

CONSTRUCTION PLANS FOR CAMBRIDGE AT KINGS RIDGE

A PLANNED UNIT DEVELOPMENT

Sections 4 & 9, Township 23 S., Range 26 E.

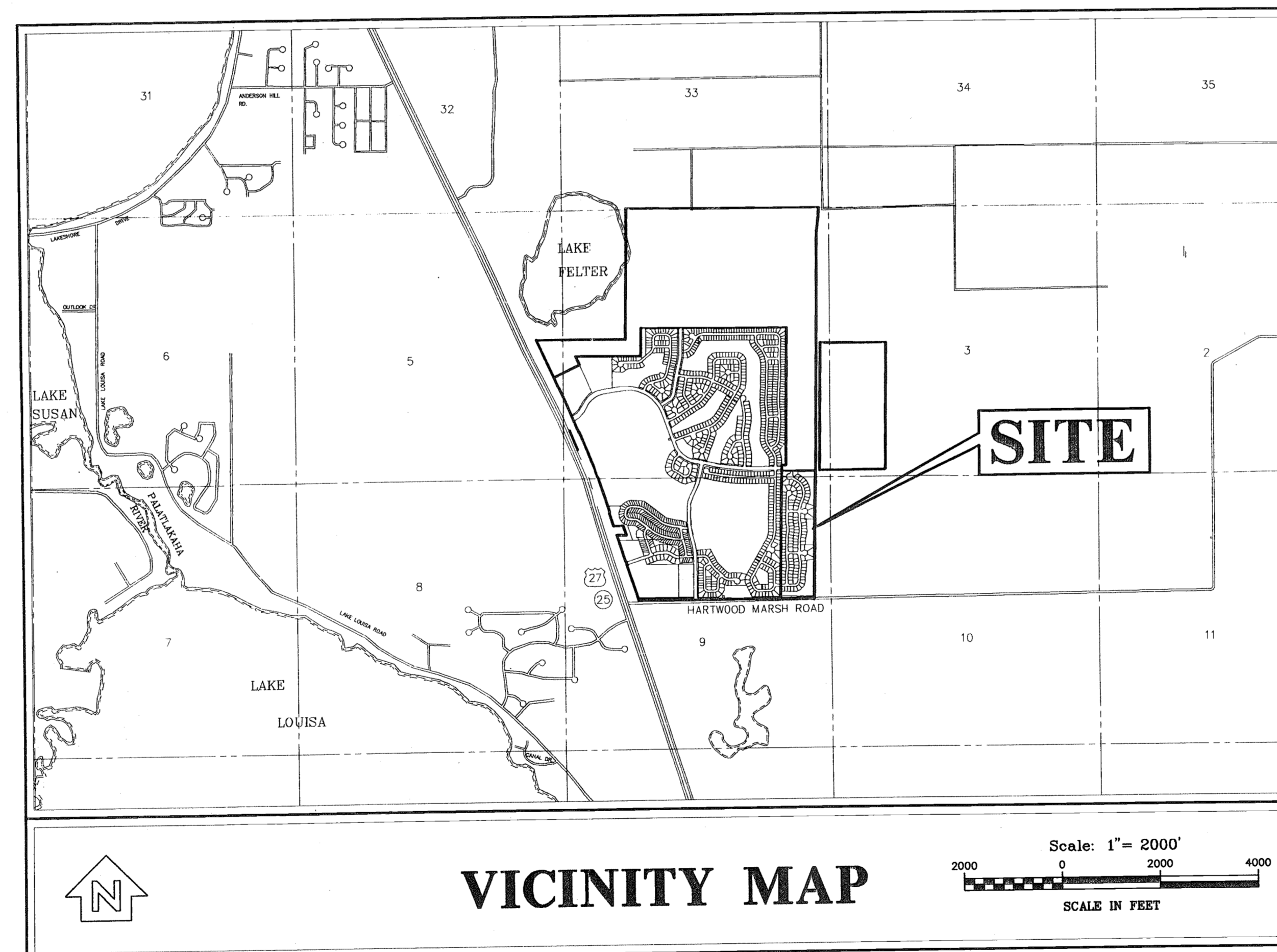
Lake County, Florida

Owner/Developer:

LENNAR ACTIVE ADULT COMMUNITIES
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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.



VICINITY MAP

Legal Description

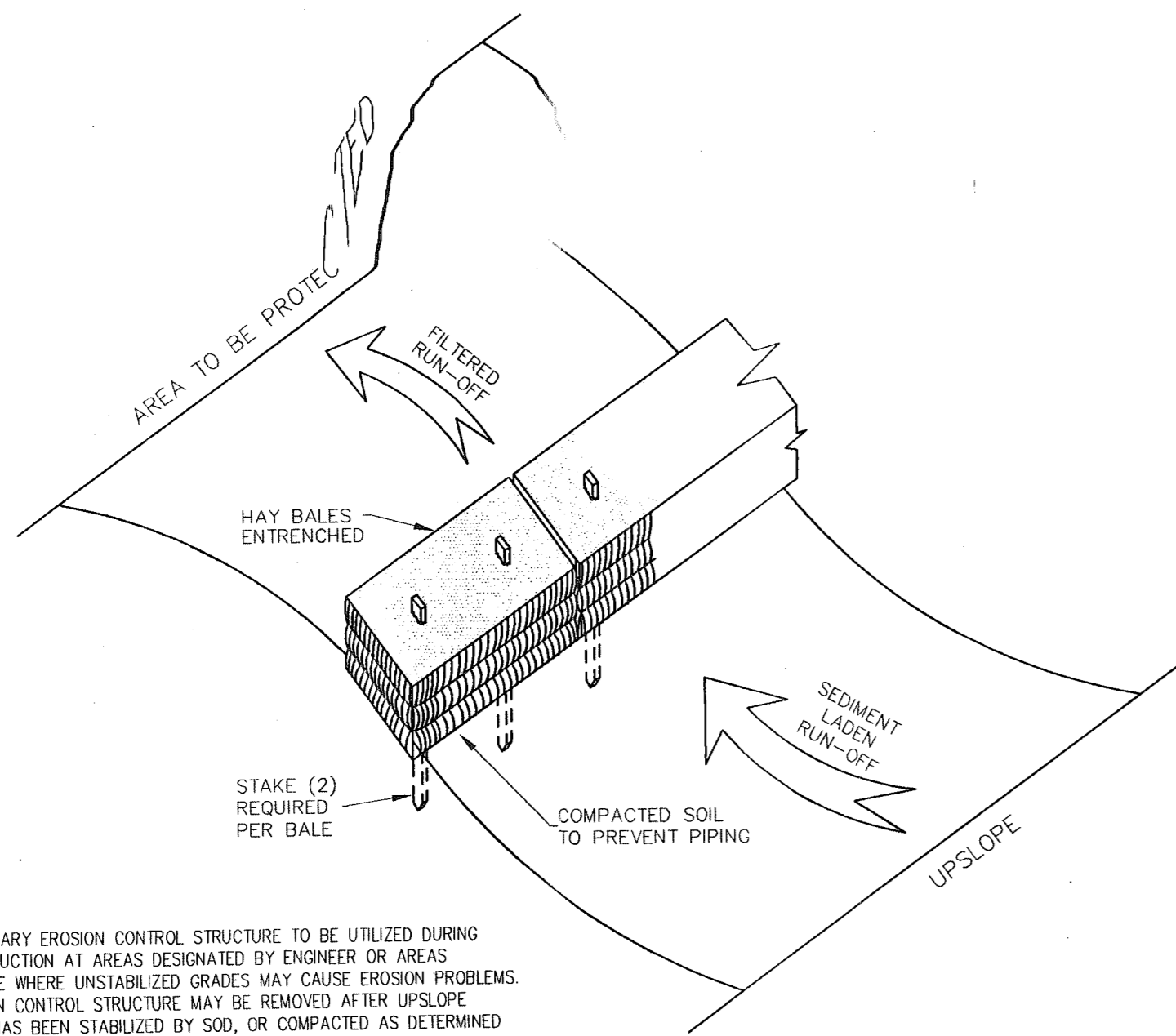
CAMBRIDGE AT KINGS RIDGE
A PARCEL OF LAND IN SECTIONS 4 AND 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4 RUN N89°47'11"W 2650.48 FEET TO THE NORTH 1/4 CORNER OF SECTION 4; THENCE RUN S22°57'45"W 2618.13 FEET; THENCE S89°48'54"E 2982.46 FEET; THENCE S00°34'16"W 2800.16 FEET; THENCE S89°54'05"W 81.29 FEET; THENCE S00°53'07"W 95.00 FEET TO THE POINT OF BEGINNING; THENCE N89°34'05"E 655.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHEASTERLY 35.84 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 91°18'43" TO THE END OF SAID CURVE; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF HANCOCK ROAD (80-FOOT WIDE) AS RECORDED IN OFFICIAL RECORDS BOOK 1399, PAGE 194, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S00°52'48"W 2300.52 FEET TO A POINT THAT IS 321.89 FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SECTION 9; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID MID-SECTION LINE RUN N89°42'05"W 680.71 FEET; THENCE N00°53'07"E 2317.42 FEET TO THE POINT OF BEGINNING.

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*Permit plans
6/12/02*
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- 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 UP-SLOPE AREA HAS BEEN STABILIZED BY SOO, 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 IN 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 ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

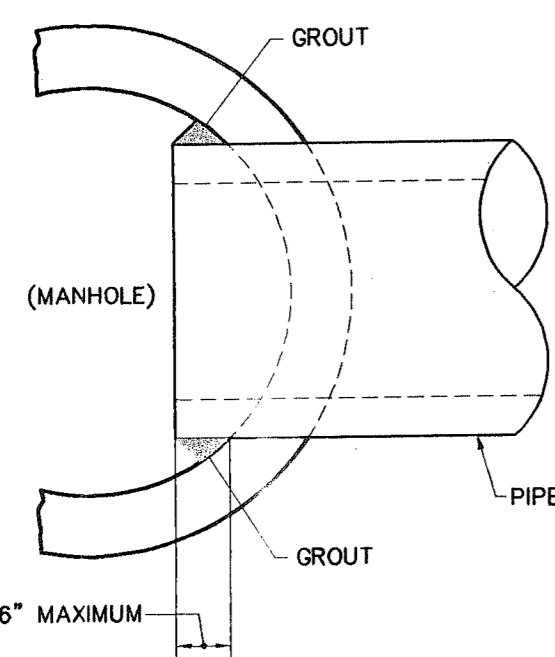
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

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

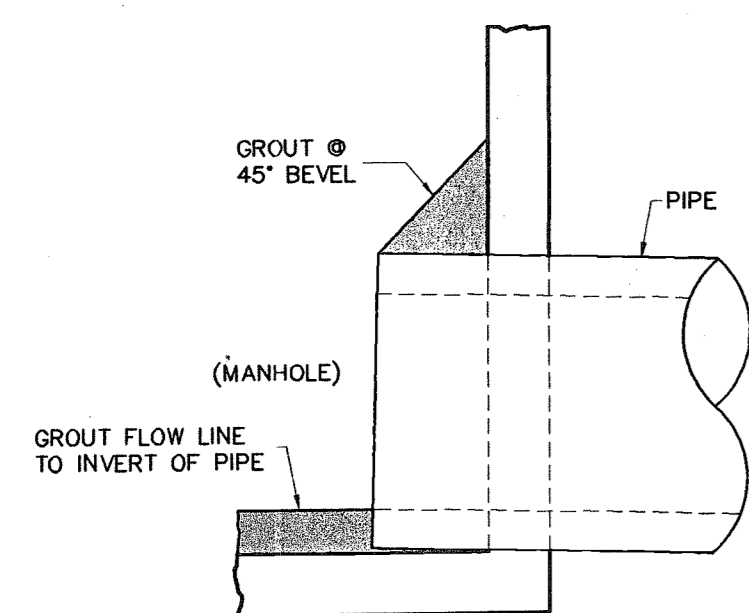
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MAY BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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.

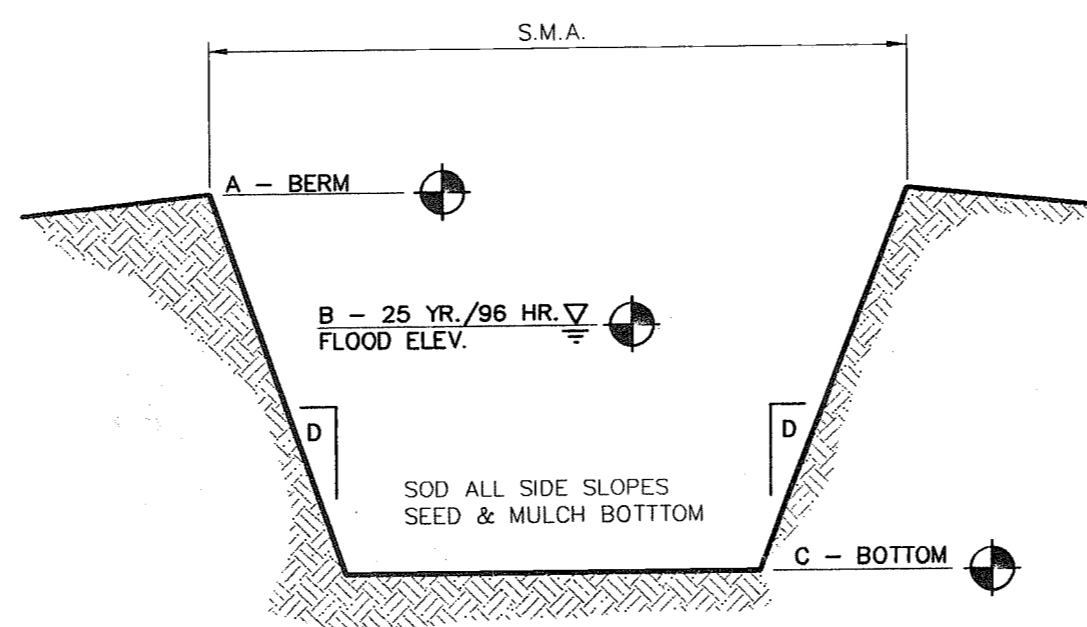
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.



NOTE: USE NON-SHRINK GROUT

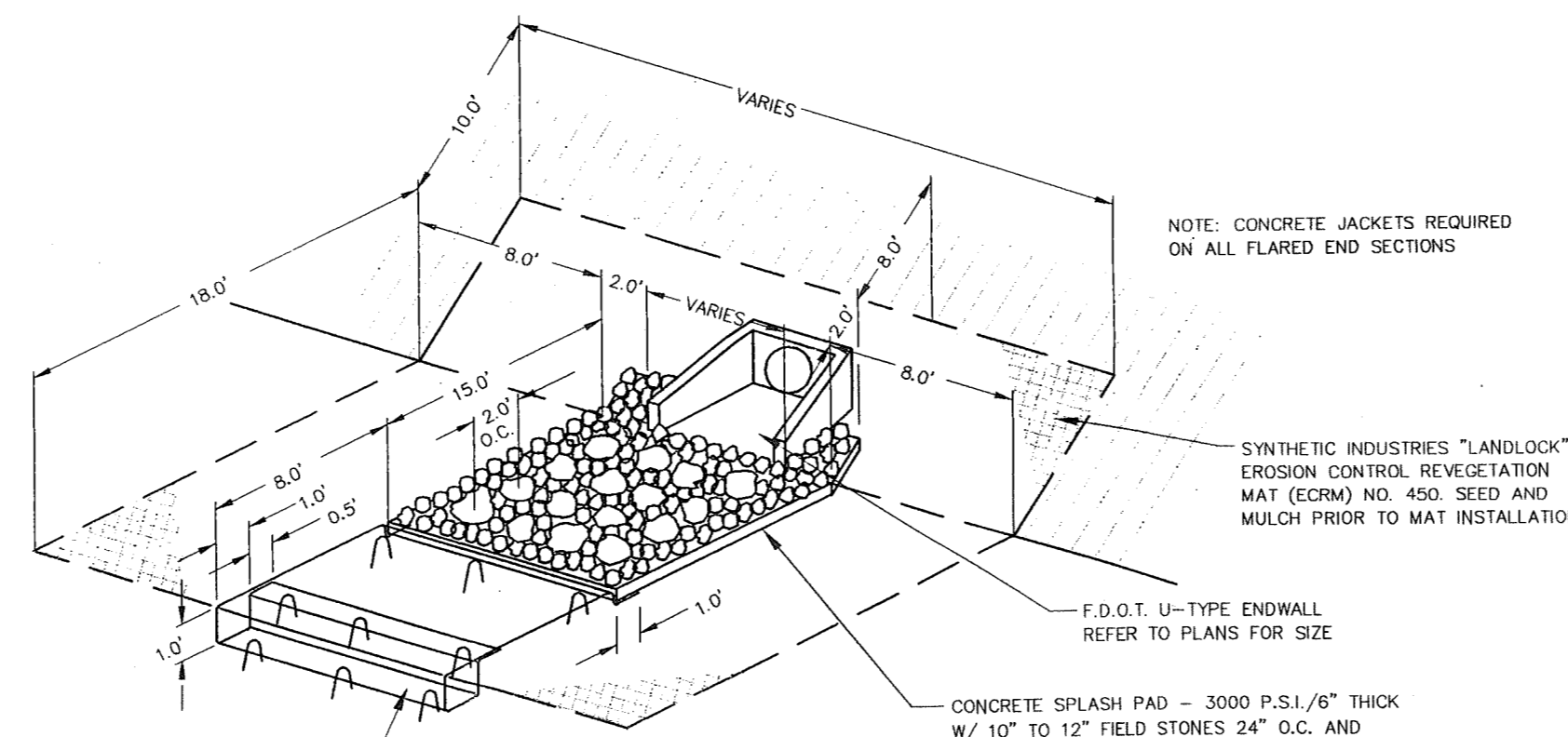


TYPICAL STORM PIPE CONNECTION

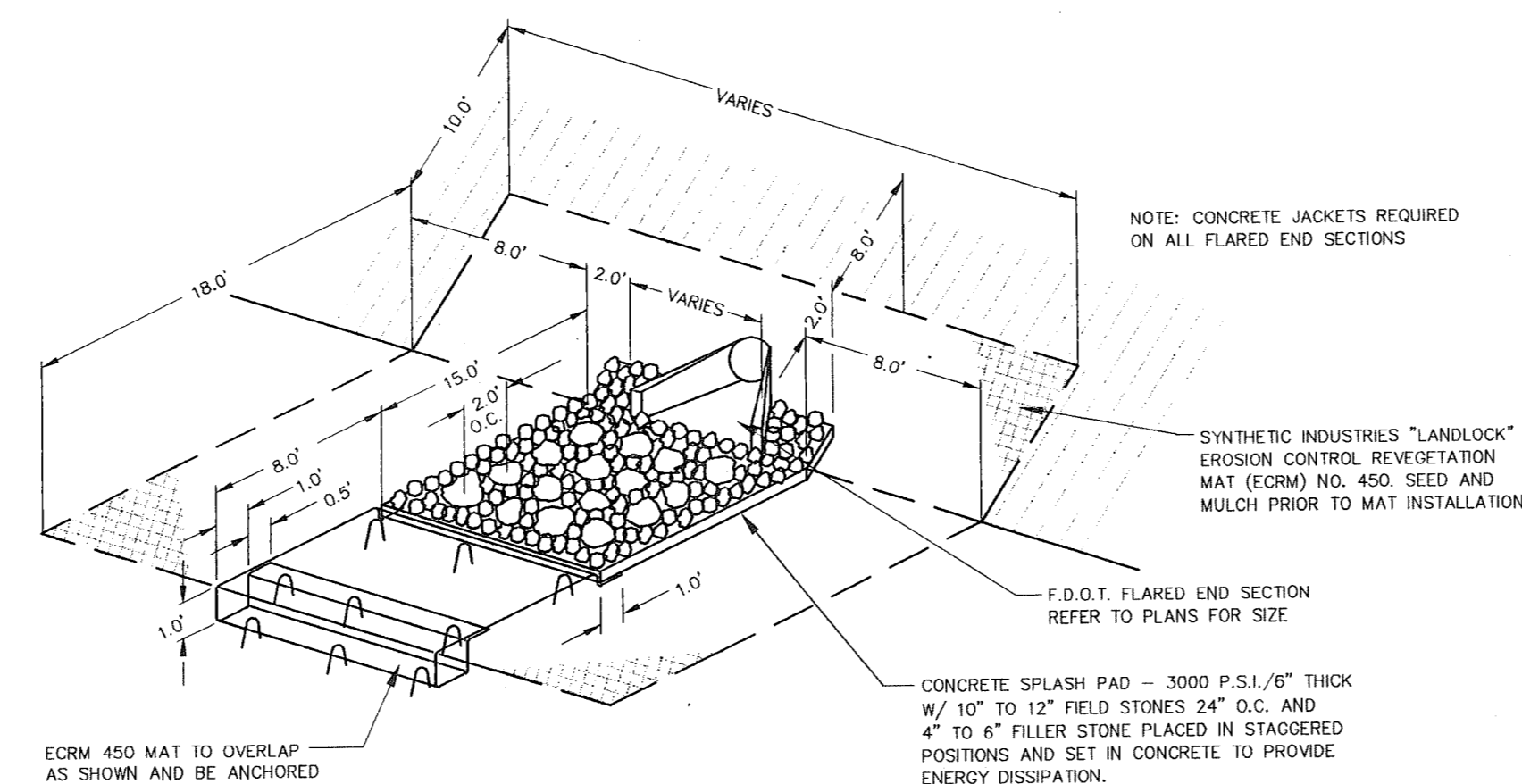


POND #	A	B	C	D
5A	183.0	177.70	177.0	4:1
5B	175.0	172.74	169.0	4:1
5C	162.0	159.81	156.0	4:1
5D	148.0	147.33	142.0	4:1
5E	137.0	132.30	131.0	4:1

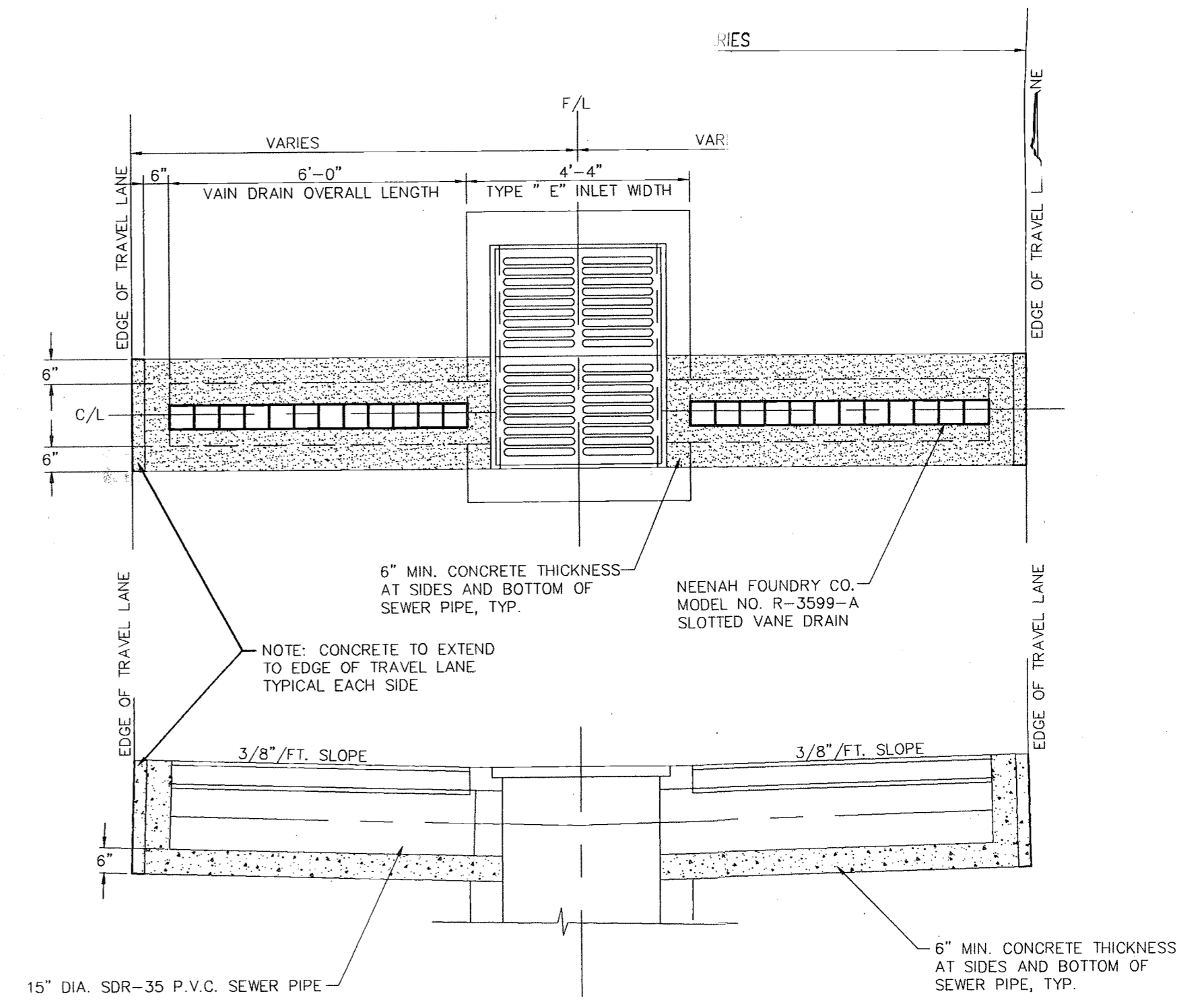
TYPICAL RETENTION POND
CROSS-SECTION



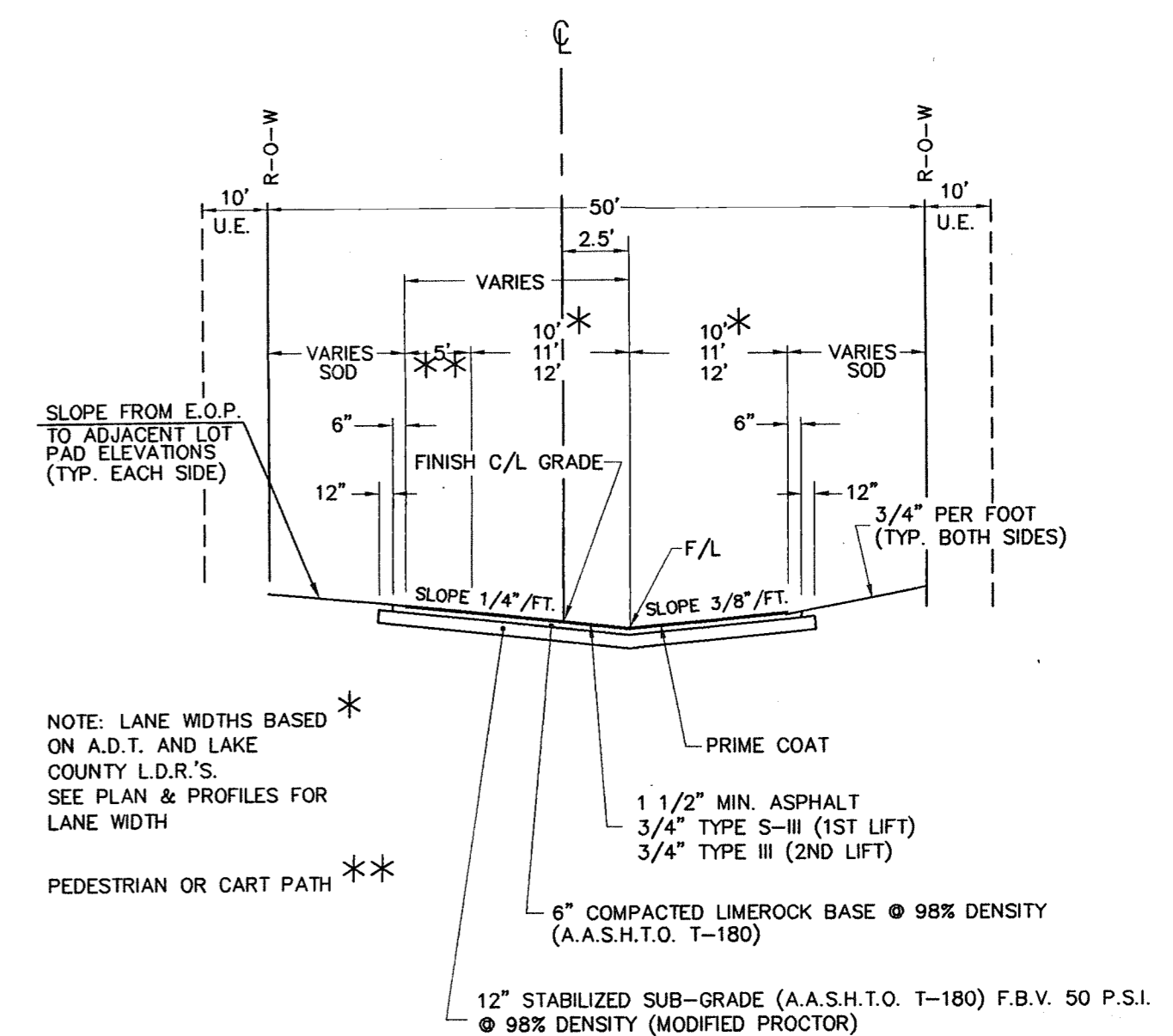
U-TYPE ENDWALL w/ SPLASH PAD



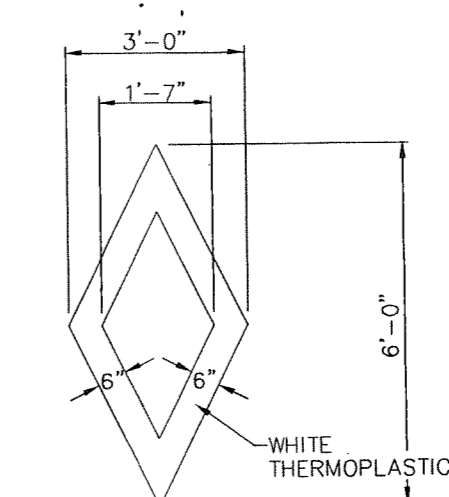
FLARED END w/ SPLASH PAD



TYPE "E" INLET W/ VANE DRAINS
(TYPE "E" INLET - D.O.T. INDEX NO. 232)



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



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

DATE	REVISION

ENGINEERS
SURVEYORS
PLANNERS

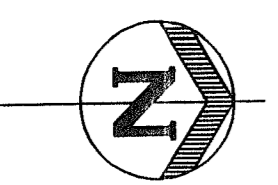
**FARNEY
BARLEY**
AND ASSOCIATES, INC.

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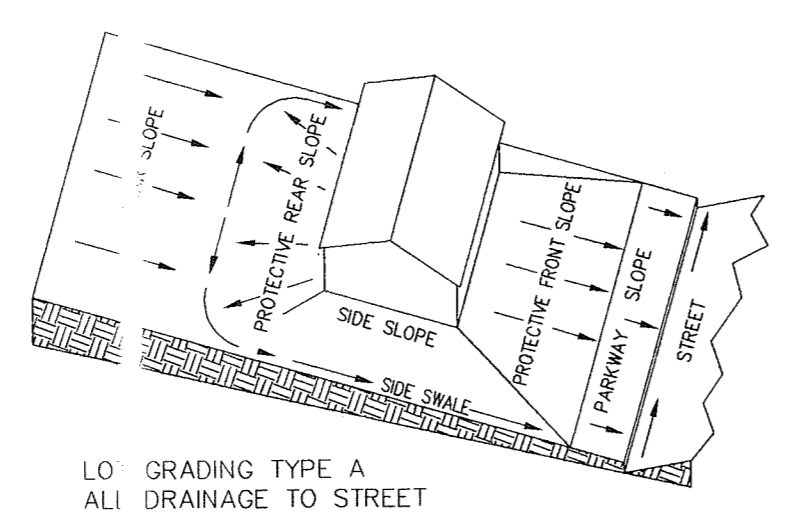
**CAMBRIDGE AT
KINGS RIDGE**
PAVING AND DRAINAGE DETAILS

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PROJECT NO.: 941216.062
DATE: 3/5/98
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FILE NAME: KR062.12

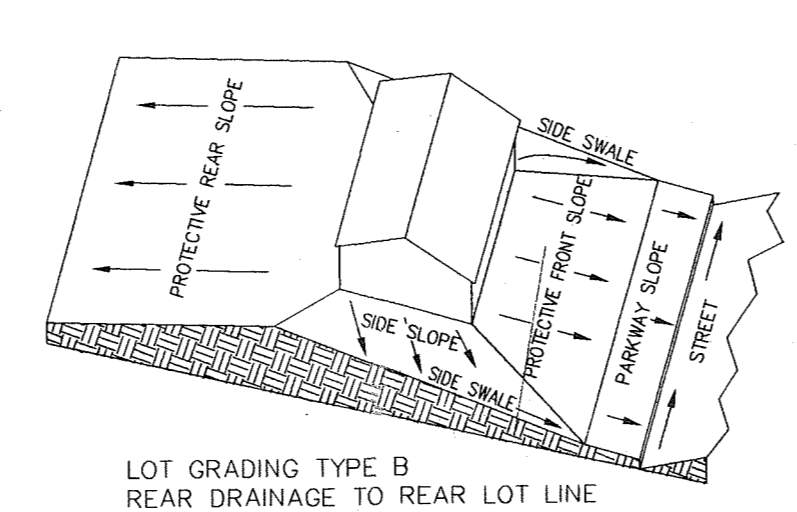
MAR 25 1998



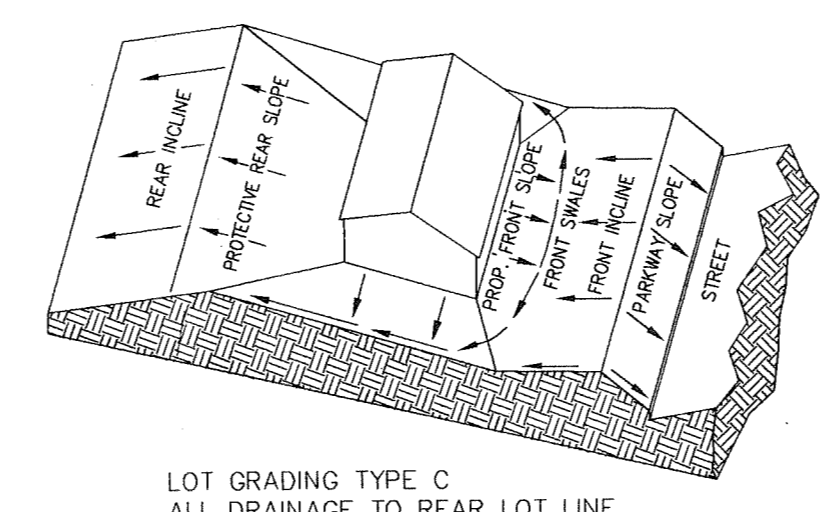
Scale: 1" = 50'
 0 50 100
 SCALE IN FEET



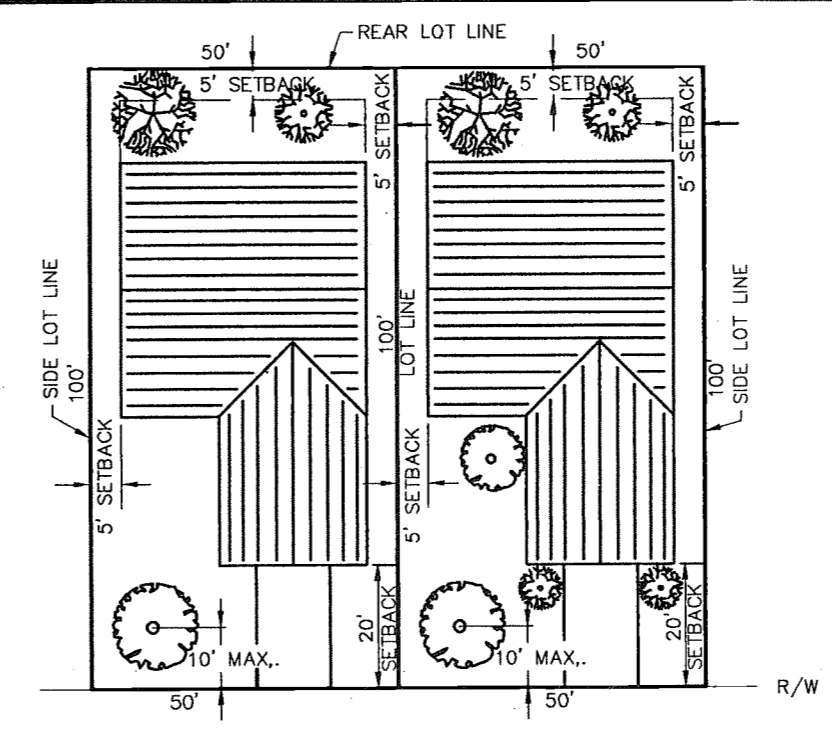
LOT GRADING TYPE A
 ALL DRAINAGE TO STREET



LOT GRADING TYPE B
 REAR DRAINAGE TO REAR LOT LINE

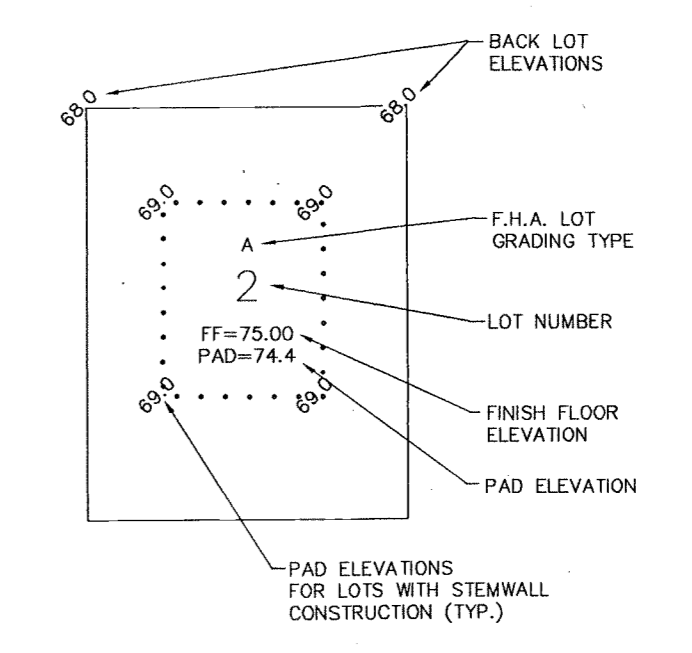


LOT GRADING TYPE C
 ALL DRAINAGE TO REAR LOT LINE



TYPICAL LOT SCHEME

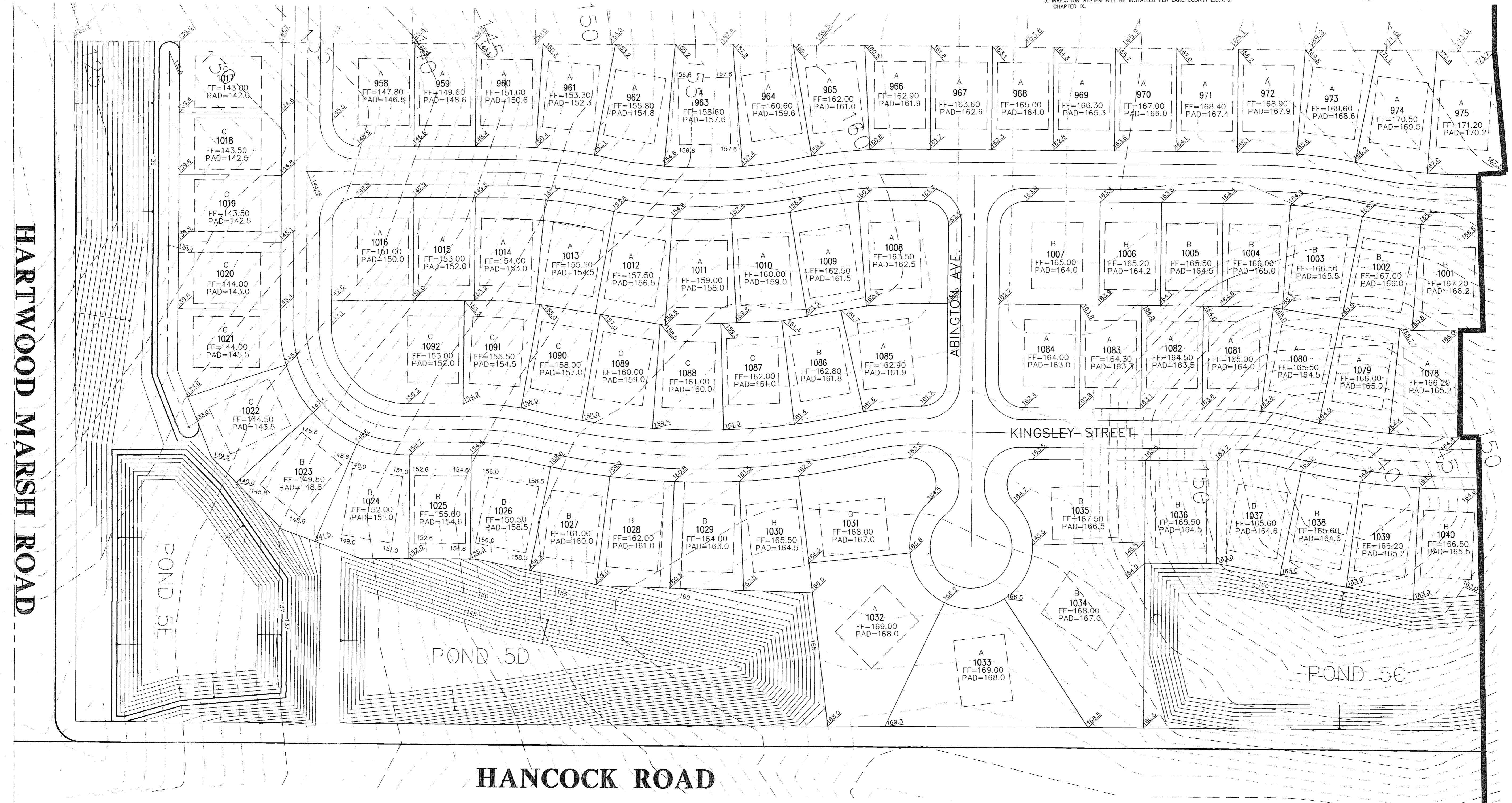
- NOTES:
- TREES MUST BE 1" MINIMUM DIAMETER DBH OR GREATER FLORIDA #1 GRADE OR BETTER.
 - A) 8,000 SQUARE FOOT LOTS - 6 TREES (MIN.)
 - B) UP TO 5,000 SQUARE FOOT LOTS - 3 TREES (MIN.)
 - ALL BUILDING SETBACKS ARE PER CLERMONT HILLS P.U.D. PLANNED UNIT DEVELOPMENT ORDINANCE #34-93.
 - IRRIGATION SYSTEM 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

WELLINGTON AT KINGS RIDGE PHASE I



DATE	REVISION

ENGINEERS
 SURVEYORS
 PLANNERS

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 BARBLEY**
 AND ASSOCIATES, INC.

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CAMBRIDGE AT
 KINGS RIDGE
 MASTER GRADING PLAN

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