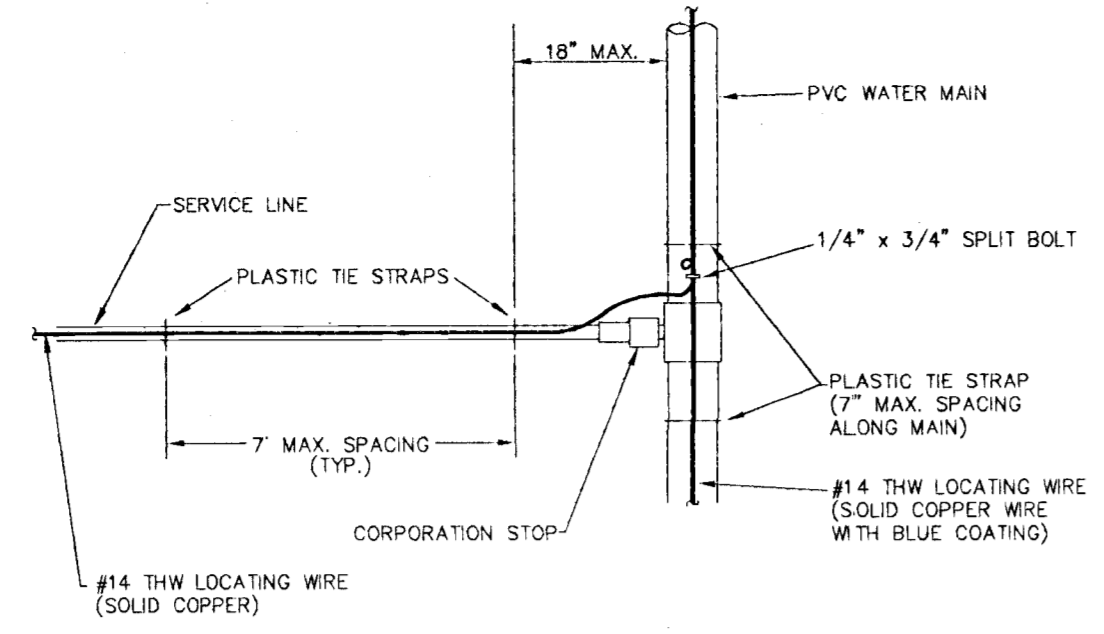
**FARNER
 BARLEY
 AND ASSOCIATES, INC.**

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

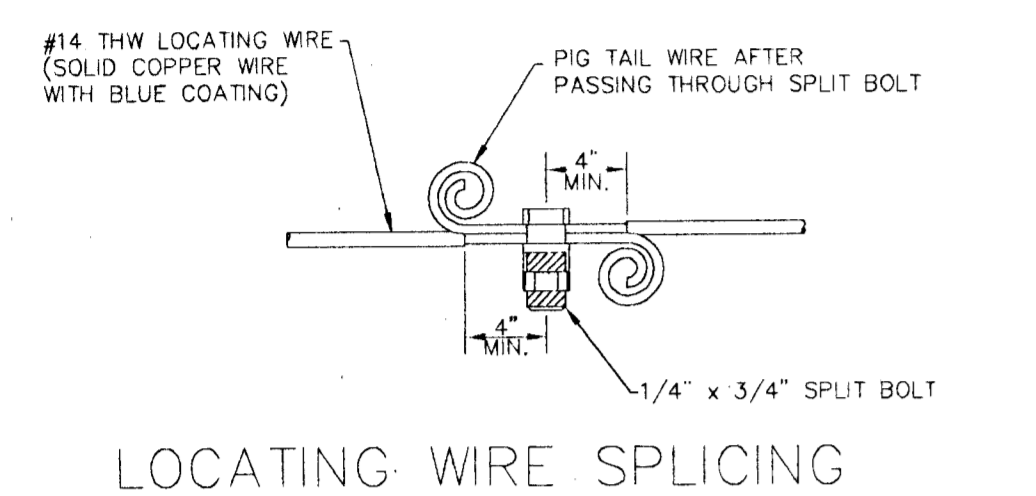
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SERVICE AND METER



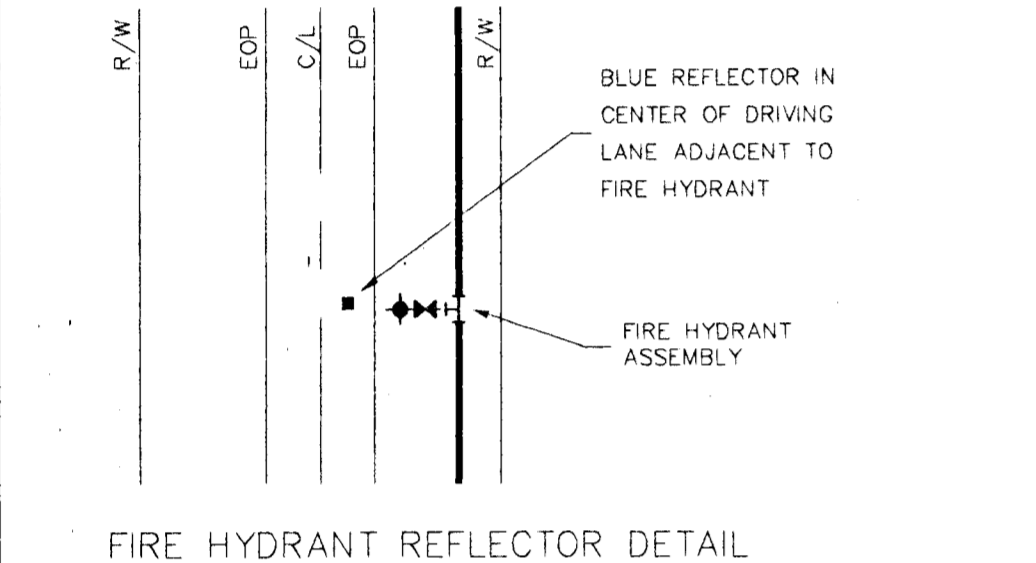
CONNECTION TO PVC MAIN



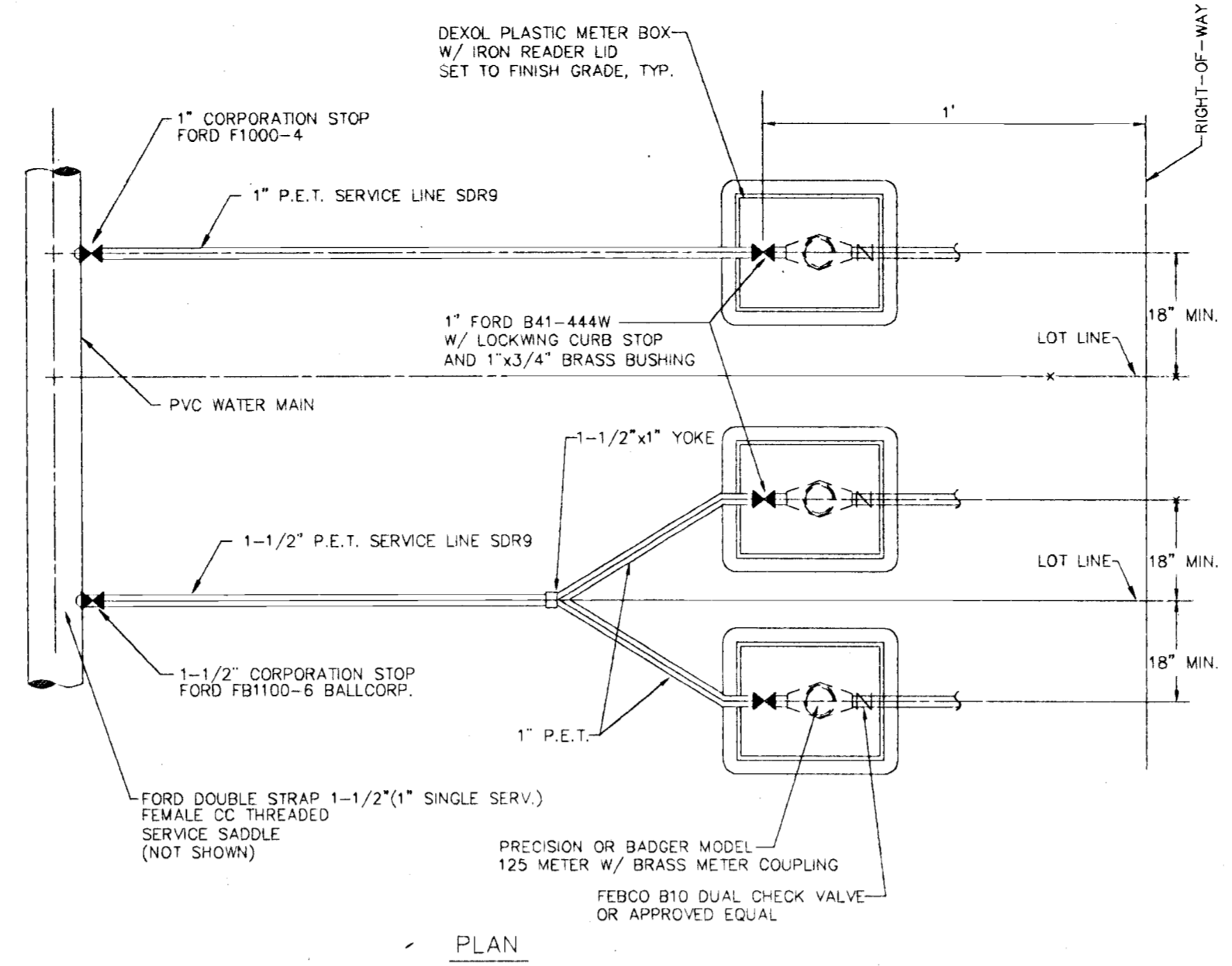
LOCATING WIRE SPLICING

LOCATING WIRE INSTALLATION FOR SINGLE FAMILY WATER SERVICES

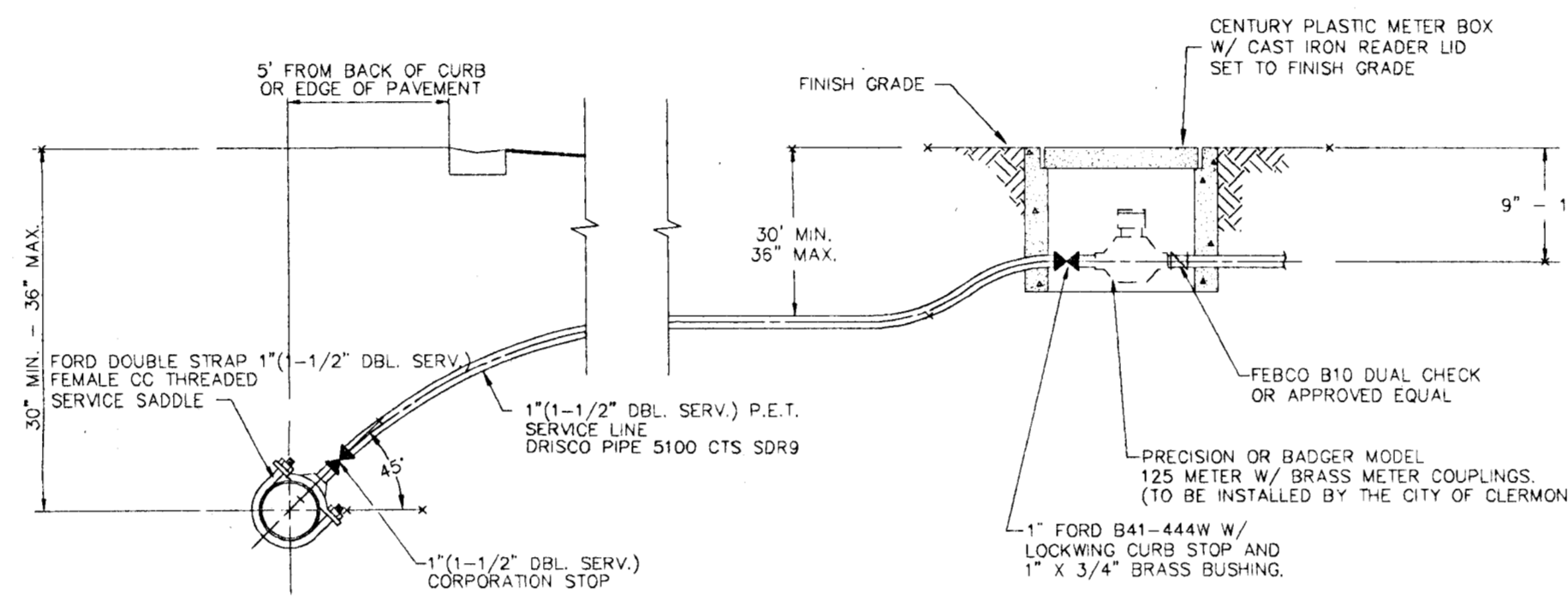
- NOTES:
1. THE ENDS OF ALL LOCATING WIRES, WHETHER THEY ARE SPICED, CONNECTED, OR TERMINATED, SHALL HAVE THE LAST THREE INCHES PIG TAILED AS DETAILED HEREON.
 2. AFTER INSTALLATION OF THE LOCATING WIRE THE SYSTEM SHALL BE SUBJECTED TO TESTING, PRIOR TO BACKFILL, IN ORDER TO ESTABLISH THAT THE SYSTEM IS FUNCTIONAL.



FIRE HYDRANT REFLECTOR DETAIL



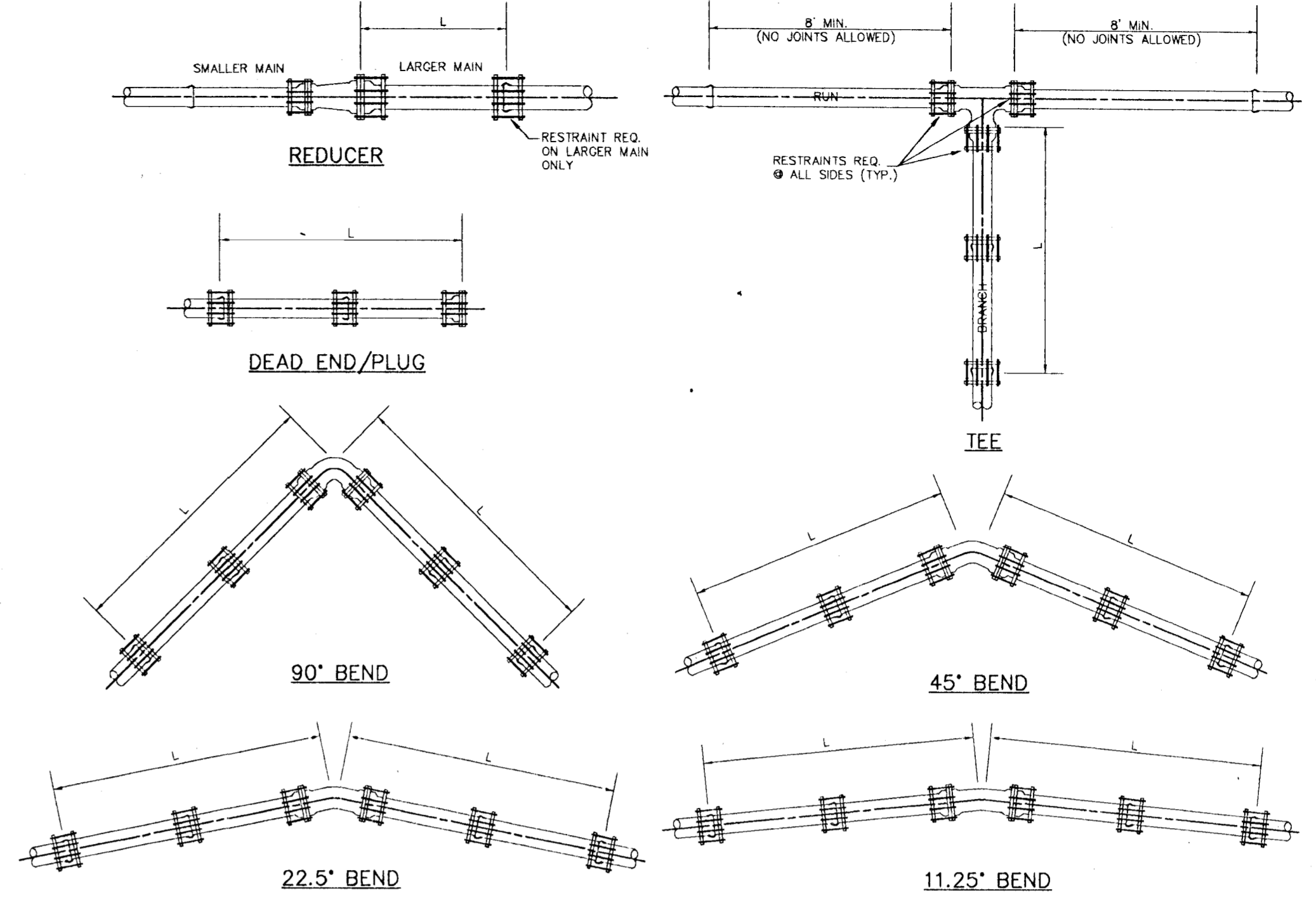
PLAN



SECTION

WATER SERVICE CONNECTION DETAILS

NOT TO SCALE
(NOTE: METERS TO BE INSTALLED BY CITY OF CLERMONT)



| PIPE SIZE (Inches) | 90° BEND | | 45° BEND | | 22 1/2° BEND | | 11 1/4° BEND | | TEES | | DEAD END & PLUG | | REDUCER | |
|--------------------|------------|------------------|------------|------------------|--------------|------------------|--------------|------------------|------------|------------------|-----------------|------------------|------------|------------------|
| | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | PIPE SIZES | DUCTILE IRON (L) |
| 4 | 20' | 16' | 8' | 8' | 4' | 3' | 2' | 2' | 15' | 10' | 45' | 28' | 6"x4" | 32' |
| 6 | 28' | 22' | 12' | 9' | 6' | 4' | 3' | 2' | 33' | 21' | 63' | 40' | 8"x6" | 34' |
| 8 | 36' | 29' | 15' | 12' | 7' | 6' | 4' | 3' | 52' | 33' | 82' | 52' | 10"x8" | 33' |
| 10 | 43' | 34' | 18' | 14' | 9' | 7' | 4' | 3' | 68' | 43' | 98' | 62' | 12"x10" | 34' |
| 12 | 50' | 40' | 21' | 17' | 10' | 8' | 5' | 4' | 85' | 53' | 116' | 73' | 14"x12" | 63' |
| 14 | 57' | 46' | 24' | 20' | 12' | 10' | 6' | 5' | 102' | 63' | 132' | 84' | 16"x14" | 63' |
| 16 | 63' | 51' | 26' | 21' | 13' | 10' | 6' | 5' | 116' | 73' | 148' | 93' | | |

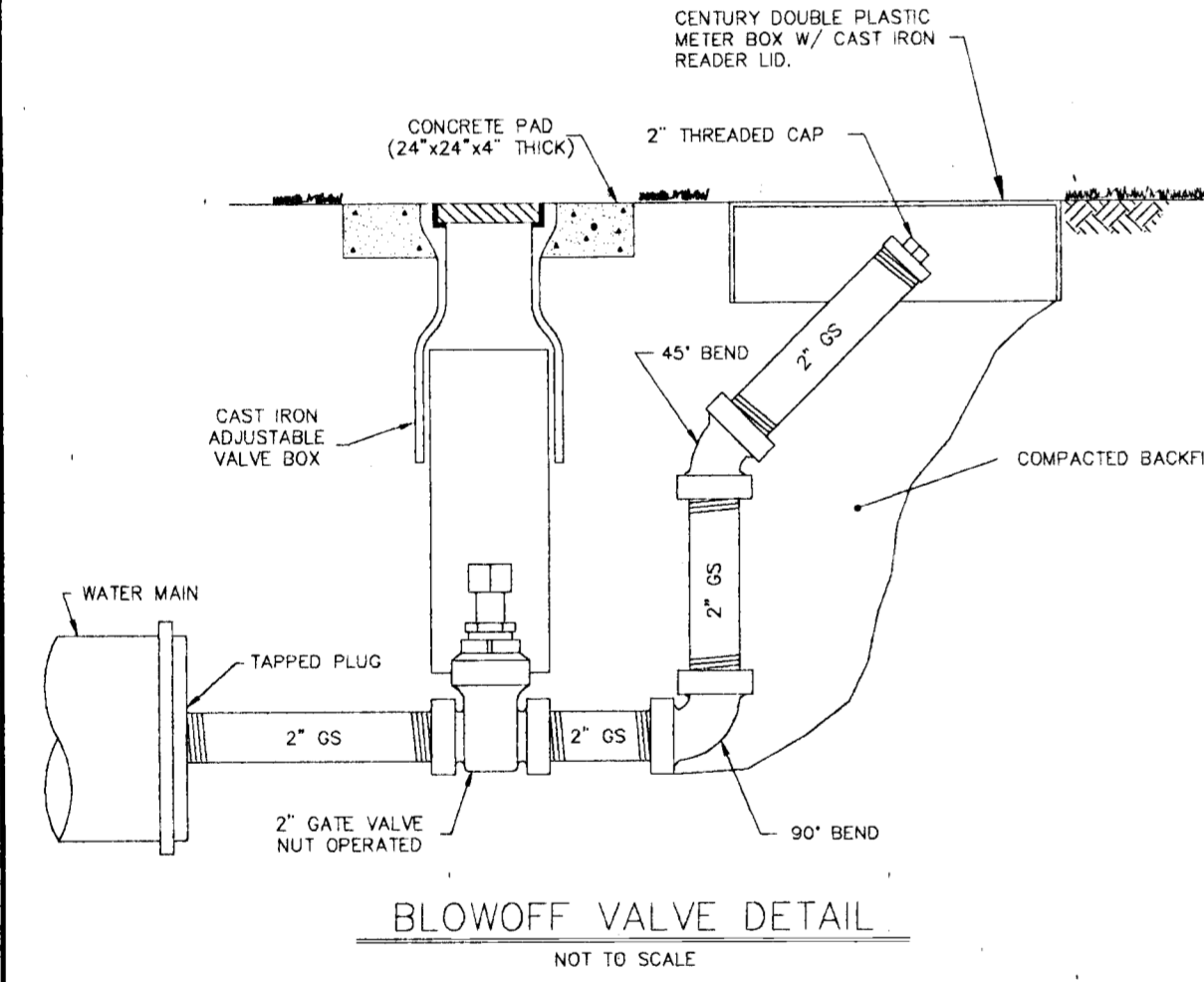
- THRUST RESTRAINT DESIGN NOTES
1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY EBAA IRON SALES, INC.
 2. DATA BASED ON MAX. WATER PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
 3. ALL FITTINGS & VALVES TO BE RESTRAINED WITH "MEGA-LUG" RESTRAINTS, & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).

THRUST RESTRAINT DETAILS

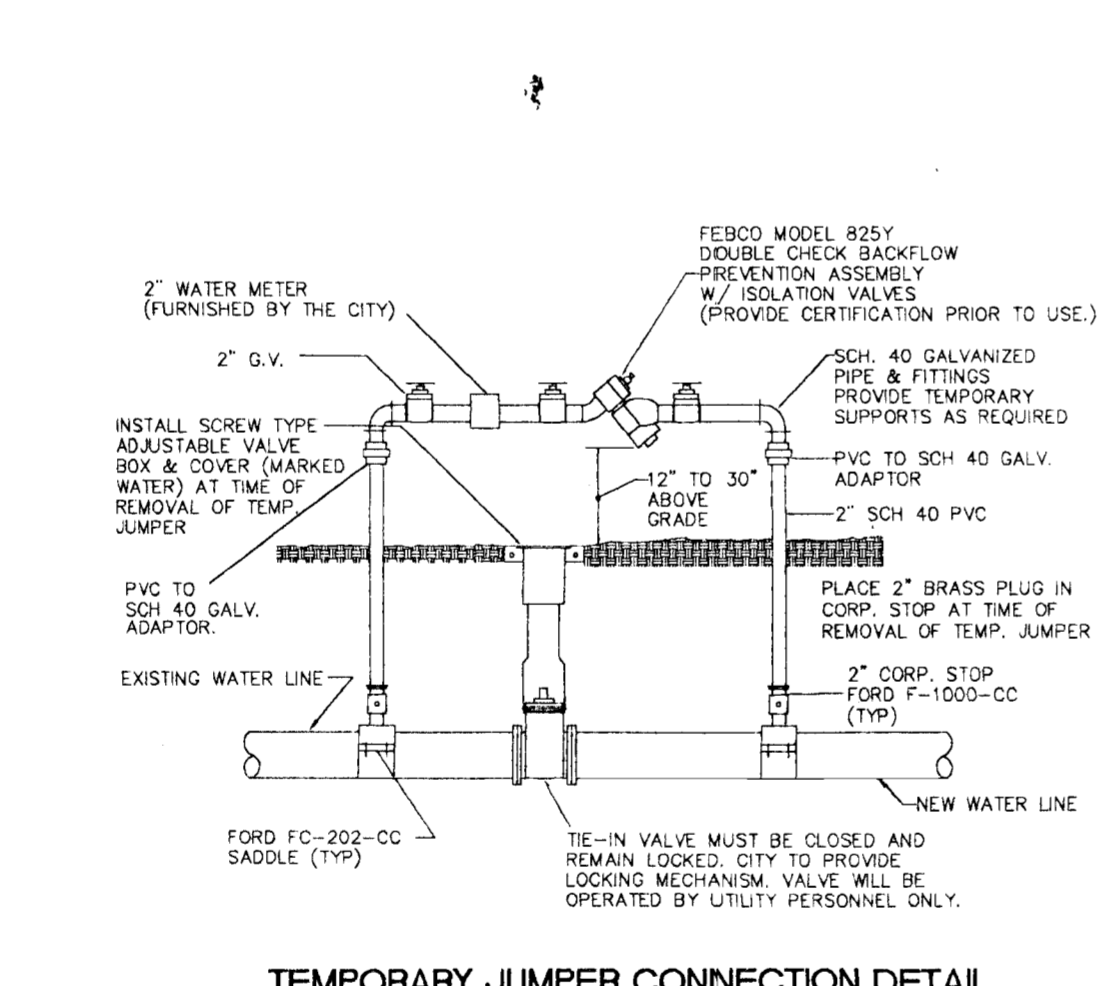
GENERAL WATER NOTES

1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, OR 18 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-905, OR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
4. DEPTH OF WATER LINES TO BE MINIMUM 36" BELOW FINISHED GRADE.
5. WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. WHERE WATER AND SEWER MAINS CROSS WITH LESS THAN 18" VERTICAL CLEARANCE, THE SEWER WILL BE 20" DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING. WHEN A WATER MAIN PARALLELS A SEWER MAIN, A SEPARATION OF AT LEAST 10" SHOULD BE MAINTAINED. IF 10" SEPARATION CANNOT BE MAINTAINED, THE WATER MAIN AND SEWER MAIN SHALL BE DUCTILE IRON PIPE FOR THE PORTION OF THE WATER MAIN LESS THAN 10" FROM THE SEWER MAIN, OR INSTALLATION OF THE WATER MAIN IN A SEPARATE TRENCH, OR ON AN UNDISTURBED EARTH SHELF, AT LEAST 18" ABOVE THE CROWN OF THE SEWER MAIN.
7. ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON AND SHALL EXTEND 5' BEYOND THE BACK OF CURB.
8. ALL SLEEVES UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.

* NOTE: MARK ALL POINTS WHERE WATER SERVICES CROSS CURB WITH A "W" MARK IN CONCRETE.



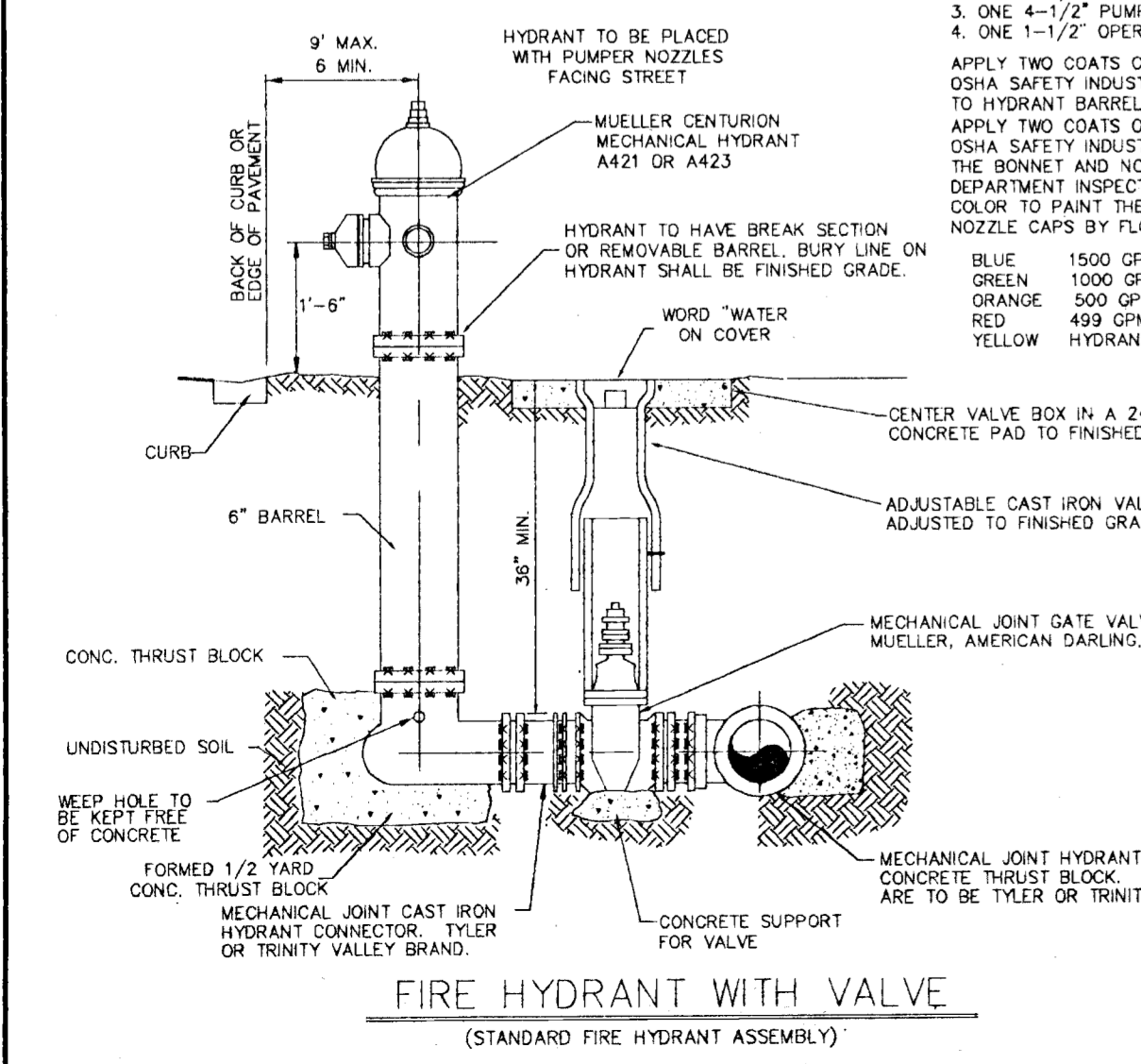
BLOWOFF VALVE DETAIL



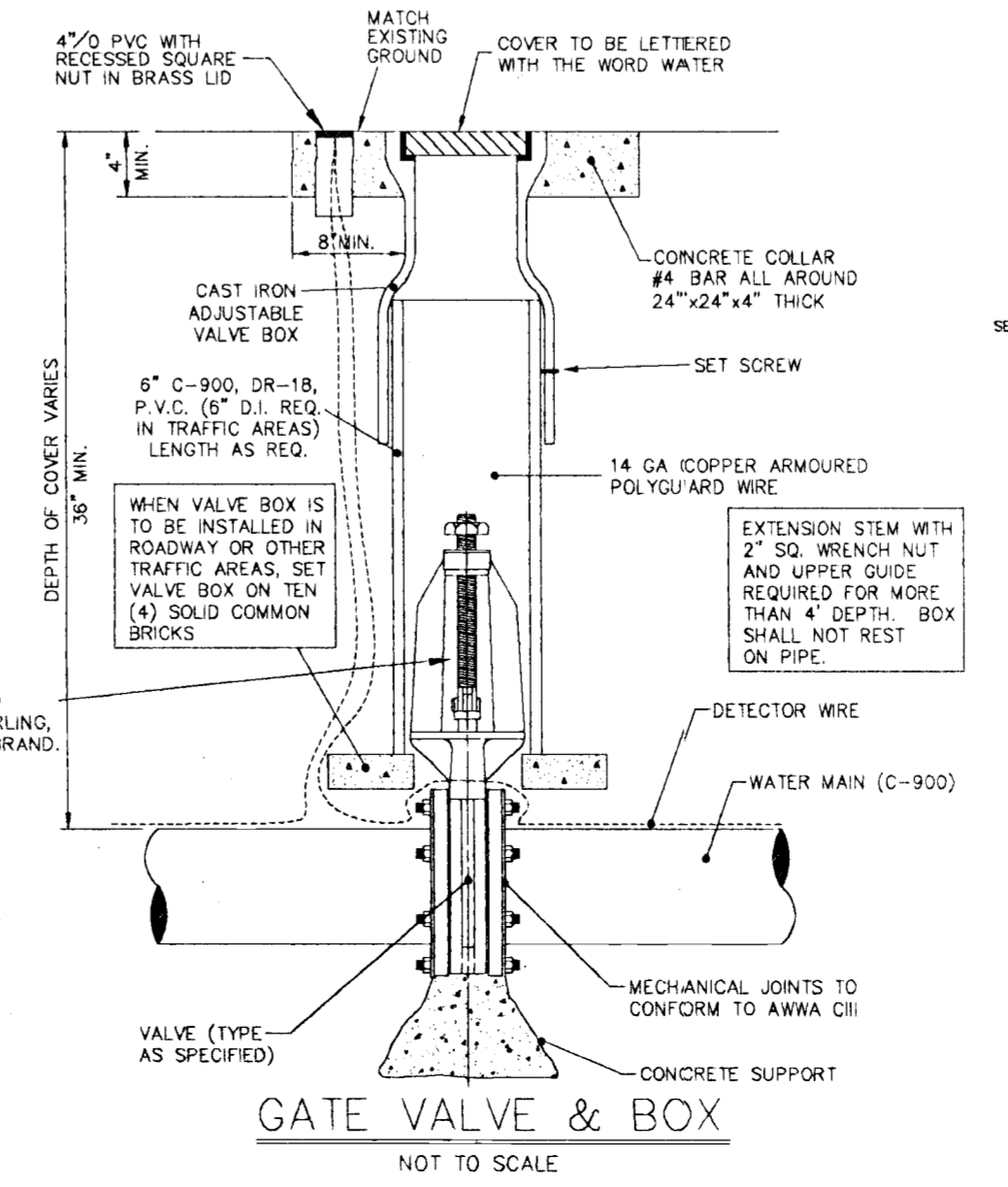
TEMPORARY JUMPER CONNECTION DETAIL

SPECIFICATIONS

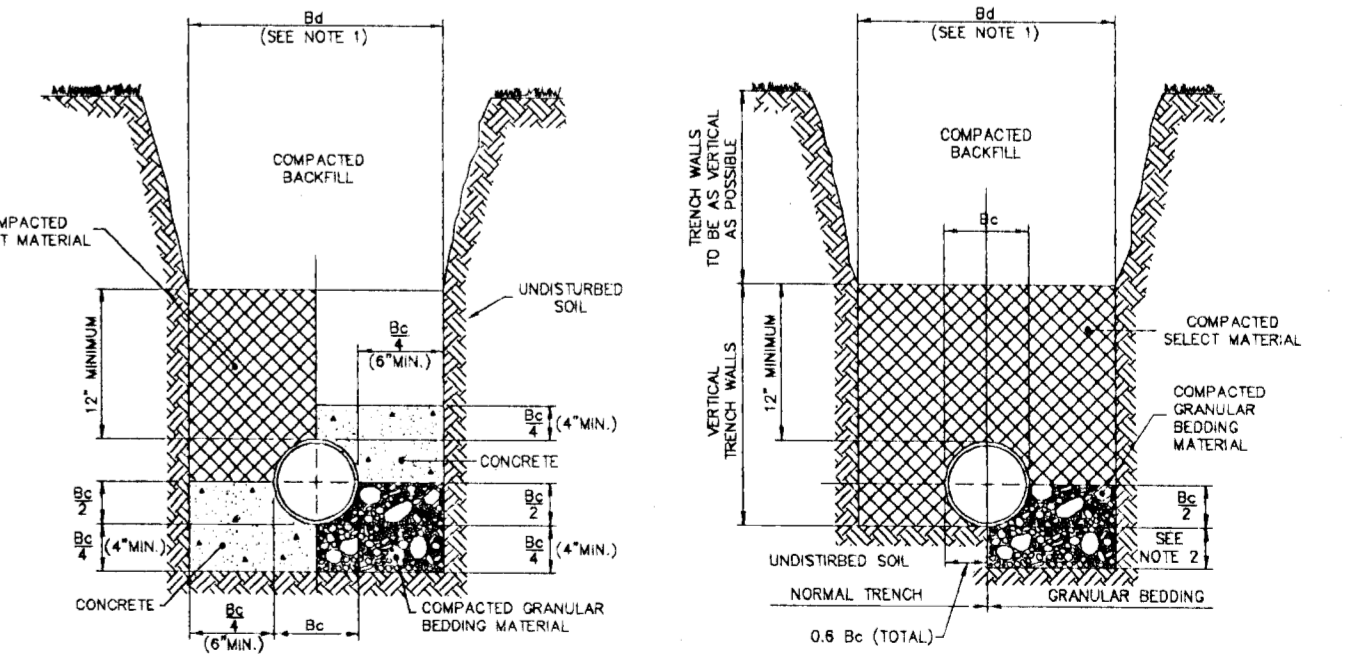
1. AWWA SPECIFICATIONS C-502
 2. TWO 2-1/2" HOSE NOZZLE DISCHARGE
 3. ONE 4-1/2" PUMPER NOZZLE DISCHARGE
 4. ONE 1-1/2" OPERATING NUT, LEFT
- APPLY TWO COATS OF SHERWIN WILLIAMS OSHA SAFETY INDUSTRIAL YELLOW PAINT TO HYDRANT BARREL.
- APPLY TWO COATS OF SHERWIN WILLIAMS OSHA SAFETY INDUSTRIAL ENAMEL PAINT TO THE BONNET AND NOZZLE CAPS. THE UTILITY DEPARTMENT INSPECTOR WILL DETERMINE THE COLOR TO PAINT THE HYDRANT BONNET AND NOZZLE CAPS BY FLOW TESTING HYDRANT.
- BLUE 1500 GPM OR MORE (SHERWIN WILLIAMS #54085)
 GREEN 1000 GPM TO 1499 GPM (SHERWIN WILLIAMS #54614)
 ORANGE 500 GPM TO 999 GPM (SHERWIN WILLIAMS #54639)
 RED 499 GPM OR LESS (SHERWIN WILLIAMS #54638)
 YELLOW HYDRANT BARREL (SHERWIN WILLIAMS #54137)



FIRE HYDRANT WITH VALVE



GATE VALVE & BOX



CLASS "A" BEDDING SPECIAL CONDITIONS

CLASS "B" BEDDING NORMAL CONDITIONS

NOTES: FOR BEDDING AND TRENCHING

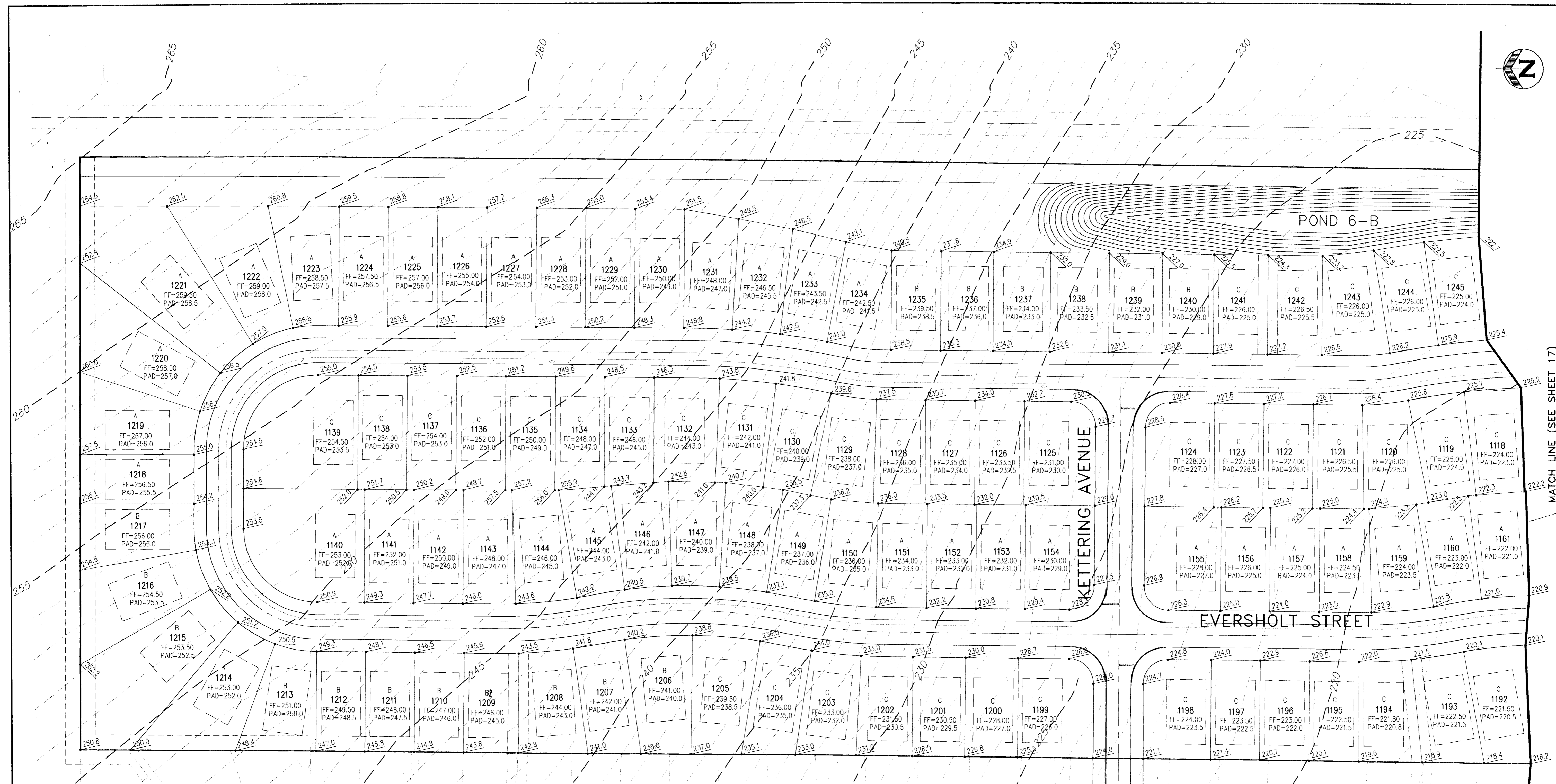
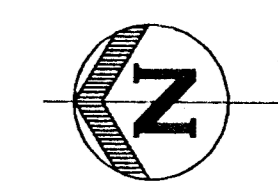
1. Dimension Bc = Pipe O.D.
 Dimension Bd = Trench Width at Top of Pipe
 Maximum Bc = Bc + 30"
 Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-cushioning material, depth shall be 6" below bottom of utility.

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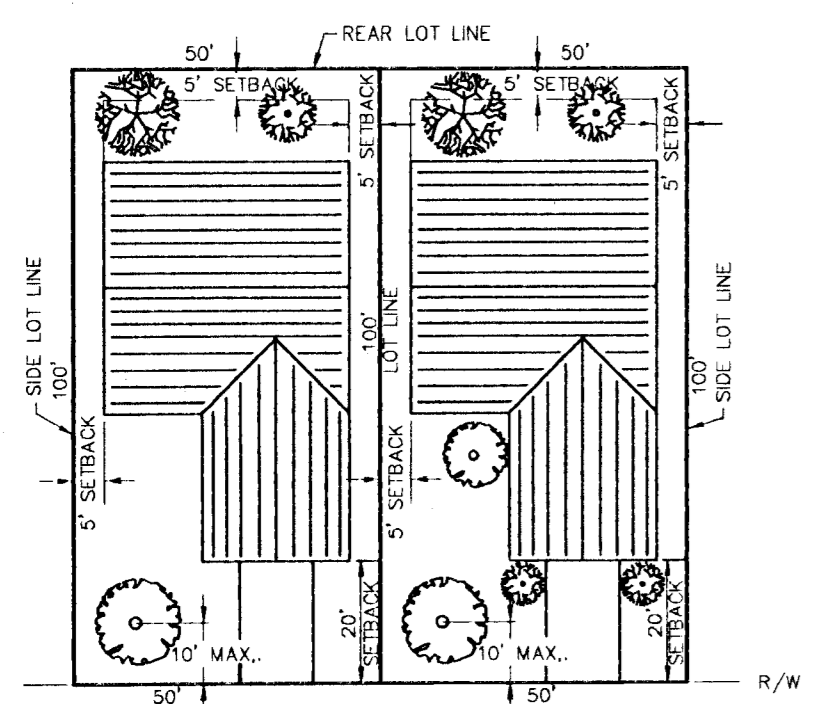
ENGINEERS SURVEYORS PLANNERS
FARNEY BARLEY AND ASSOCIATES, INC.
 350 North Sinclair Avenue O. Tallahassee, Florida 32378 O (352) 343-8481

MANCHESTER AT KINGS RIDGE WATER DISTRIBUTION DETAILS

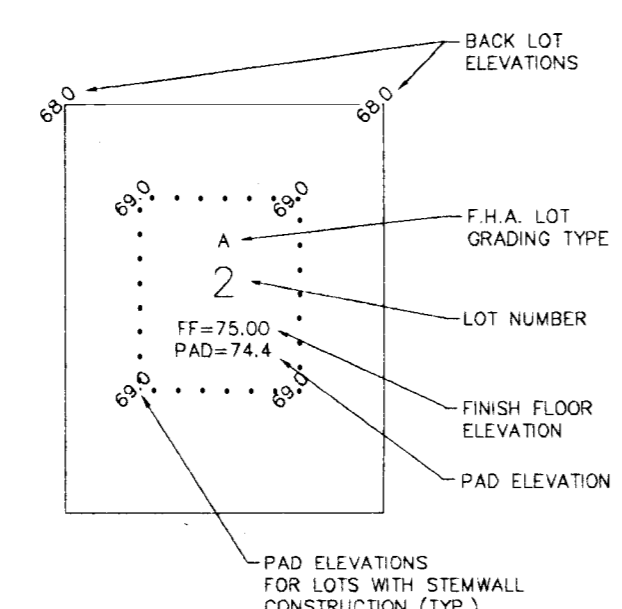
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MATCH LINE (SEE SHEET 17) FOR CONTINUATION



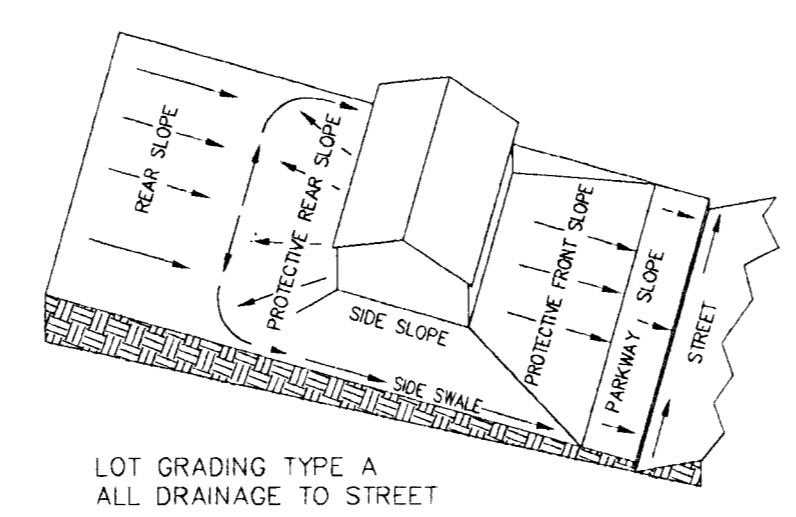
TYPICAL LOT SCHEME



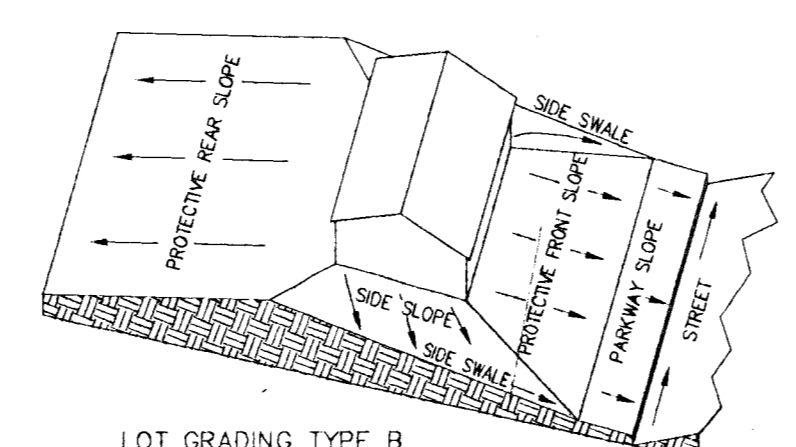
GENERAL NOTES

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 E.O.P. ALONG LOT FRONTAGE.
2. DRIVEWAYS SHALL NOT EXCEED A SLOPE OF 14%+/-

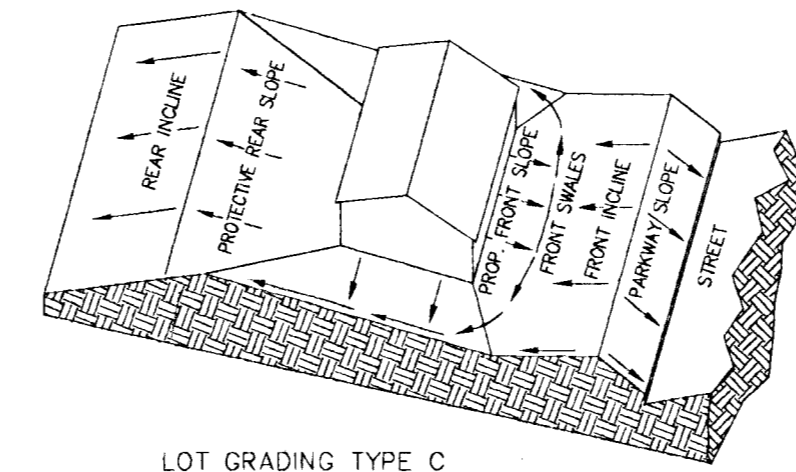
LOT AND BLOCK GRADING SCHEMES NOT TO SCALE



LOT GRADING TYPE A ALL DRAINAGE TO STREET



LOT GRADING TYPE B REAR DRAINAGE TO REAR LOT LINE



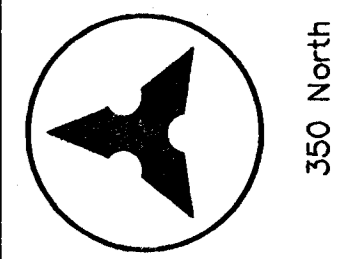
LOT GRADING TYPE C ALL DRAINAGE TO REAR LOT LINE

- NOTES:
1. TREES MUST BE 1" MINIMUM DIAMETER DBH OR GREATER FLORIDA #1 GRADE OR BETTER
 - A) 6,000 SQUARE FOOT LOTS - 6 TREES (MIN.)
 - B) UP TO 5,999 SQUARE FOOT LOTS - 3 TREES (MIN.)
 2. ALL BUILDING SETBACKS ARE PER CLERMONT HILLS P.U.D. PLANNED UNIT DEVELOPMENT ORDINANCE #24-83.
 3. IRRIGATION SYSTEM WILL BE INSTALLED PER LAKE COUNTY L.D.R.'S. CHAPTER IX.

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ENGINEERS
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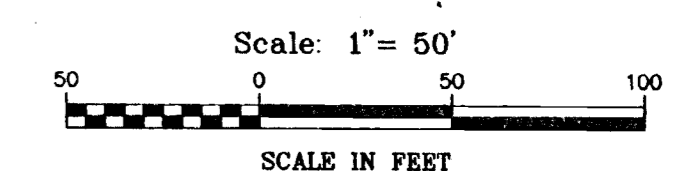
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MANCHESTER AT KINGS RIDGE
MASTER GRADING PLAN

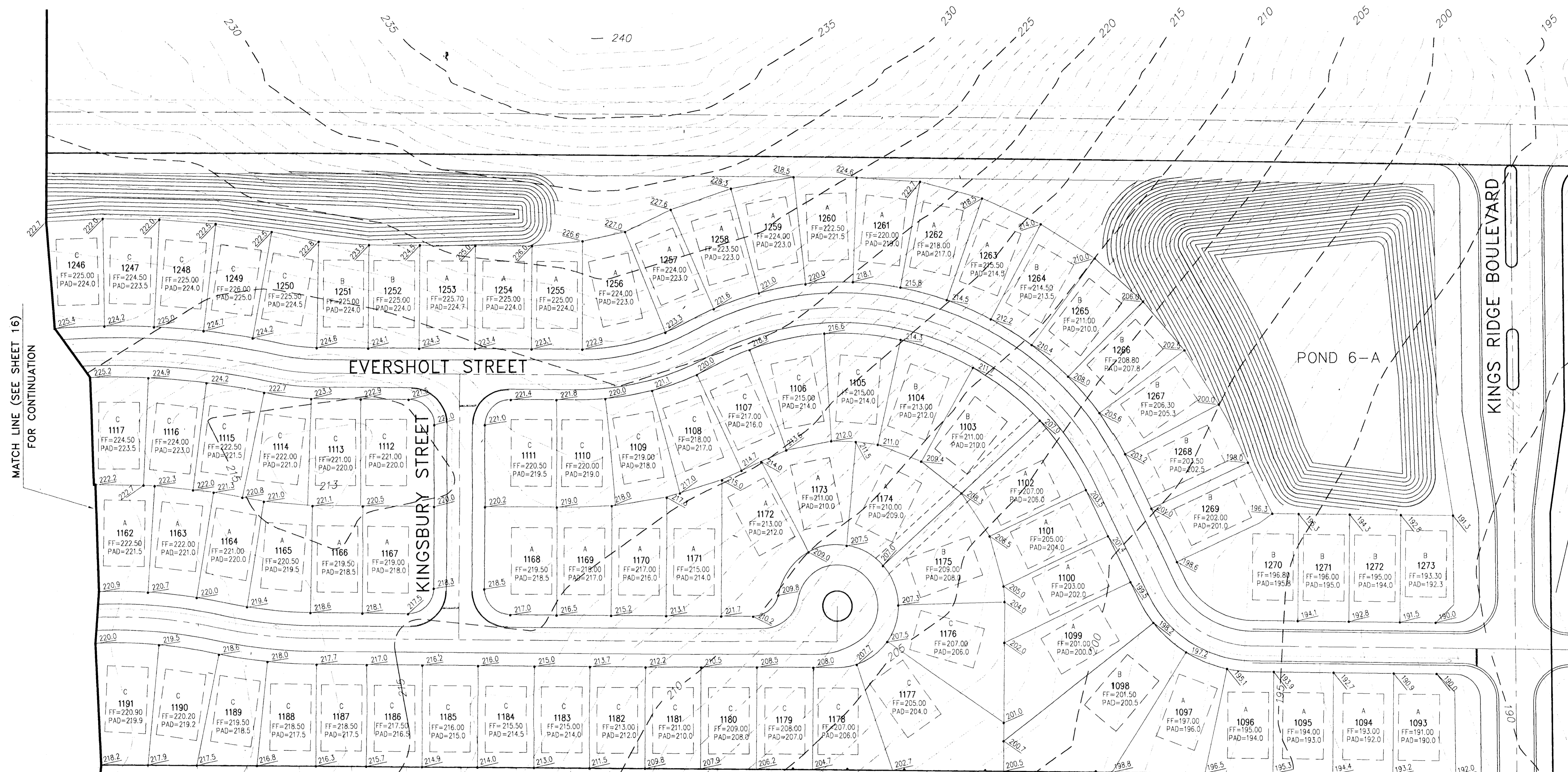
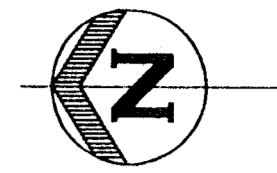
CHECKED BY: PROJECT NO.: 941216.060
DATE: APRIL 1998
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Sht. 16
NAME: Manchester Grading

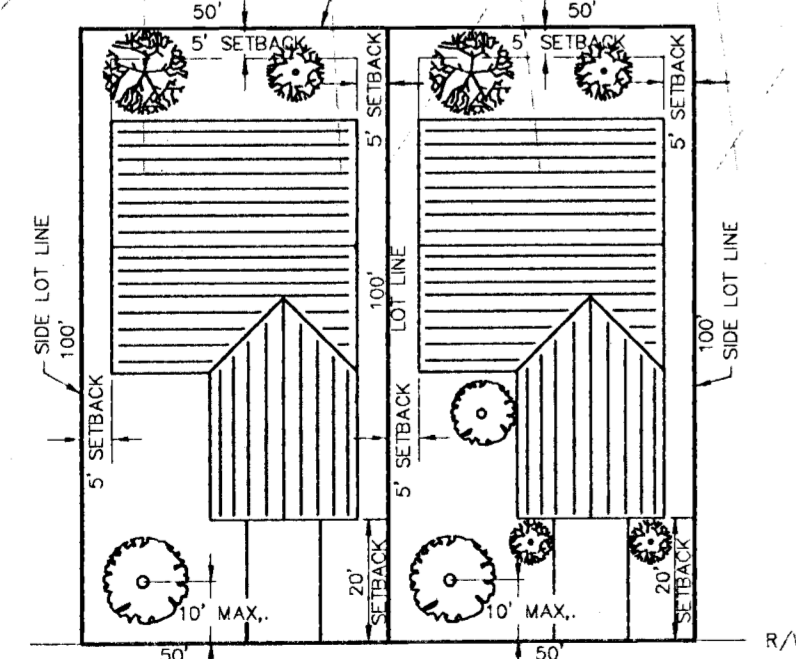
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MAY 13 1998



MAY 11 1998

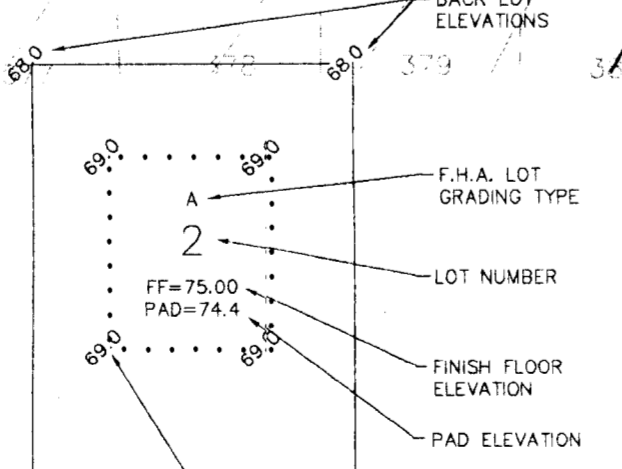


MATCH LINE (SEE SHEET 16)
FOR CONTINUATION



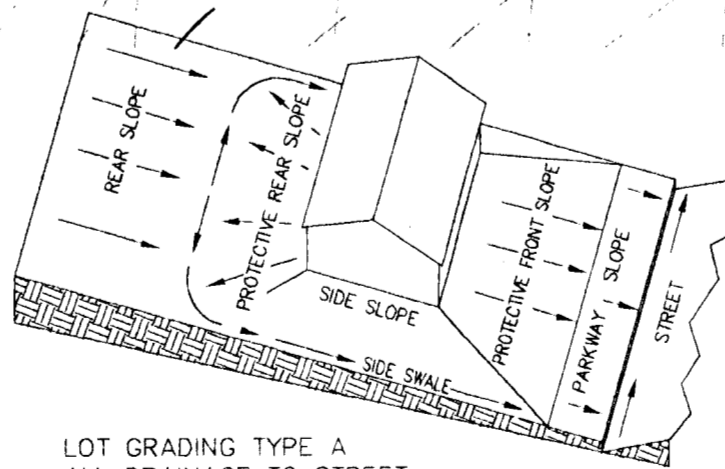
TYPICAL LOT SCHEME

- NOTES:
- TREES MUST BE 1" MINIMUM DIAMETER DBH OR GREATER FLORIDA #1 GRADE OR BETTER.
A) 6,000 SQUARE FOOT LOTS - 8 TREES (MIN.)
B) UP TO 3,999 SQUARE FOOT LOTS - 3 TREES (MIN.)
 - ALL BUILDING SETBACKS ARE PER CLERMONT HILLS P.U.D. PLANNED UNIT DEVELOPMENT ORDINANCE #34-93.
 - IRRIGATION SYSTEM WILL BE INSTALLED PER LAKE COUNTY L.D.R.'S, CHAPTER IX.

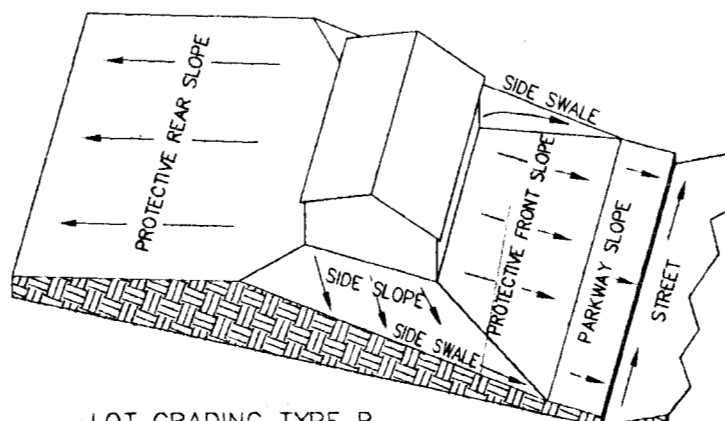


- GENERAL NOTES
- ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" ABOVE THE HIGHEST GRADE ADJACENT TO BUILDING PAD. FLOOR ELEVATIONS SHOWN ARE BASED ON THE MINIMUM FRONT SETBACK. ALL GRADING TYPE A & B LOT FINISH FLOORS SHALL BE AT LEAST 1.50' ABOVE THE HIGHEST ROAD E.O.P. ALONG LOT FRONTAGE.
 -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

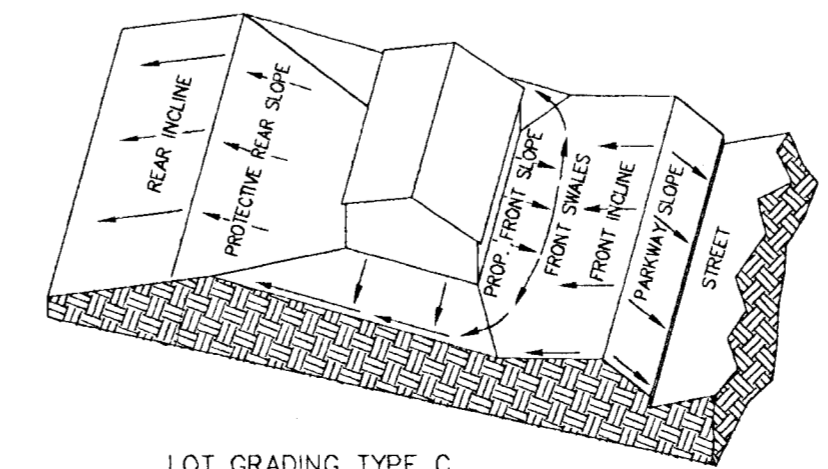
LOT AND BLOCK GRADING SCHEMES
NOT TO SCALE



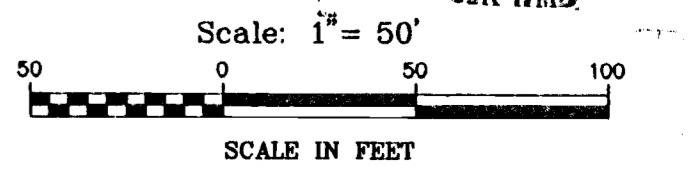
LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
REAR DRAINAGE TO REAR LOT LINE



LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE



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ENGINEERS
▲ SURVEYORS
▲ PLANNERS

FARNER BARLEY AND ASSOCIATES, INC.

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

**MANCHESTER AT KINGS RIDGE
MASTER GRADING PLAN**

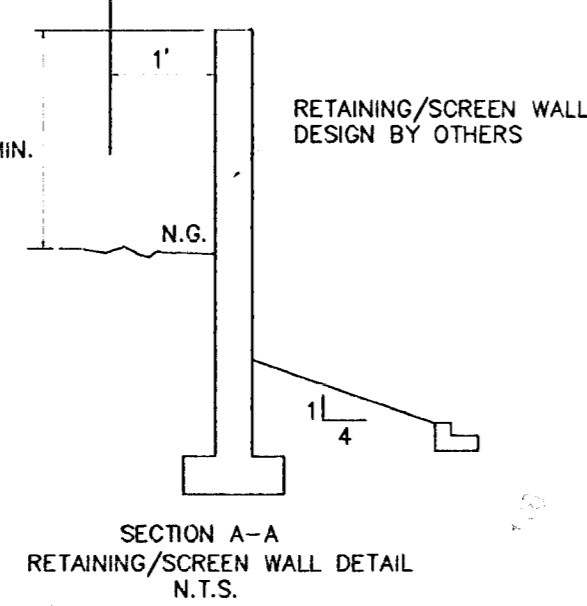
CHECKED BY:
PROJECT NO.: 941216.060
DATE: APRIL 1998
DRAWN BY: JM
Sht. 17

FILE NAME: Manchester Grading

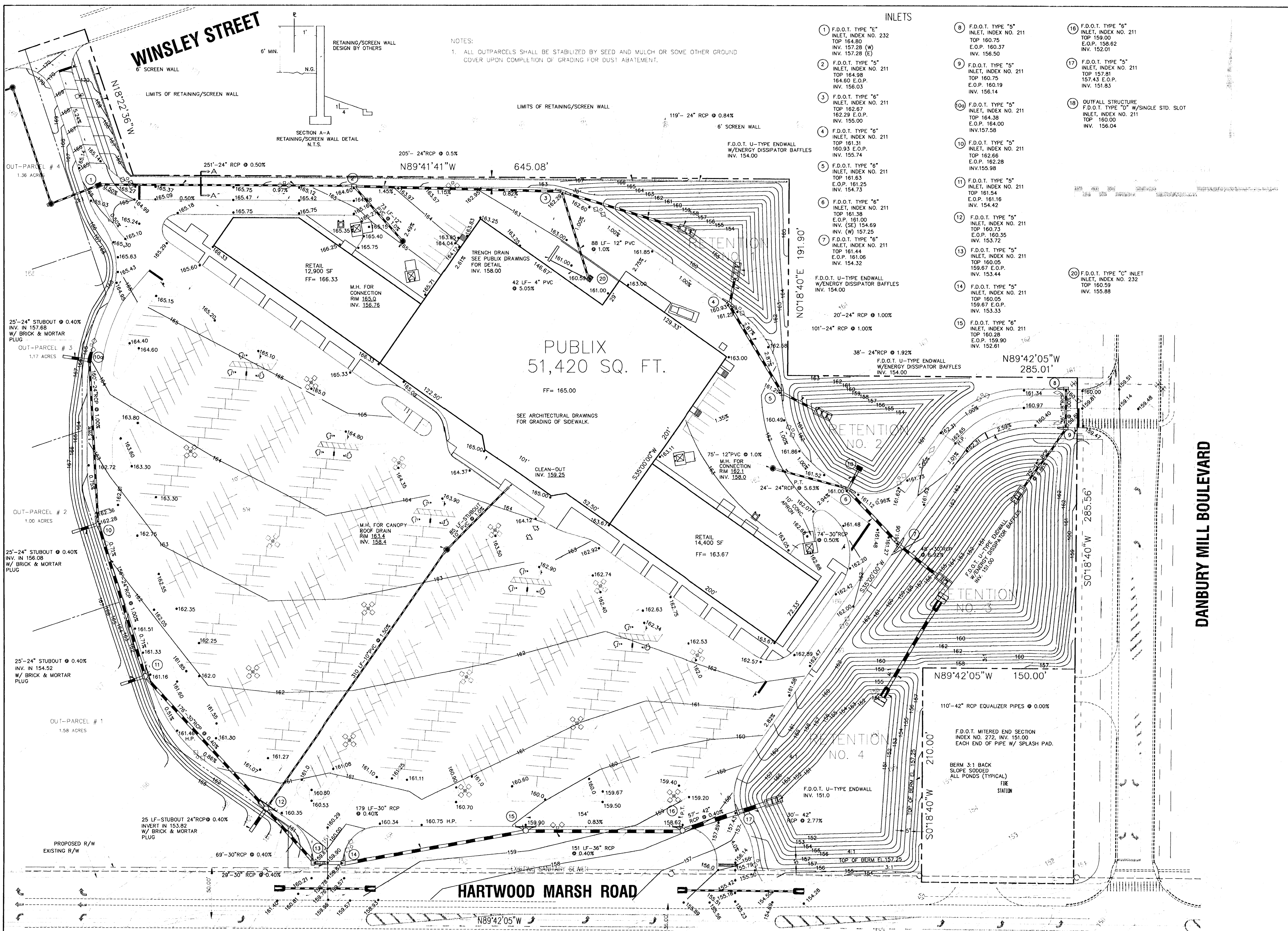
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MAY 13 1998
4-067-6326418-EX
CIVIL ENGINEER
SCALE IN FEET

MAY 11 1998

WINSLEY STREET



NOTES:
1. ALL OUTPARCELS SHALL BE STABILIZED BY SEED AND MULCH OR SOME OTHER GROUND COVER UPON COMPLETION OF GRADING FOR DUST ABATEMENT.



INLETS

- 1 F.D.O.T. TYPE "6" INLET, INDEX NO. 232 TOP 164.80 INV. 157.28 (W) INV. 157.28 (E)
- 2 F.D.O.T. TYPE "5" INLET, INDEX NO. 211 TOP 164.98 INV. 164.80 E.O.P. INV. 156.03
- 3 F.D.O.T. TYPE "6" INLET, INDEX NO. 211 TOP 162.67 INV. 162.29 E.O.P. INV. 155.00
- 4 F.D.O.T. TYPE "6" INLET, INDEX NO. 211 TOP 161.31 INV. 160.93 E.O.P. INV. 155.74
- 5 F.D.O.T. TYPE "6" INLET, INDEX NO. 211 TOP 161.63 E.O.P. 161.25 INV. 154.73
- 6 F.D.O.T. TYPE "6" INLET, INDEX NO. 211 TOP 161.38 E.O.P. 161.00 INV. (SE) 154.69 INV. (W) 157.25
- 7 F.D.O.T. TYPE "6" INLET, INDEX NO. 211 TOP 161.44 E.O.P. 161.06 INV. 154.32
- 8 F.D.O.T. TYPE "5" INLET, INDEX NO. 211 TOP 160.75 E.O.P. 160.37 INV. 156.50
- 9 F.D.O.T. TYPE "5" INLET, INDEX NO. 211 TOP 160.75 E.O.P. 160.19 INV. 156.14
- 10 F.D.O.T. TYPE "5" INLET, INDEX NO. 211 TOP 164.38 E.O.P. 164.00 INV. 157.58
- 11 F.D.O.T. TYPE "5" INLET, INDEX NO. 211 TOP 161.54 E.O.P. 161.16 INV. 154.42
- 12 F.D.O.T. TYPE "5" INLET, INDEX NO. 211 TOP 160.73 E.O.P. 160.35 INV. 153.72
- 13 F.D.O.T. TYPE "5" INLET, INDEX NO. 211 TOP 160.05 E.O.P. 159.67 E.O.P. INV. 153.44
- 14 F.D.O.T. TYPE "5" INLET, INDEX NO. 211 TOP 160.05 E.O.P. 159.90 INV. 152.61
- 15 F.D.O.T. TYPE "6" INLET, INDEX NO. 211 TOP 160.05 E.O.P. 159.90 INV. 152.61
- 16 F.D.O.T. TYPE "6" INLET, INDEX NO. 211 TOP 159.00 E.O.P. 158.62 INV. 152.01
- 17 F.D.O.T. TYPE "5" INLET, INDEX NO. 211 TOP 157.81 INV. 157.43 E.O.P. INV. 151.83
- 18 OUTFALL STRUCTURE F.D.O.T. TYPE "D" W/SINGLE STD. SLOT INLET, INDEX NO. 211 TOP 160.00 INV. 156.04
- 19 F.D.O.T. TYPE "C" INLET INLET, INDEX NO. 232 TOP 160.59 INV. 155.88

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| 1/28/00 | SPC RESUBMISSION |
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TITLE: PUBLIX AT KINGS RIDGE GRADING PLAN

PROJECT LOCATION: U.S. 27 AND HARTWOOD MARSH ROAD, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

OWNER: HALVERSON DEVELOPMENT CORPORATION
 11115 W. STATE ROAD 334, SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE: (561) 367-9200 FAX: (561) 367-9887

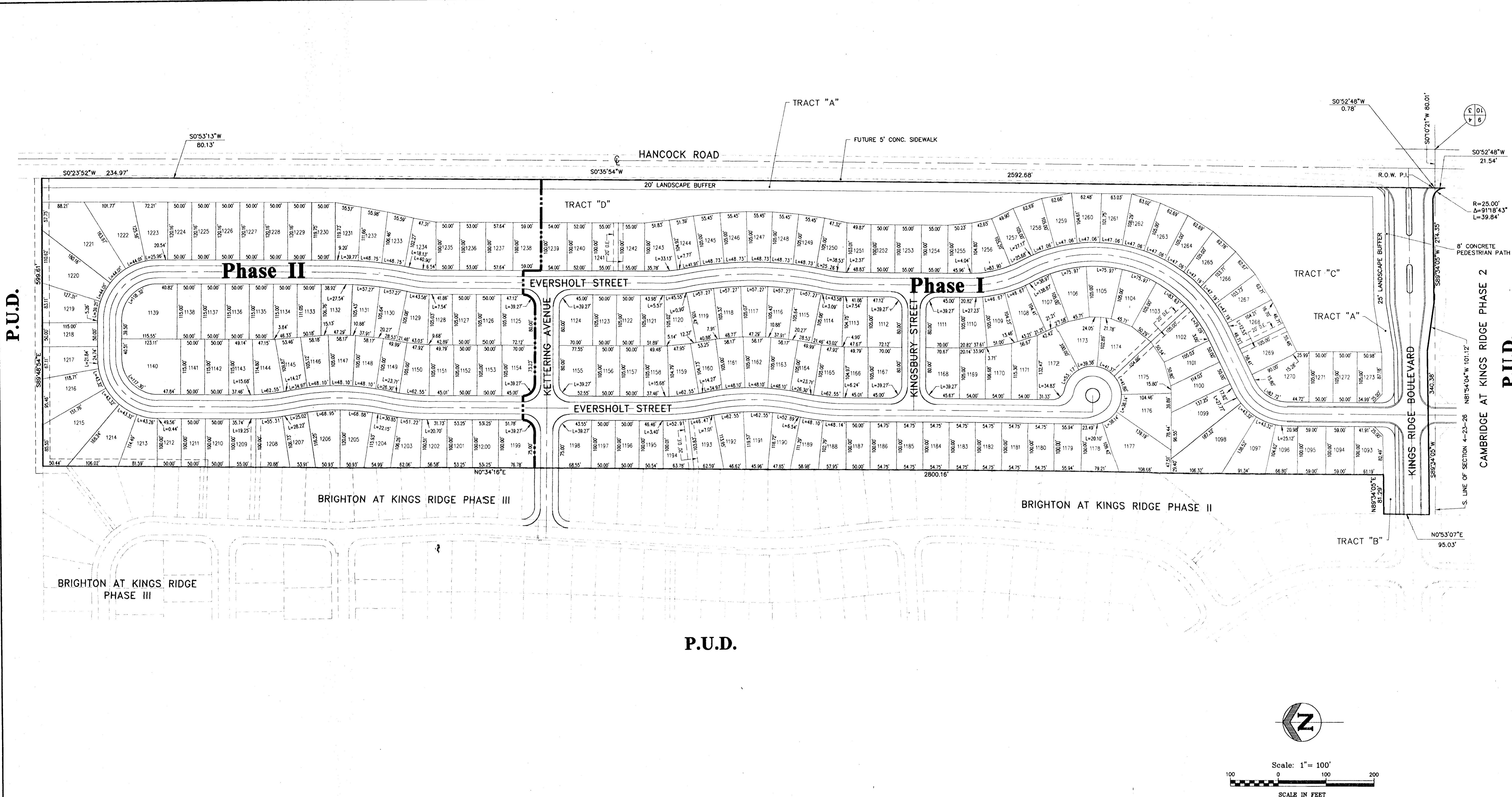
DESIGNER: BARNEY BARNEY AND ASSOCIATES, INC.

MAR 14 2000

RECEIVED

PROJECT NO: 94121604
 DATE: 11/05/99
 DRAWN BY: G.R.P.
 CHECKED BY: D.K.B.
 SCALE: 1" = 40'
 Sht. 4 of 13
 FILE NAME: 94121604.DWG

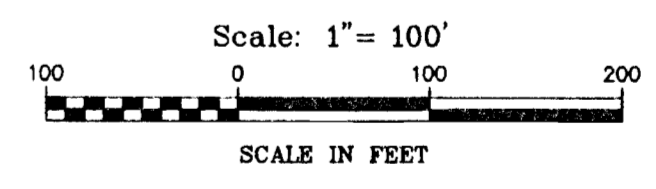
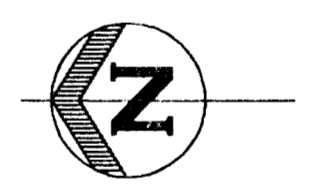
C:\wgd\Shading Center\94121604.dwg Tue Mar 14 10:51:20 2000 JM



P.U.D.

P.U.D.

P.U.D.



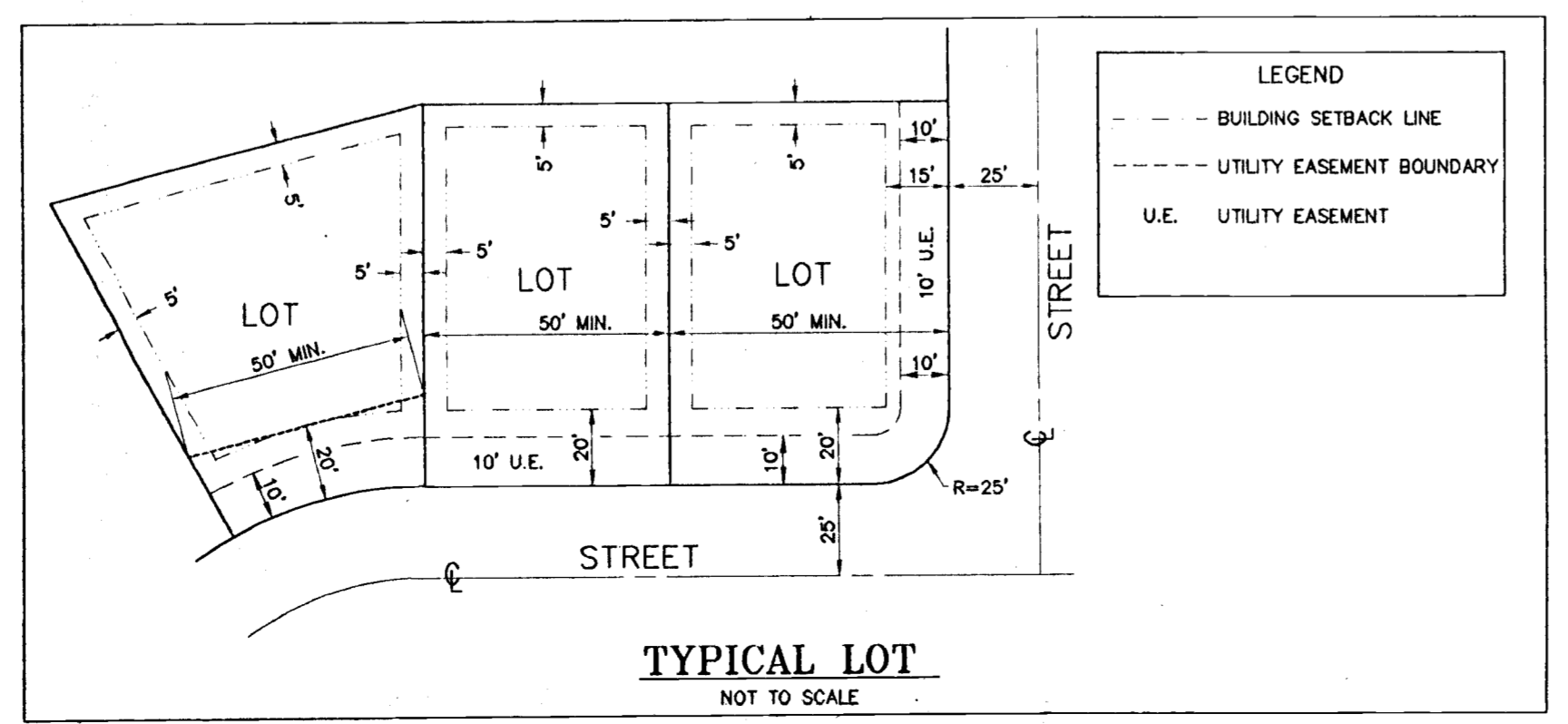
TRACT NOTES

TRACTS A AND B: LANDSCAPE BUFFER
TRACTS C AND D: STORM WATER MANAGEMENT

| LEGEND | |
|---------------|-------------------|
| | PHASE BOUNDARY |
| P.U.D. | CONTIGUOUS ZONING |

NOTES

1. THERE ARE NO PRESERVABLE TREES ON SITE.
2. THIS PROJECT DOES NOT LIE IN A FLOOD ZONE.



SUMMARY

| | |
|-------------------------|------------------------------|
| ZONED | P.U.D. |
| PROPOSED LAND USE | SINGLE FAMILY DETACHED UNITS |
| TOTAL AREA | 40.07 ACRES |
| PHASE I | 111 LOTS |
| PHASE II | 70 LOTS |
| TOTAL NUMBER OF LOTS | 181 |
| GROSS DENSITY | 4.52 LOTS PER ACRE |
| WATER | CITY OF CLERMONT |
| SANITARY SEWAGE | CITY OF CLERMONT |
| TOTAL LENGTH OF STREETS | 113 MILES |
| MINIMUM LOT SIZE | 50' x 100' |

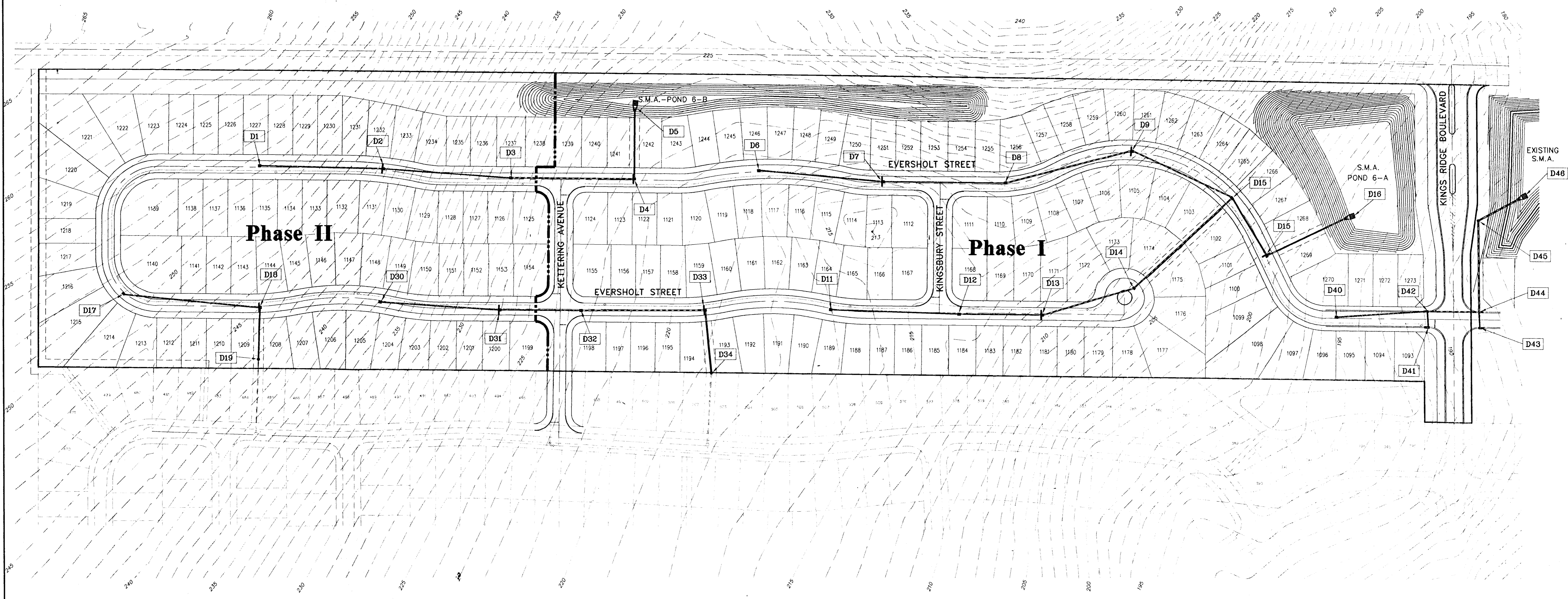
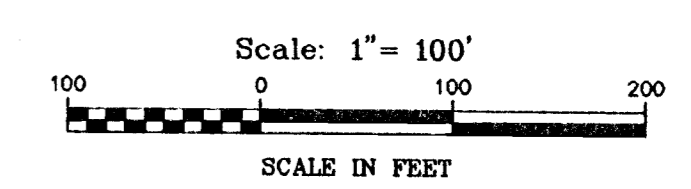
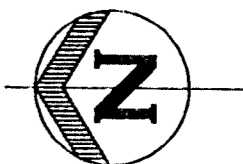
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FARNEY BARLEY AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
350 North Sinclair Avenue O Tavares, Florida 32778 O (352) 343-8481

MANCHESTER AT KINGS RIDGE PRELIMINARY PLAT

CHECKED BY: [Signature]
PROJECT NO.: 941216.060
DATE: APRIL 1998
DRAWN BY: JM

FILE NAME: Manchester Pre Plat
Sht. 2
MAY 13 1998
POS. RELAYED FOR WIND
MAY 11 1998



LEGEND

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

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**FARNER
BARLEY
AND ASSOCIATES, INC.**

ENGINEERS
SURVEYORS
PLANNERS

350 North Sinclair Avenue • Tallahassee, Florida 32378 • (904) 343-8481

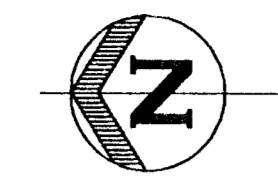
**MANCHESTER AT KINGS RIDGE
MASTER DRAINAGE PLAN**

CHECKED BY: _____
 PROJECT NO.: 941216.060
 DATE: APRIL 1998
 DRAWN BY: JM
Sht. 3

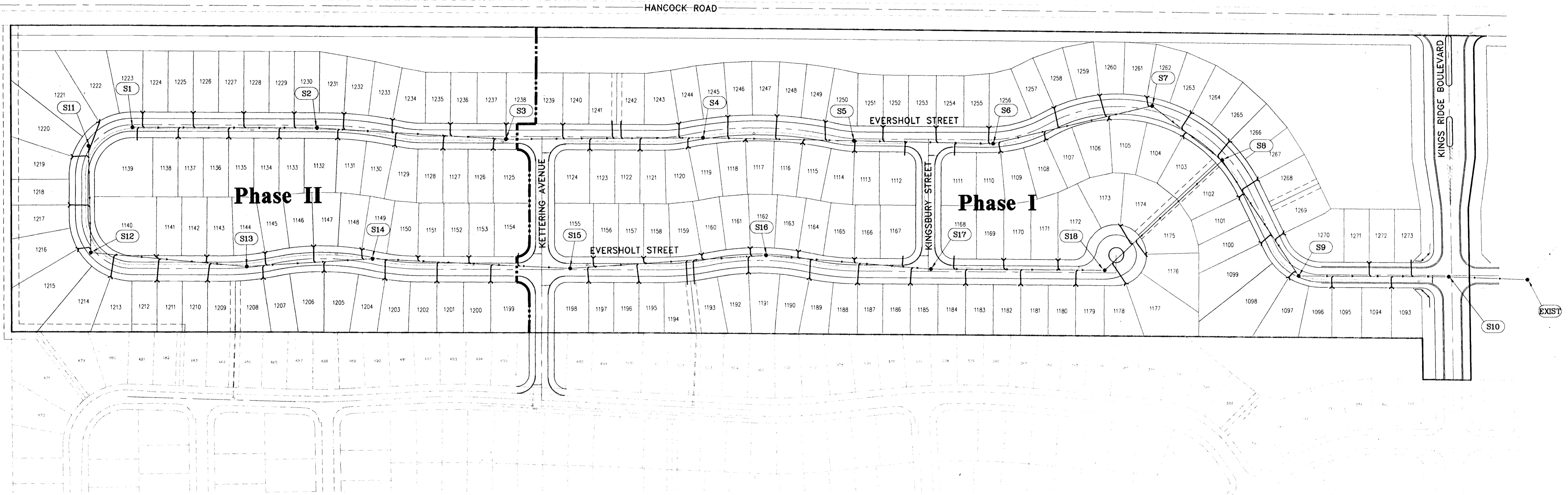
NAME: Manchester Drainage

MAY 13 1998
 PDS
 BJR WMD

MAY 11 1998



Scale: 1" = 100'
 0 100 200
 SCALE IN FEET



LEGEND

- (S0) MANHOLE NUMBER
- EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED DOUBLE SANITARY SEWER LATERAL
- PROPOSED SINGLE SANITARY SEWER LATERAL

RECEIVED
 MAY 13 1998
 POS
 CALAWOOD
 SJR WLD

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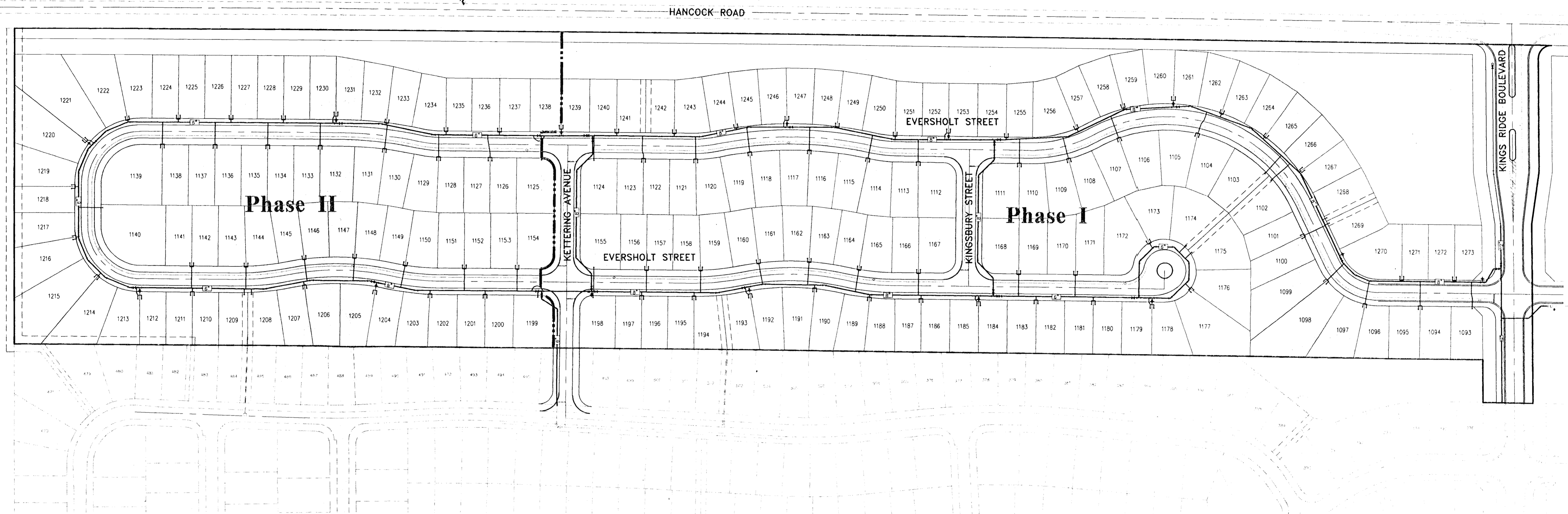
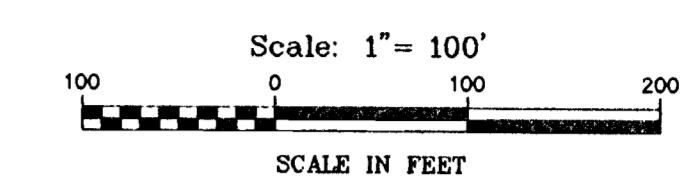
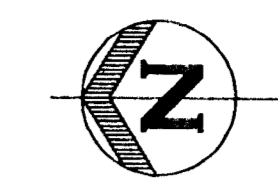
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 ENGINEERS SURVEYORS PLANNERS
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**MANCHESTER AT KINGS RIDGE
 MASTER SANITARY
 SEWER PLAN**

CHECKED BY:
 PROJECT NO.: 941216.060
 DATE: APRIL 1998
 DRAWN BY: JM
Sht. 4

FILE NAME: Manchester Sanitary

 MAY 11 1998



| LEGEND | |
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| | EXISTING WATER MAIN |
| | PROPOSED WATER MAIN |
| | EXISTING VALVE |
| | PROPOSED VALVE |
| | EXISTING FIRE HYDRANT |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED DOUBLE WATER SERVICE |
| | PROPOSED SINGLE WATER SERVICE |
| | WATER MAIN SIZE |
| | PROPOSED AIR RELEASE VALVE |

NOTE: ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE.

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FARNER BARLEY AND ASSOCIATES, INC.
 ENGINEERS SURVEYORS PLANNERS
 350 North Sinclair Avenue O Tavares, Florida 32778 O (352) 343-8481

**MANCHESTER AT KINGS RIDGE
 MASTER WATER
 DISTRIBUTION PLAN**

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| PROJECT NO.: | 941216.060 |
| DATE: | APRIL 1998 |
| DRAWN BY: | JM |
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| FILE NAME: | Manchester Water |

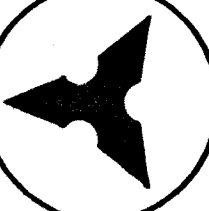
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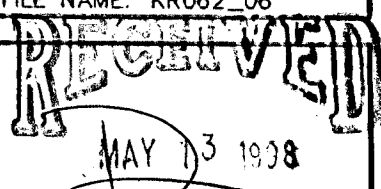
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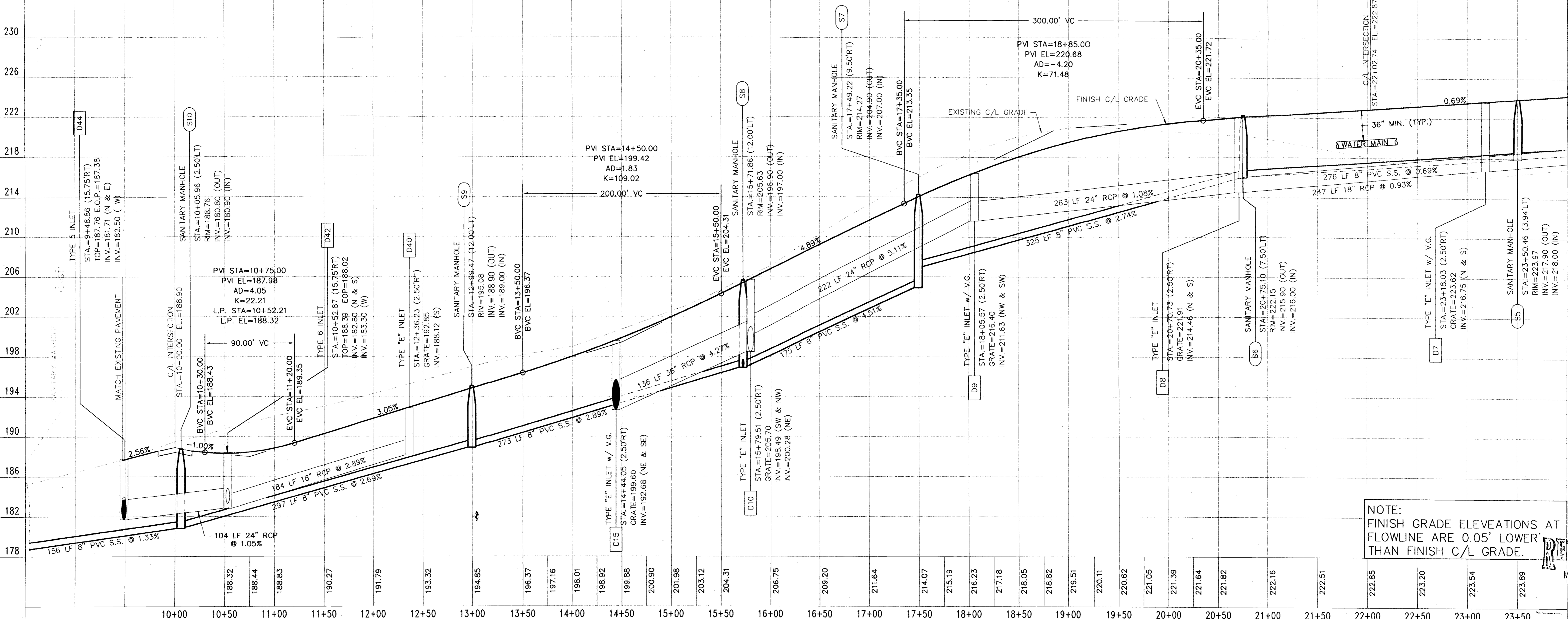
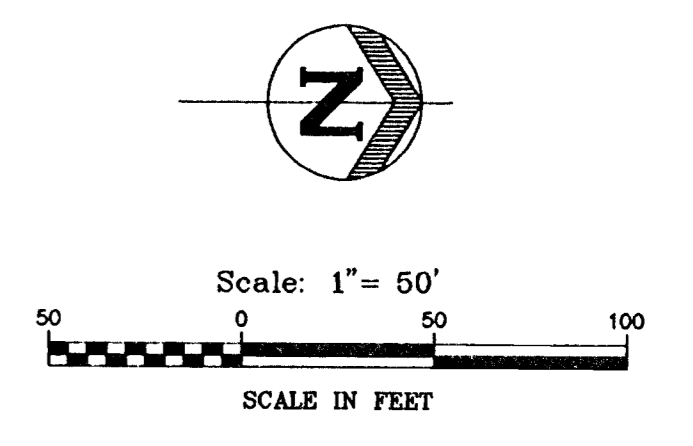
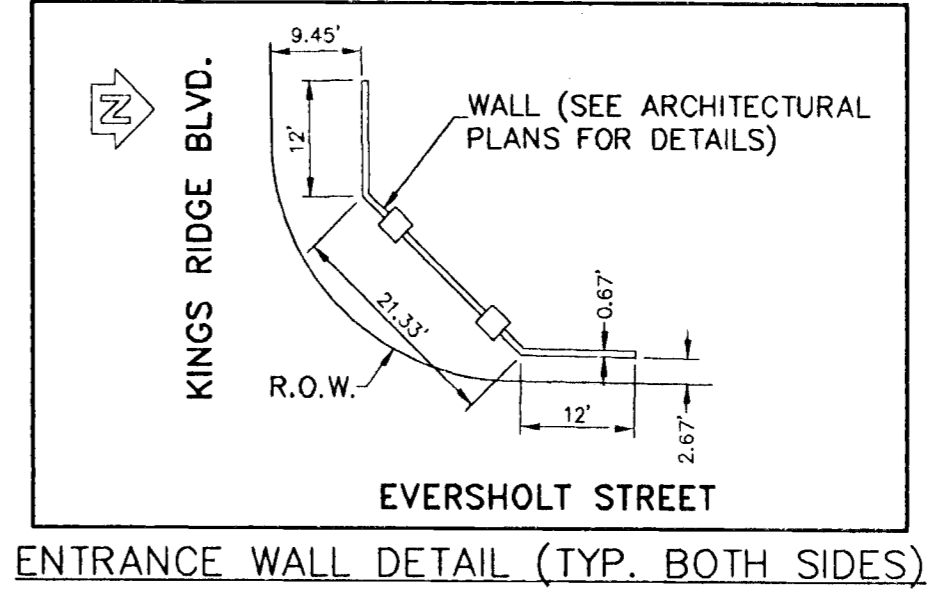
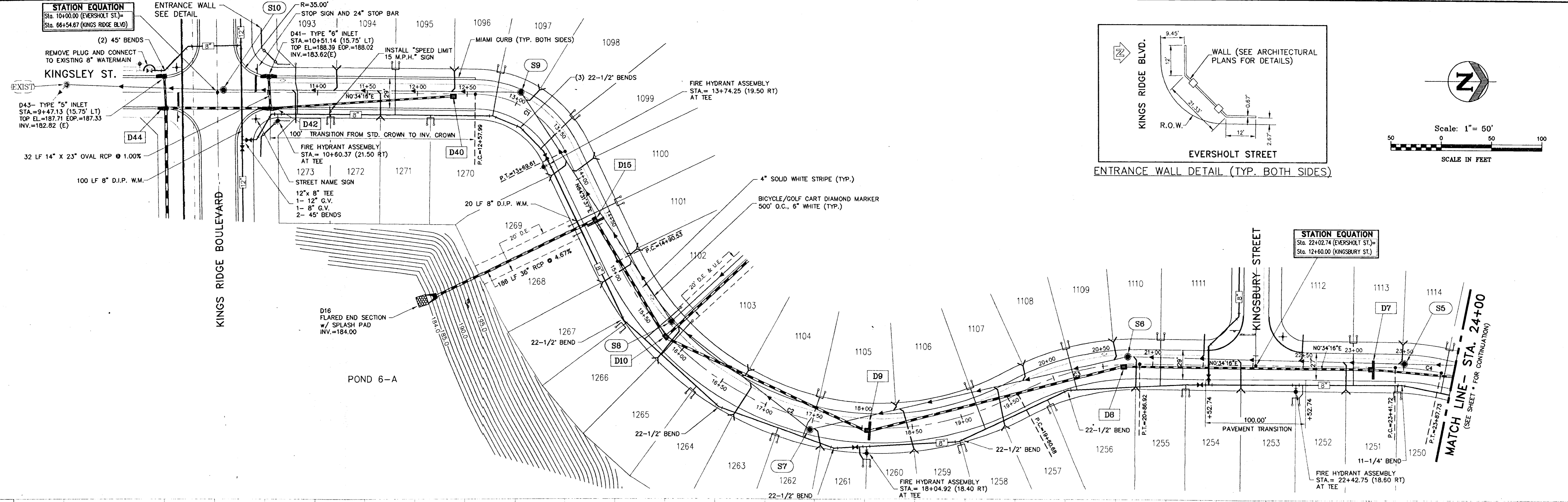

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 ENGINEERS
 SURVEYORS
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**MANCHESTER AT
KINGS RIDGE
AERIAL PHOTOGRAPH**

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 PROJECT NO.: 941216.062
 DATE: 3/4/98
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 FILE NAME: KR062_06

 MAY 13 1998
 P. J. ...
 MAY 11 1998

STATION EQUATION
Sta. 10+00.00 (EVERSHOLT ST.)
Sta. 66+54.67 (KINGS RIDGE BLVD.)



NOTE: FINISH GRADE ELEVATIONS AT FLOWLINE ARE 0.05' LOWER THAN FINISH C/L GRADE.

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HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

EVERSHOLT STREET

MANCHESTER AT KINGS RIDGE
EVERSHOLT STREET
PLAN AND PROFILE

ENGINEERS
SURVEYORS
PLANNERS

FARBER BARLEY
AND ASSOCIATES, INC.

350 North Sinclair Avenue O. Tallahassee, Florida 32378 O (352) 343-8488

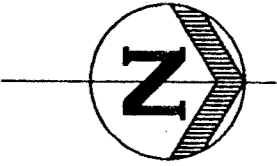
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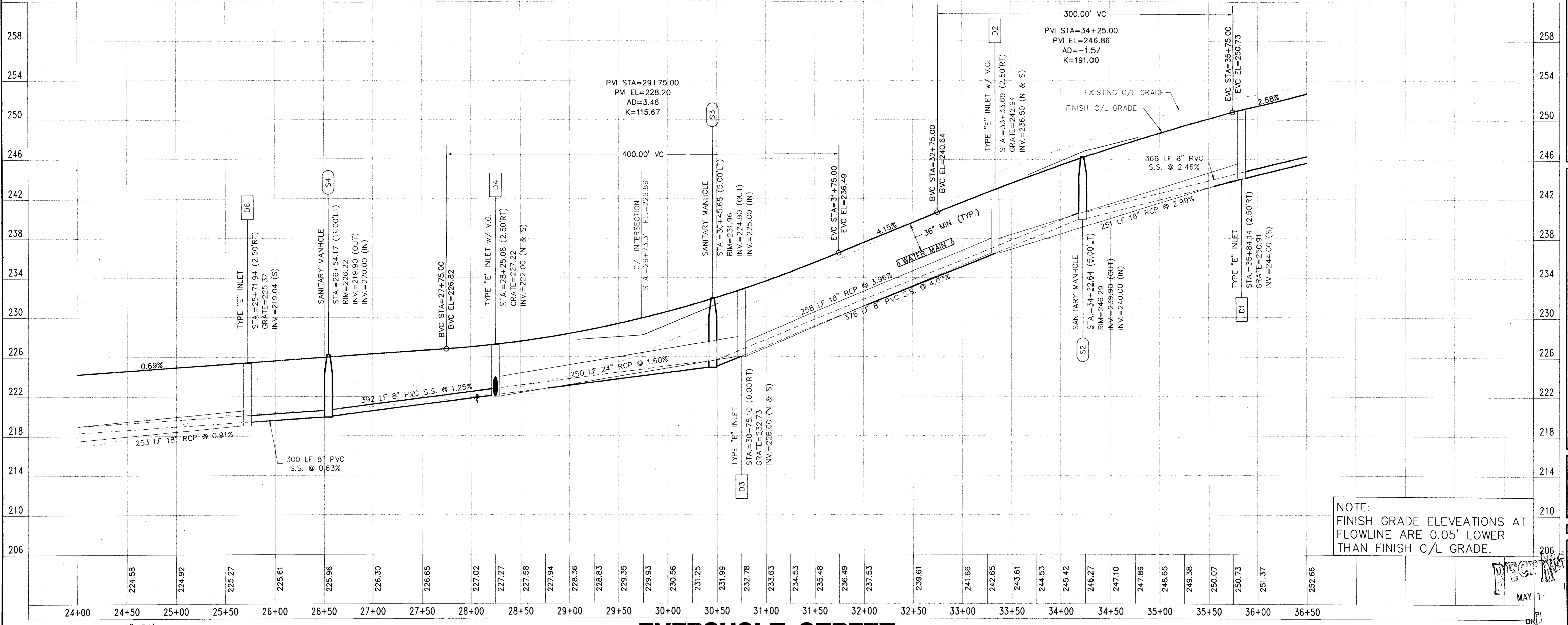
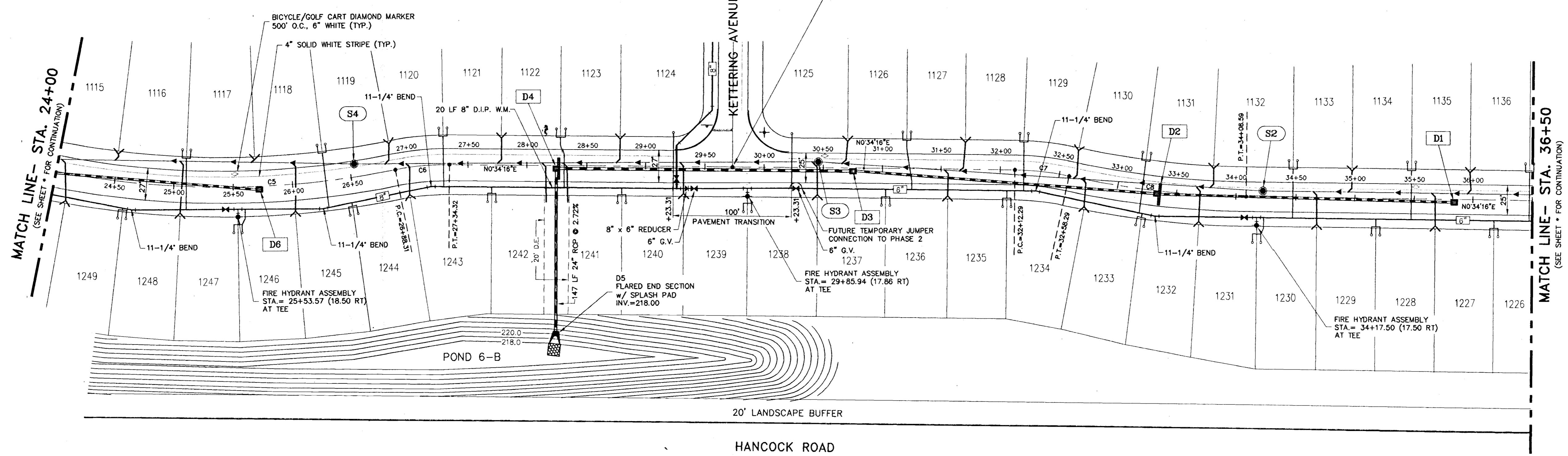
FILE NAME: Manchester Profiles

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STATION EQUATION
 Sta. 29+73.31 (EVERSHOLT ST.) =
 Sta. 15+19.13 (KETHERING AVE.)



Scale: 1" = 50'
 50 0 50 100
 SCALE IN FEET



NOTE:
 FINISH GRADE ELEVATIONS AT
 FLOWLINE ARE 0.05' LOWER
 THAN FINISH C/L GRADE.

HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'

EVERSHOLT STREET

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ENGINEERS
 SURVEYORS
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**FARNER
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 AND ASSOCIATES, INC.**

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

**MANCHESTER AT KINGS RIDGE
 EVERSHOLT STREET
 PLAN AND PROFILE**

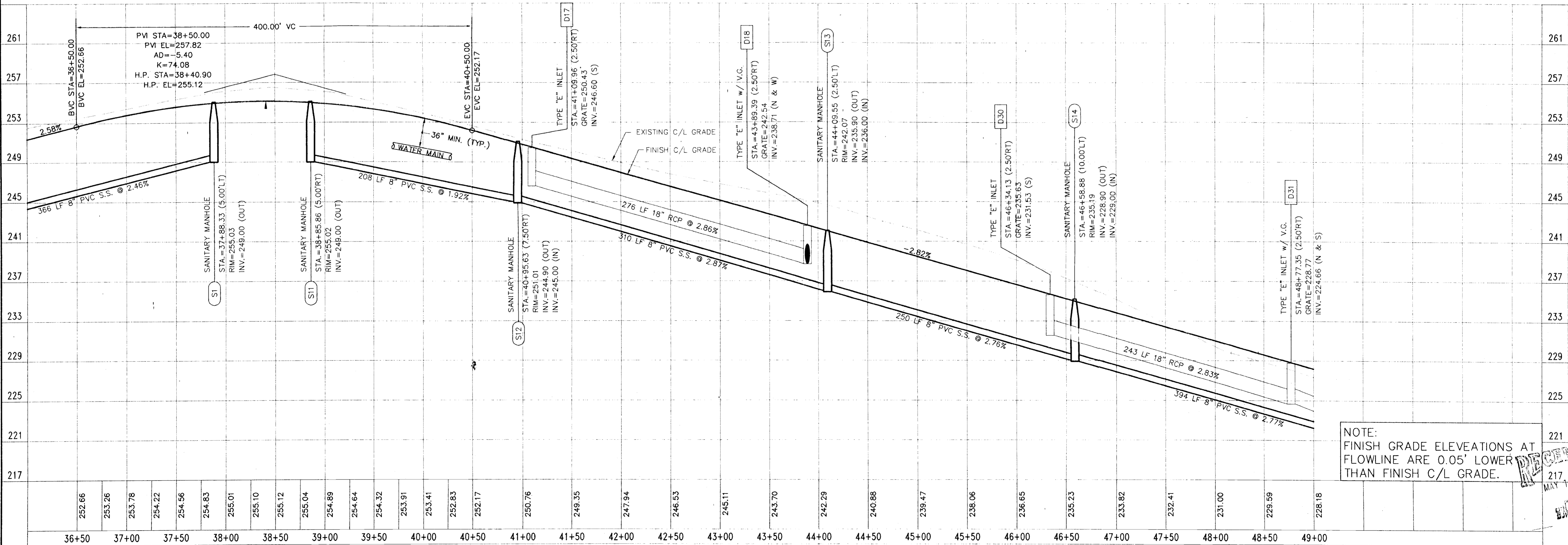
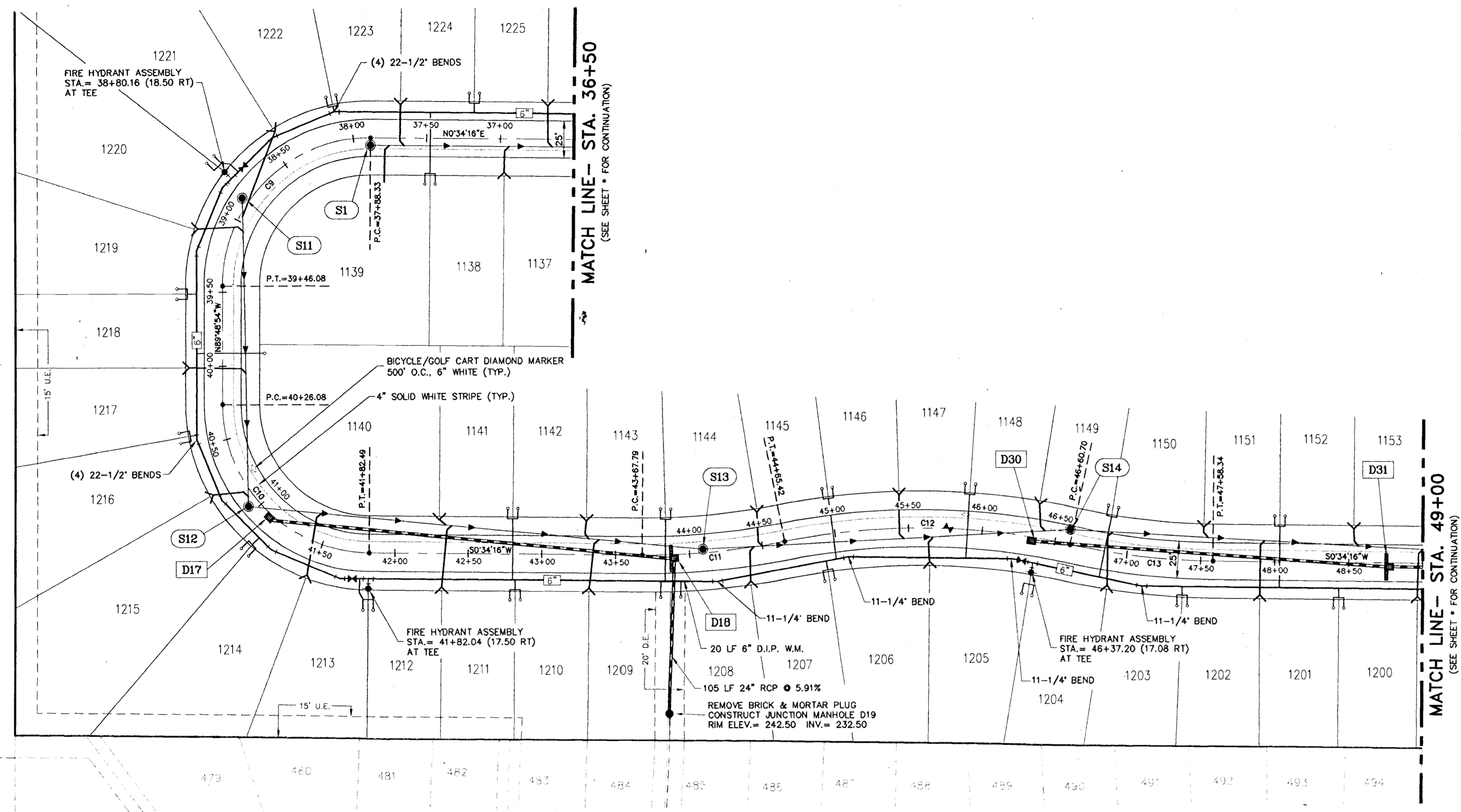
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 PROJECT NO.: 941216.060
 DATE: APRIL 1998
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FILE NAME: Manchester Profiles

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NOTE:
FINISH GRADE ELEVATIONS AT
FLOWLINE ARE 0.05' LOWER
THAN FINISH C/L GRADE.

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ENGINEERS
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**FARNER
BARLEY
AND ASSOCIATES, INC.**

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

**MANCHESTER AT KINGS RIDGE
EVERSHOLT STREET
PLAN AND PROFILE**

CHECKED BY:
PROJECT NO.: 941216.060
DATE: APRIL 1998
DRAWN BY: JM

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RECEIVED
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HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

EVERSHOLT STREET