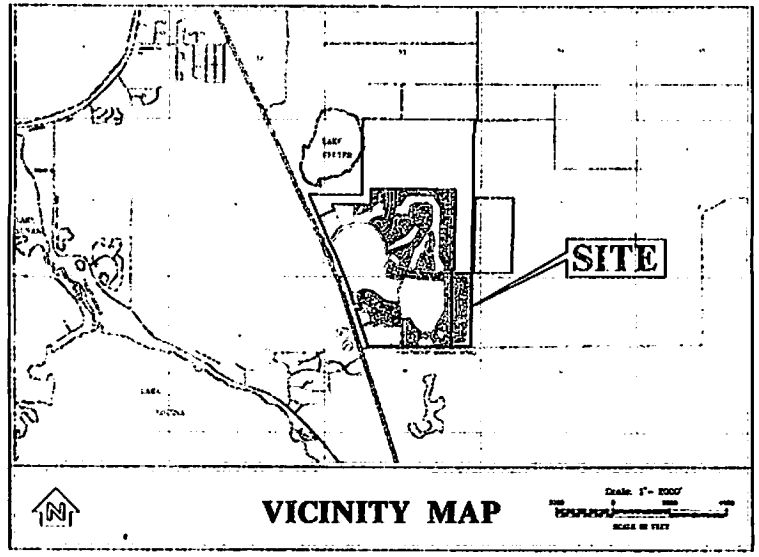
CONSTRUCTION PLANS FOR
CAMBRIDGE AT KINGS RIDGE
A PLANNED UNIT DEVELOPMENT
Sections 4 & 9, Township 23 S., Range 26 E.
Lake County, Florida

Owner/Developer:

LENNAR ACTIVE ADULT COMMUNITIES
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 K. FARNER, P.E.



Legal Description

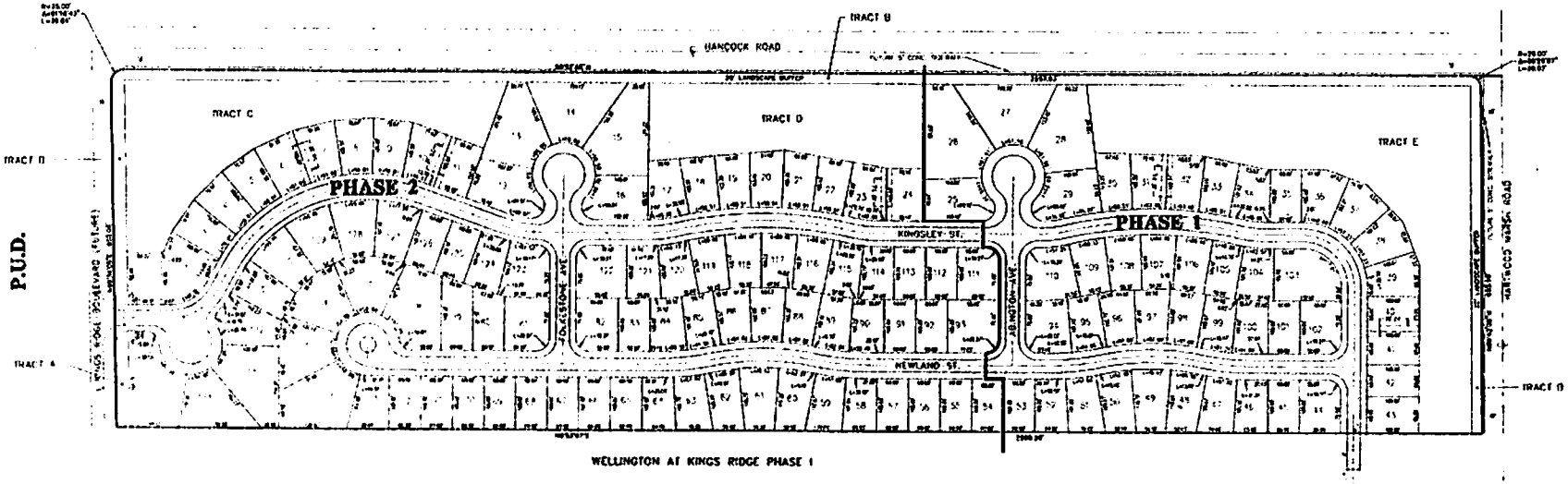
Index of Sheets

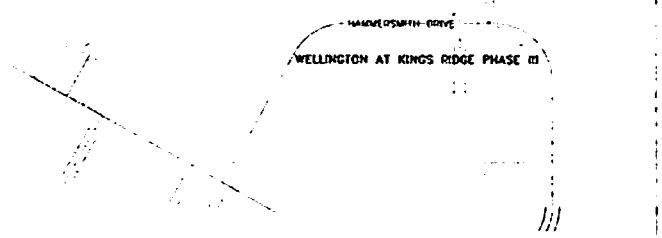
1. COVER SHEET
2. PRELIMINARY PLAT
3. MASTER DRAINAGE PLAN
4. MASTER SANITARY SEWER PLAN
5. MASTER WATER DISTRIBUTION PLAN
6. AERIAL PHOTOGRAPH
7. PLAN AND PROFILE
8. PLAN AND PROFILE
9. PLAN AND PROFILE
10. PLAN AND PROFILE
11. PLAN AND PROFILE
12. PAVING AND DRAINAGE DETAILS
13. SANITARY SEWER DETAILS
14. WATER DISTRIBUTION DETAILS
15. MASTER GRADING PLAN
16. MASTER GRADING PLAN

I HEREBY CERTIFY THAT THE SANITARY SEWER, WATER DISTRIBUTION, STORMWATER AND ROADWAY SYSTEMS HAVE BEEN BUILT IN ACCORDANCE WITH THESE "AS BUILT" DRAWINGS AND SPECIFICATIONS. THE SANITARY SEWER AND STORMWATER CERTIFICATION IS BASED UPON VISUAL INSPECTION AND FIELD SURVEY DATA. THE WATER DISTRIBUTION CERTIFICATION IS BASED UPON VISUAL INSPECTION THE ROADWAY CERTIFICATION IS BASED UPON VISUAL INSPECTION AND CERTIFIED LAB RESULTS. (CAMBRIDGE PH 1 & 2 (013-6-124) MAY 1998.

JUN 3 0 1999

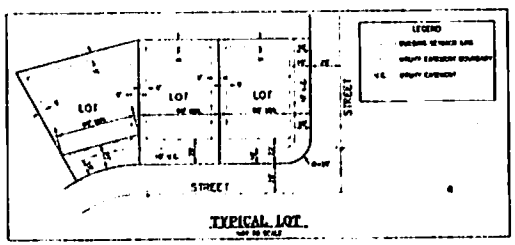
Cambridge





P.U.D.

TRACT DESIGNATIONS:
TRACTS A & B: LANDSCAPE BUFFER
TRACTS C, D, & E: STORMWATER



TYPICAL LOT

LEGEND

P.U.D.

NOTES

1. THERE ARE NO PRECIPITABLE WETS 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	40.67 ACRES
PHASE 1	67 LOTS
PHASE 2	68 LOTS
TOTAL NUMBER OF LOTS	135
GROSS DENSITY	3.32 LOTS PER ACRE
WATER	CITY OF CLERMONT
SANITARY SEWAGE	CITY OF CLERMONT
TOTAL LENGTH OF STREETS	1.07 MILES
MINIMUM LOT SIZE	60' x 100'

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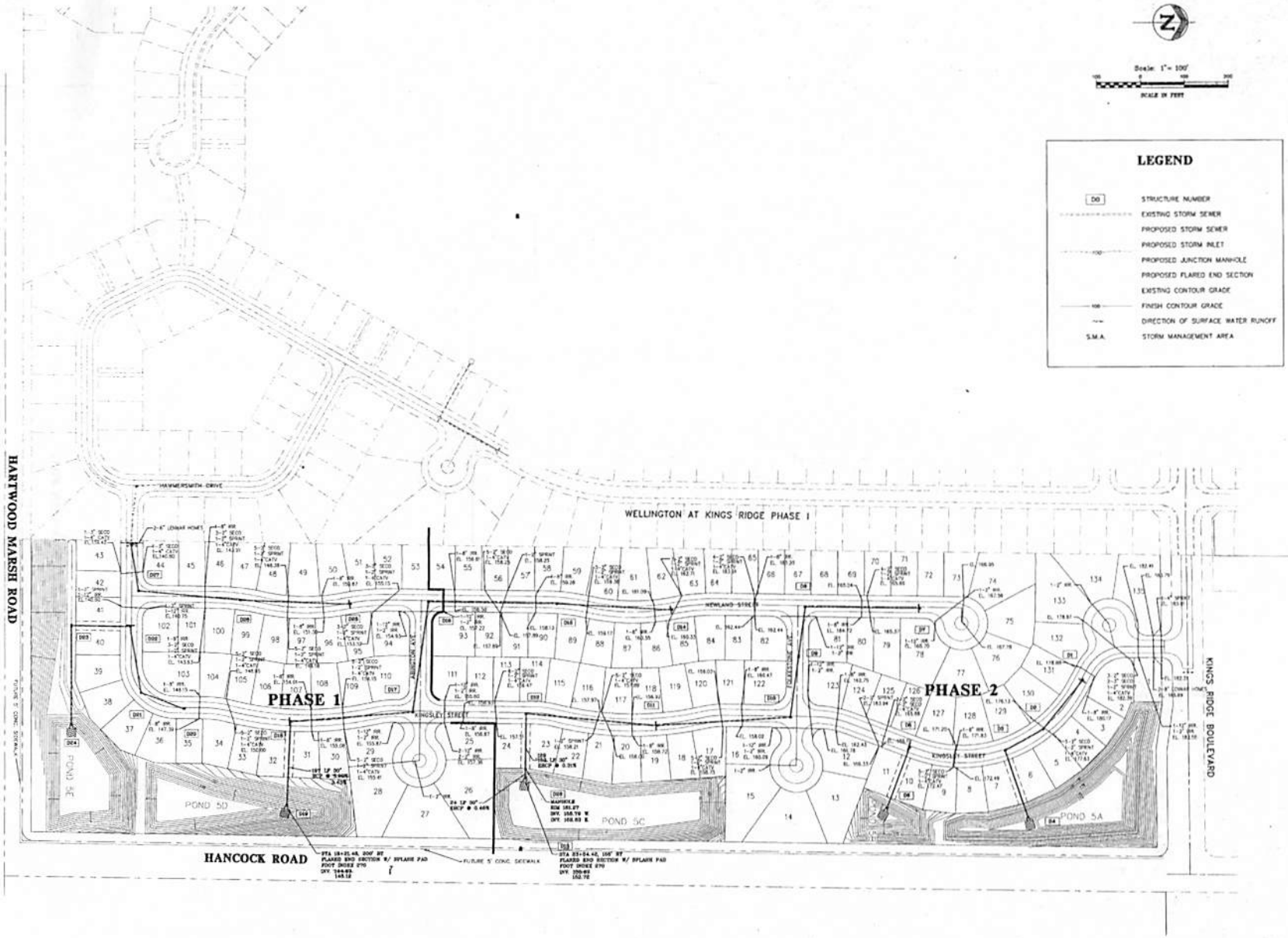
CAMBRIDGE AT KINGS RIDGE
PRELIMINARY PLAT

SH. 2

JUN 2 4 1999



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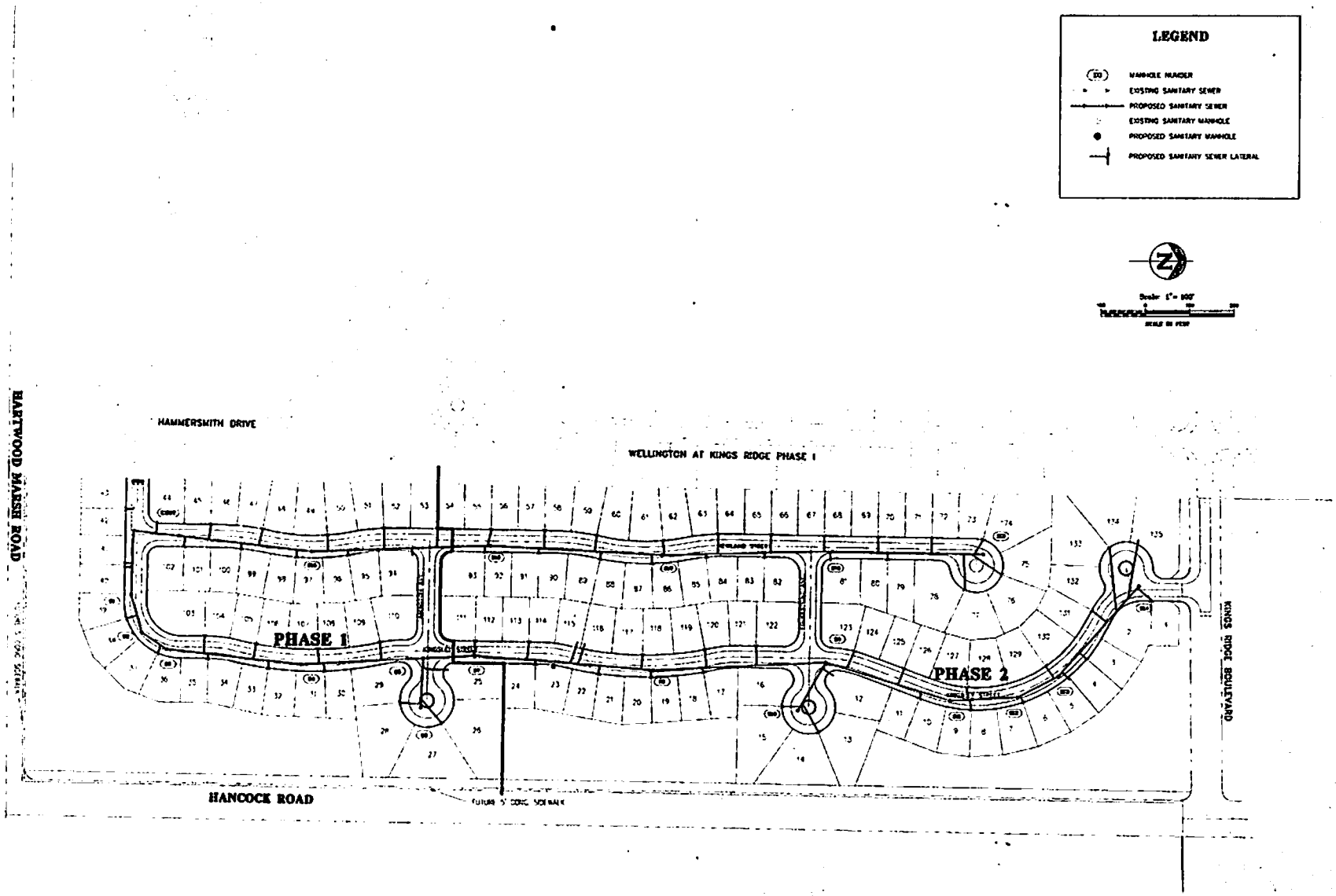
CAMBRIDGE AT KINGS RIDGE MASTER DRAINAGE PLAN

CHECKED BY:
PROJECT NO.: 941216.002
DATE: 3/4/98
DRAWN BY: CM
Sht. 3
FILE NAME: 9812-01

JUN 24 1999
AS-BUILT DRAWING



CAMBRIDGE AT KINGS RIDGE
MASTER SANITARY SEWER PLAN

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS

SHT. 4

JUN 2 4 1996

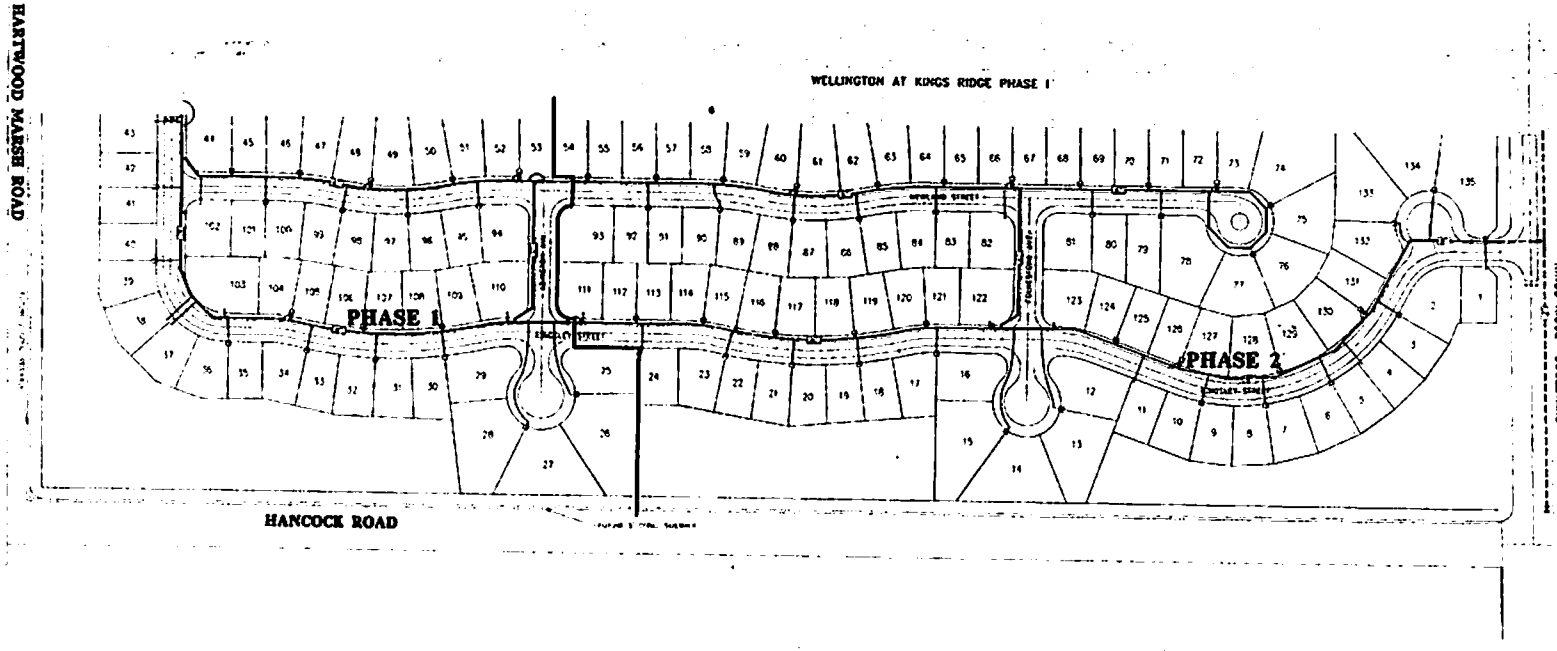
Scale: 1" = 100'

BASE IN FEET

LEGEND

- WATERMAIN SIZE NOTE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING VALVE
- PROPOSED VALVE
- PROPOSED REDUCER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE
- WATER MAIN SIZE

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



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350 Royal Palm Avenue O Tavares, Florida 32778 O (352) 343-8421

CAMBRIDGE AT KINGS RIDGE

MASTER WATER DISTRIBUTION PLAN

CHECKED BY:

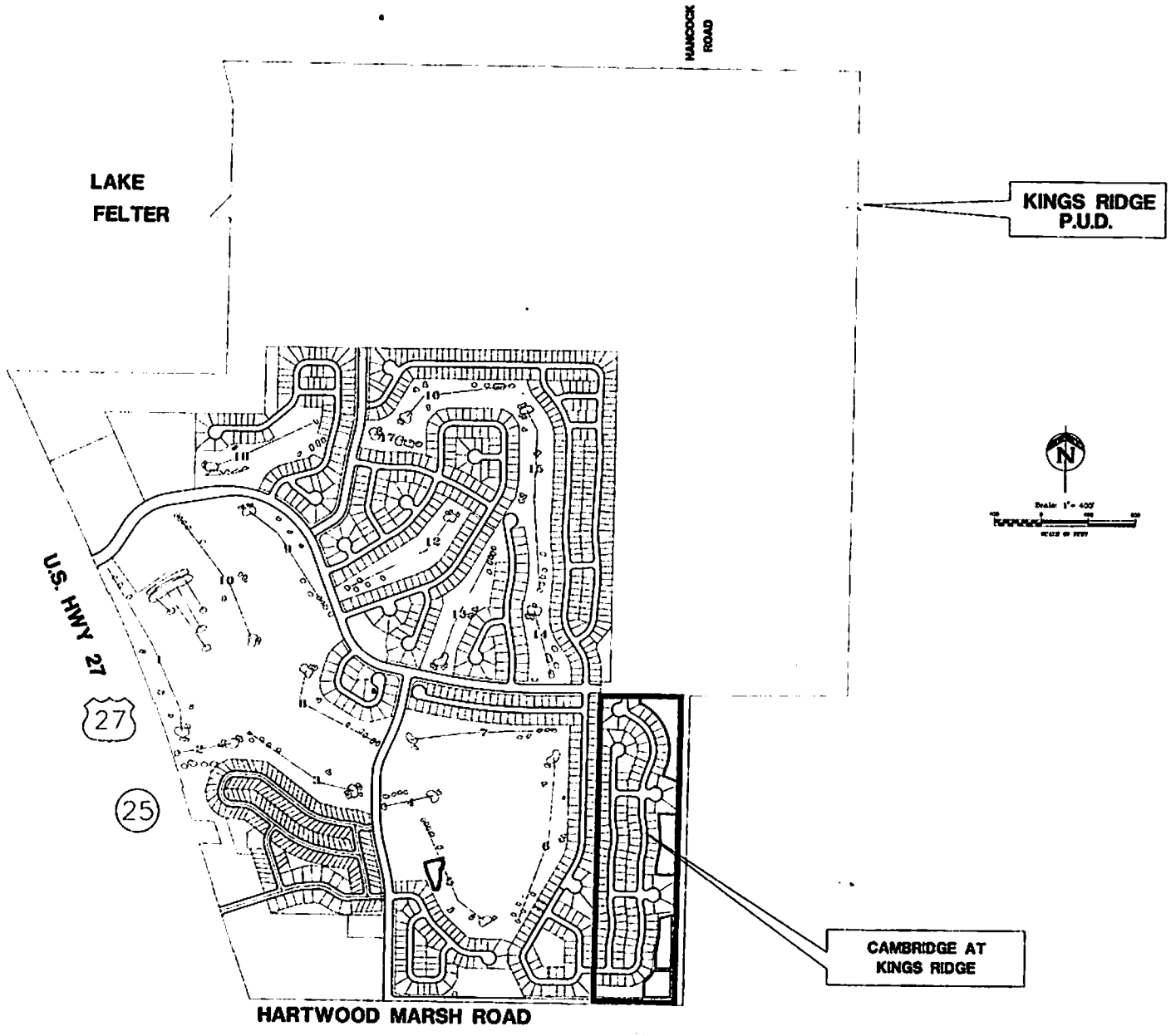
PROJECT NO.: 99-016-002

DATE: 5/1/00

DRAWN BY: JDB

SHT. 5

JUN 2 6 2000



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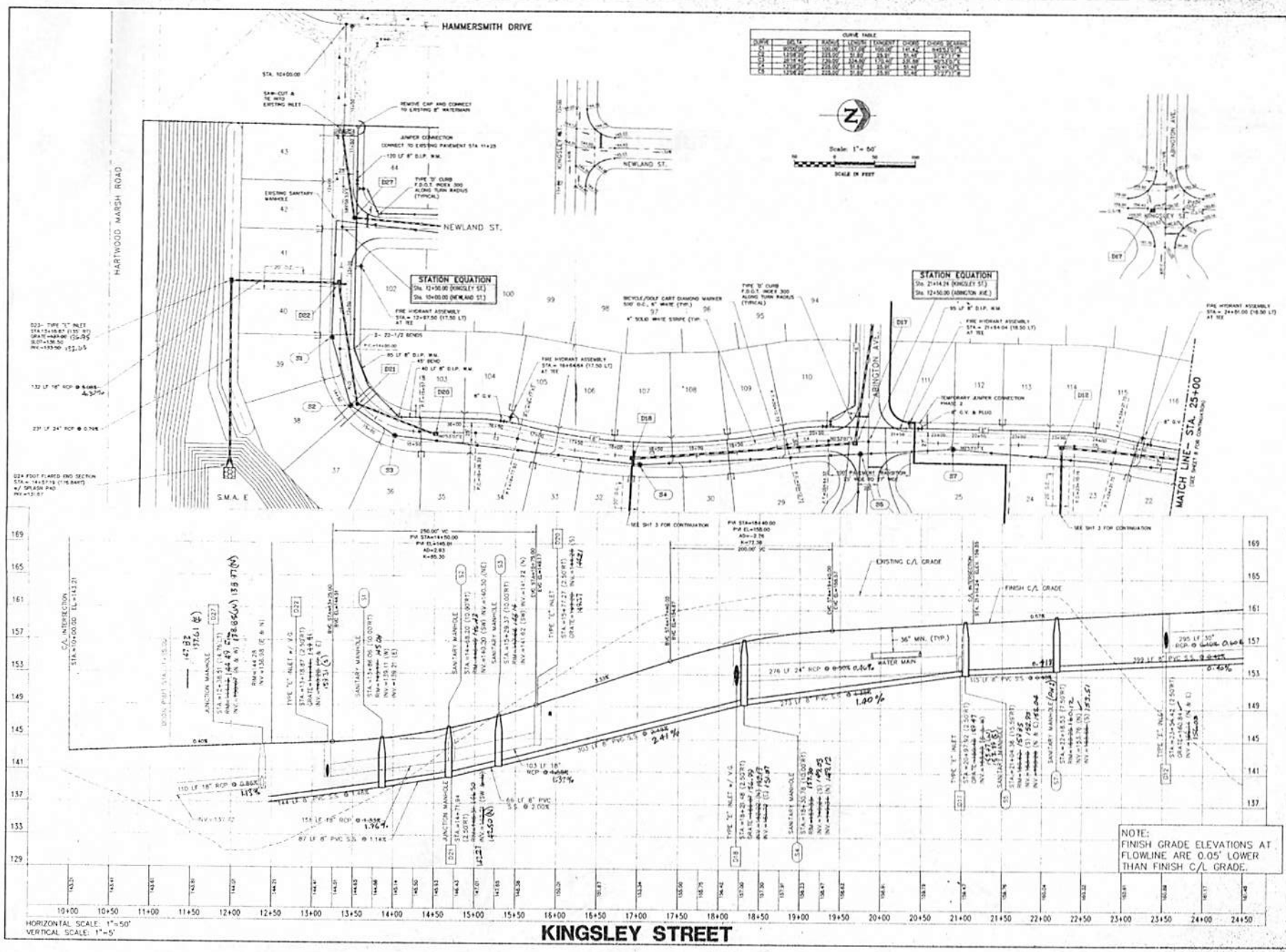
CAMBRIDGE AT KINGS RIDGE
AERIAL PHOTOGRAPH

Sht. 6

JUN 2 4 1993



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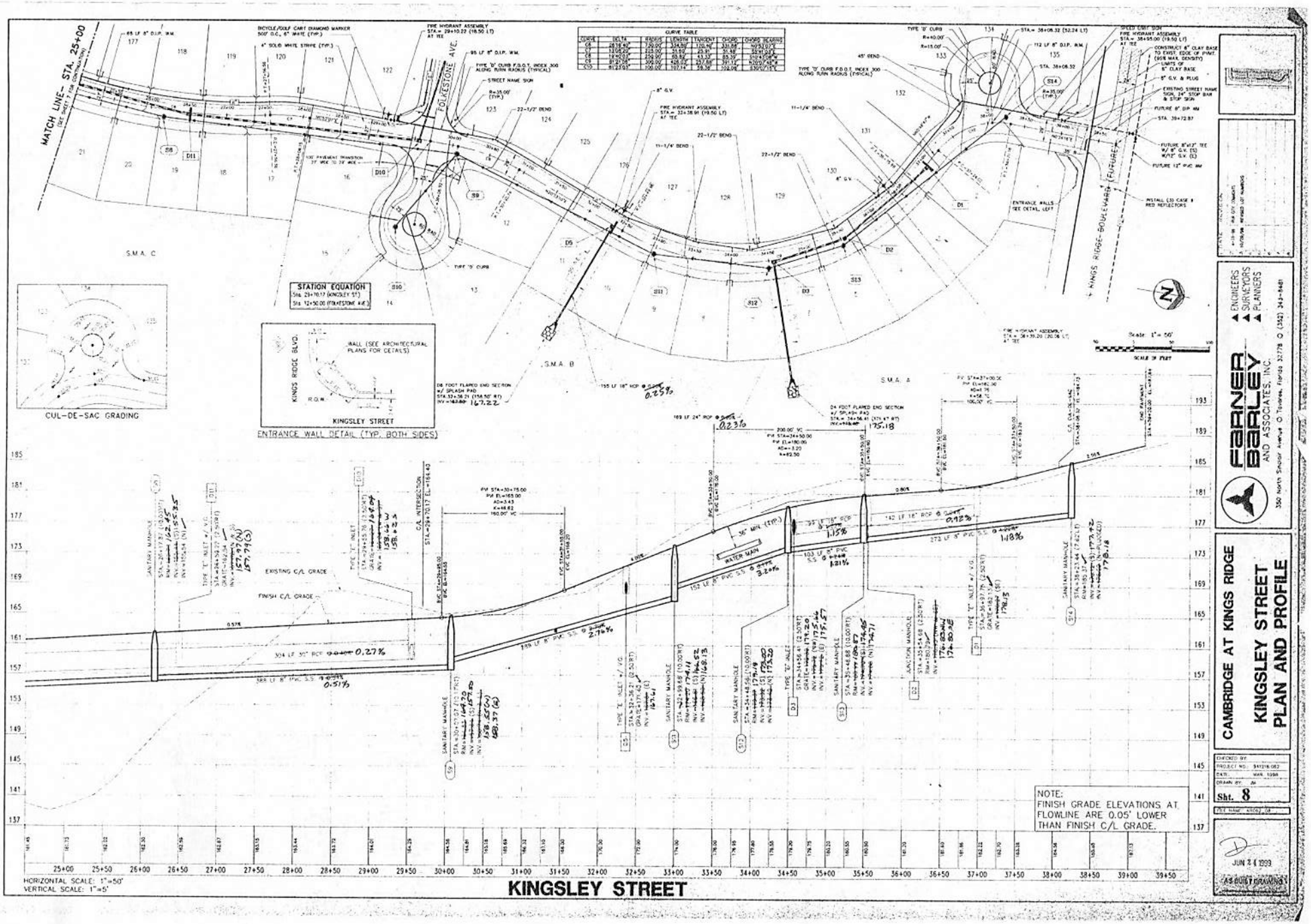
CAMBRIDGE AT KINGS RIDGE

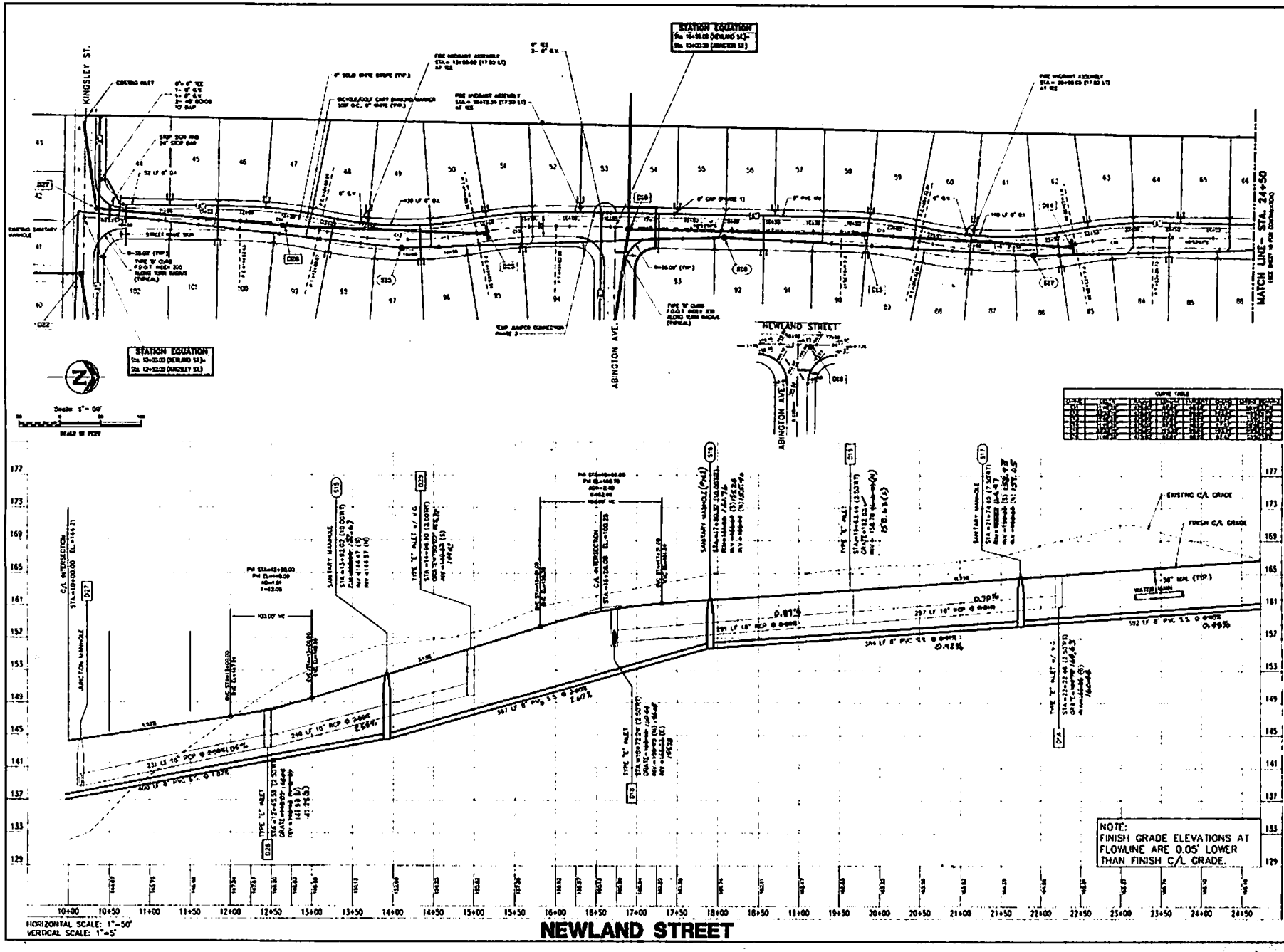
KINGSLEY STREET PLAN AND PROFILE

Sht. 7

JUN 24 1999

AS-BUILT DRAWING


MATCH LINE- STA. 25+00
FOLKESTONE AVE.
KINGS RIDGE BOULEVARD (FUTURE)
S.M.A. C
S.M.A. B
S.M.A. A
STATION EQUATION
Sta. 29+10.17 (KINGSLEY ST)
Sta. 12+50.00 (FOLKESTONE AVE)
CUL-DE-SAC GRADING
KINGS RIDGE BLVD.
WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
KINGSLEY STREET
ENTRANCE WALL DETAIL (TYP. BOTH SIDES)
CURVE TABLE
EXISTING C/L GRADE
FINISH C/L GRADE
WATER MAIN
NOTE:
FINISH GRADE ELEVATIONS AT FLOWLINE ARE 0.05' LOWER THAN FINISH C/L GRADE.
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
KINGSLEY STREET
FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
350 North Sinclair Avenue O Tavares, Florida 32778 O (352) 343-8481
CAMBRIDGE AT KINGS RIDGE
KINGSLEY STREET PLAN AND PROFILE
Sht. 8
JUN 2 4 1999
AS-BUILT DRAWING



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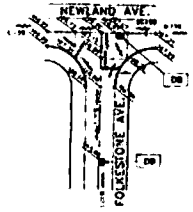
CAMBRIDGE AT KINGS RIDGE

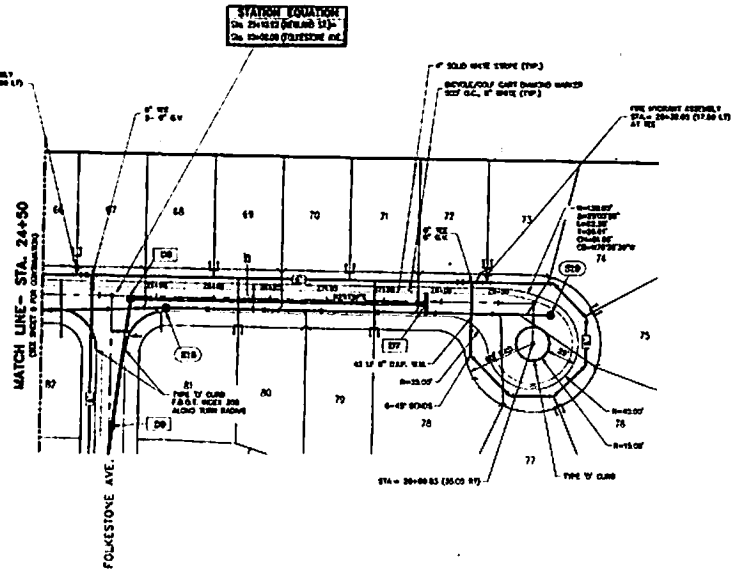
NEWLAND STREET PLAN AND PROFILE

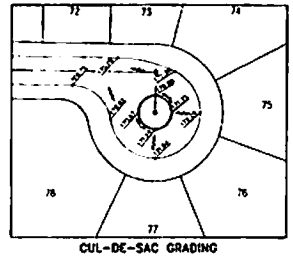
SHT. 9

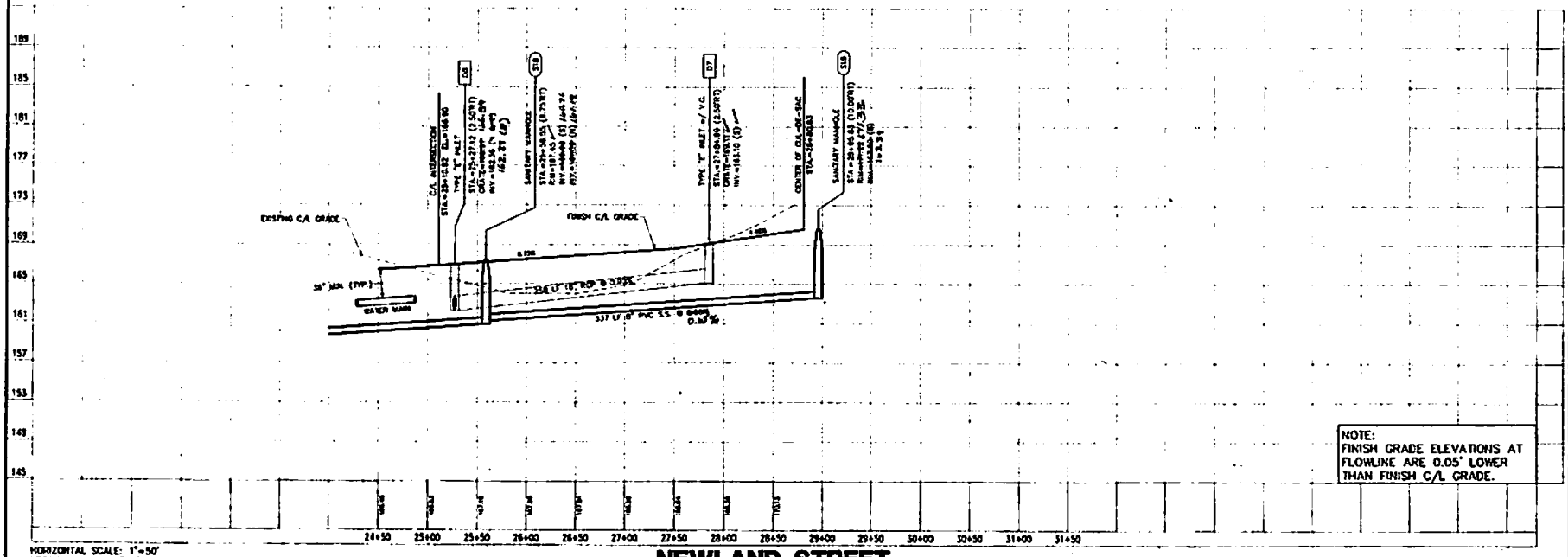
JUN 24 1999

AS-BUILT DRAWING









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

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

NEWLAND STREET

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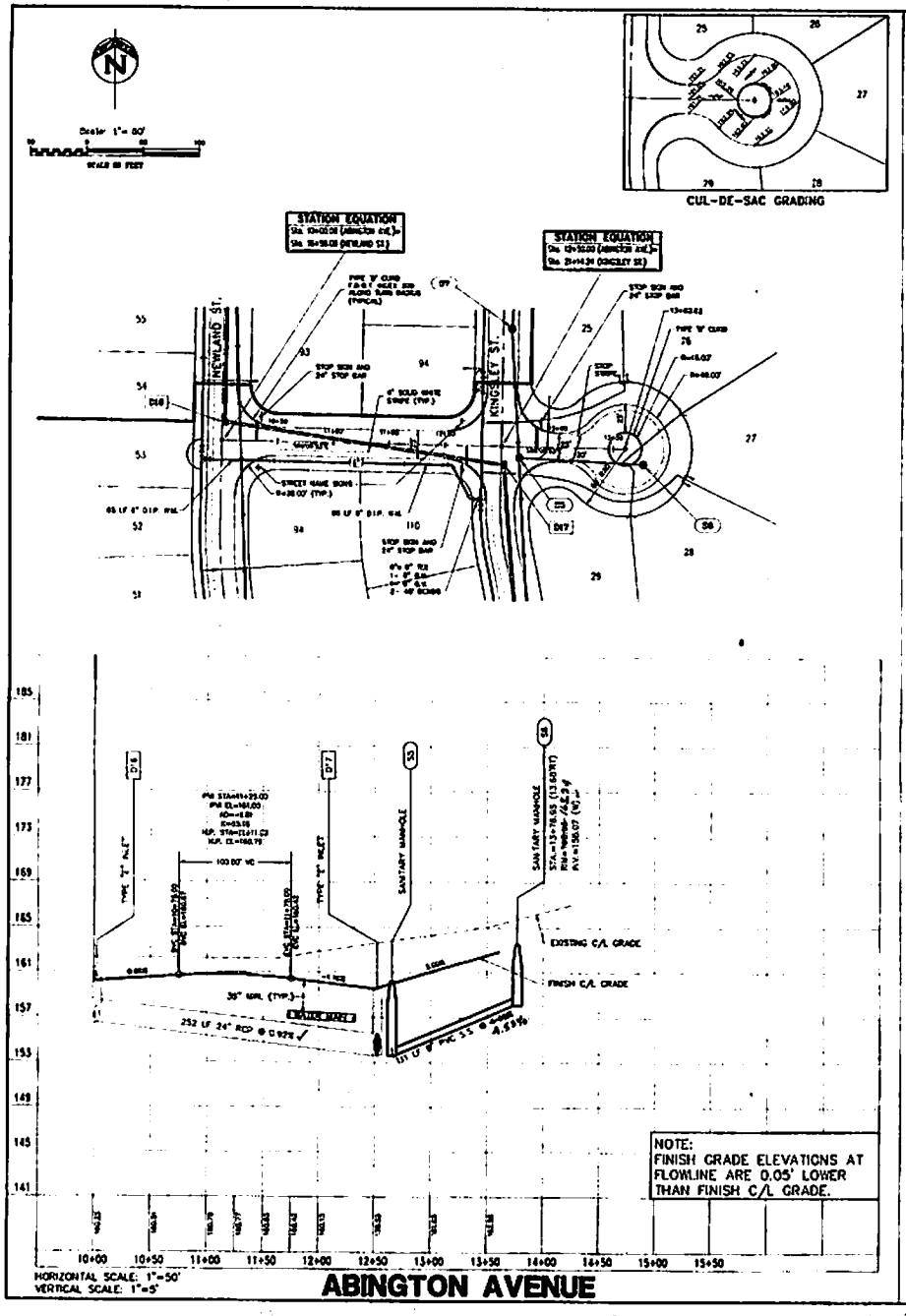
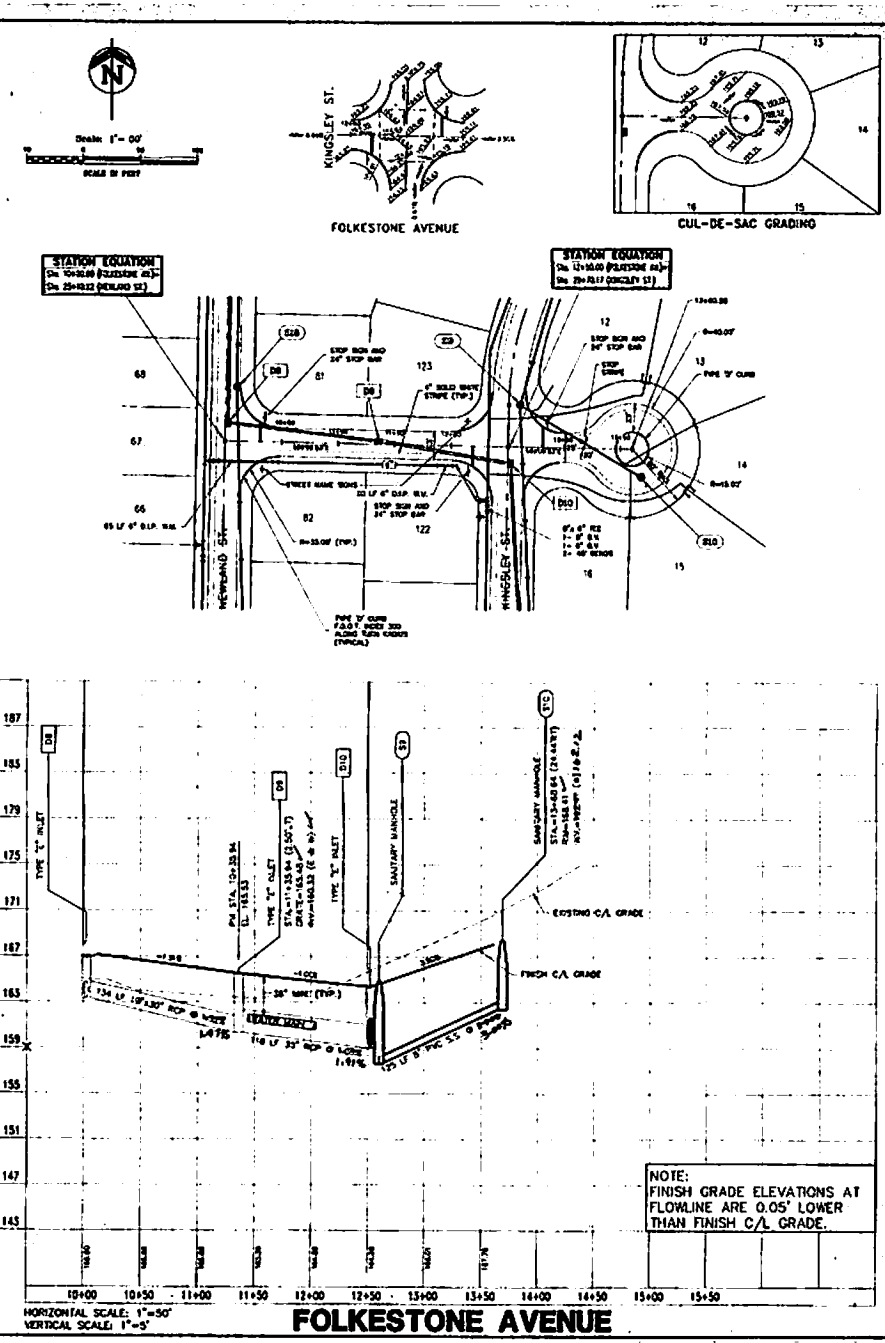
CAMBRIDGE AT KINGS RIDGE

NEWLAND STREET
PLAN AND PROFILE

Sht. 10

JUN 2 6 1998





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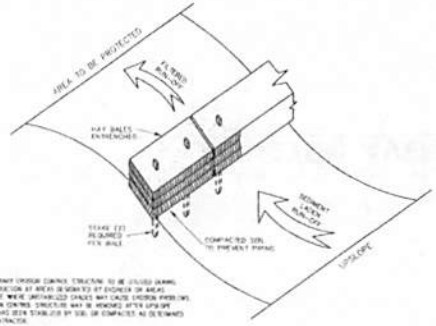
CAMBRIDGE AT KINGS RIDGE
ABINGTON AVENUE
FOLKESTONE AVENUE
PLAN AND PROFILE

Sht. 11

JUN 2 6 1989



NOTES:

1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNED 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

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE TRANSMISSION 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 CONTINUING CONTROL. THROUGHOUT THE CONSTRUCTION PHASE, TEMPORARY MEASURES SHALL NOT BE UNDERMINED FOR EXPENDITURE IN LIEU OF PERMANENT MEASURES.

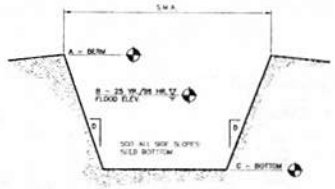
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE FREQUENTLY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

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

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

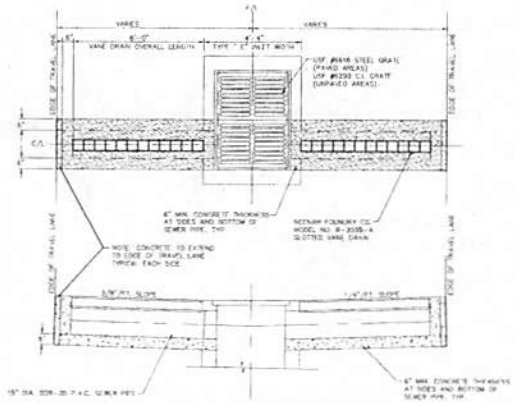
MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DEPOSITED OF IN A MANNER WHICH MAKES THEM VISIBLE OR ACCEPTABLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

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.



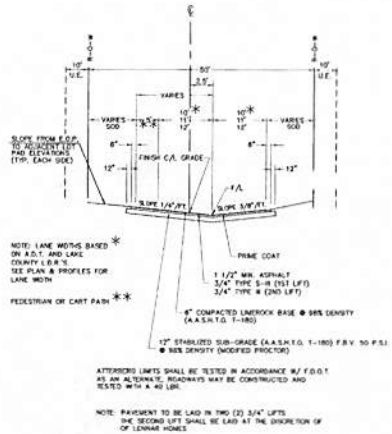
POND #	A	B	C	D
5A	181.0	175.70	173.0	4:1
5B	172.0	170.74	167.0	4:1
5C	161.0	158.81	155.0	4:1
5D	148.0	147.33	142.0	4:1
5E	137.0	132.30	131.0	4:1

TYPICAL RETENTION POND CROSS-SECTION



TYPE "E" INLET W/ VANE DRAINS

(TYPE "F" INLET - D.O.T. INDEX NO. 232)

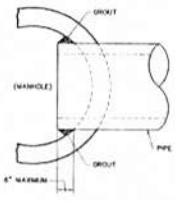


ATTERBERG LIMITS SHALL BE TESTED IN ACCORDANCE W/ F.D.O.T. AS AN ALTERNATE, ROADWAYS MAY BE CONSTRUCTED AND TESTED WITH A 40 LBR.

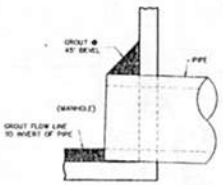
NOTE: PAVEMENT TO BE LAID IN TWO (2) 3/4" LIFTS THE SECOND LIFT SHALL BE LAID AT THE DISCRETION OF OF LENNAR HOMES

TYPICAL ROAD SECTION

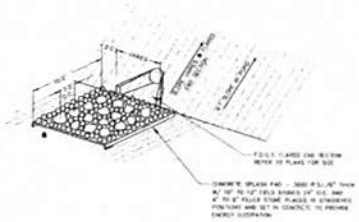
50' RIGHT OF WAY
N.T.S.



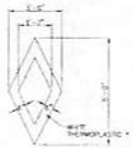
NOTE: USE NON-SHRINK GROUT



TYPICAL STORM PIPE CONNECTION



FLARED END w/ SPLASH PAD



* PAINT SHALL BE USED IF INSTALLED PRIOR TO 2ND LIFT OF ASPHALT, TYPICAL OF ALL PAVEMENT MARKINGS.

DIAMOND BICYCLE MARKING

D.O.T. INDEX NO. 17346

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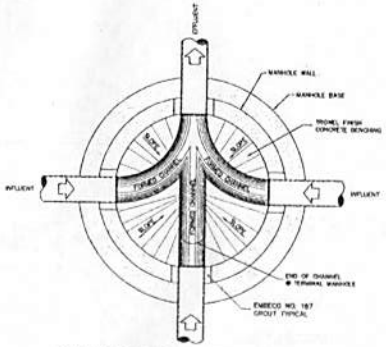
CAMBRIDGE AT KINGS RIDGE
PAVING AND DRAINAGE DETAILS

CHECKED BY:
PROJECT NO. 941(18.06)
DATE 3/5/99
DRAWN BY DM
Sht. 12
FILE NAME 4TKDR2.12

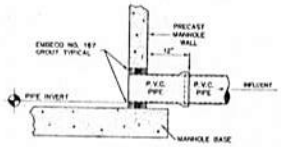
JUN 24 1999



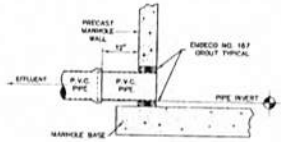
FLOW PATTERNS FOR INVERT CHANNELS

NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS. (SEE DETAIL INVERT CHANNELS)
2. SPILLWAYS SHALL BE CUT INTO MANHOLE BASE WHEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND AND COVERED WITH 1" MORTAR.
4. WHERE PIPE INVERTS OFFSET BY MORE THAN 2 FEET (2'), PROVIDE A TEE AND DROP PIPE, TO PREVENT SPLATTER.

TYPICAL MANHOLE PLAN



INFLUENT CONNECTION



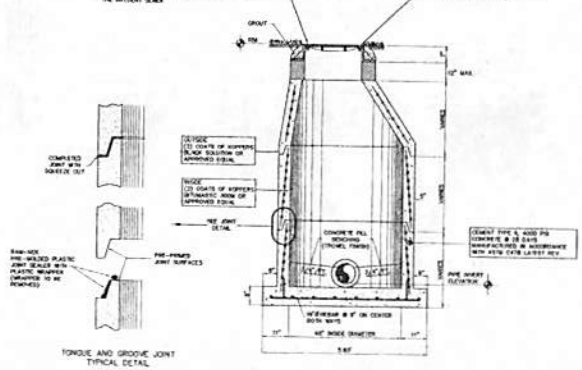
EFFLUENT CONNECTION

PIPE CONNECTION TO PRECAST SANITARY MANHOLE

GENERAL REUSE AND EFFLUENT REUSE NOTES

1. ALL REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY THE CITY OF CLERMONT SHALL BE A SOLID PURPLE COLOR.
2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12", PIPES 14" & LARGER SHALL BE AWWA C-905, DR 25. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 36" BELOW FINISHED GRADE.
4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. WHERE REUSE, EFFLUENT REUSE AND SEWER MAINS OR POTABLE WATER MAINS CROSS WITH LESS THAN 18" VERTICAL CLEARANCE, THE SEWER OR WATER MAIN WILL BE 20' OF DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING. WHEN A REUSE MAIN PARALLELS A SEWER OR WATER MAIN, A SEPARATION OF AT LEAST 5' (CENTER TO CENTER), OR 3' (OUTSIDE TO OUTSIDE) SHOULD BE MAINTAINED. IF SEPARATION CANNOT BE MAINTAINED, PIPE FOR THE PORTION OF THE REUSE MAIN LESS THAN THE REQUIRED SEPARATION FROM THE SEWER MAIN OR WATER MAIN, OR INSTALLATION OF THE REUSE MAIN IN A SEPARATE TRENCH, OR ON AN UNDISTURBED EARTH SHELF, AT LEAST 18" ABOVE THE CROWN OF THE SEWER MAIN OR WATER MAIN.
6. ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
7. ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.

- MANHOLE NOTES -
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE.
2. DROP PIPE AND FITTINGS SHALL BE EQUAL IN SIZE TO THE INFLUENT SEWER



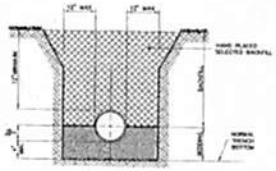
TONGUE AND GROOVE JOINT TYPICAL DETAIL

SANITARY PRECAST MANHOLE DETAIL

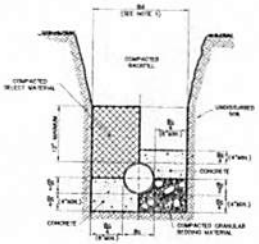
ALTERNATE-PRECAST MANHOLE TOPS
1. APPROVED CONVERTING CONE DESIGN MAY BE USED AS AN ALTERNATE
2. APPROVED FLAT SLAB TOP MAY BE USED AS AN ALTERNATE (STATE THICKNESS)

NOTES: FOR BEDDING AND TRENCHING

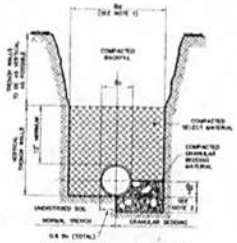
1. Dimension Bc = Pipe O.D.
   Dimension Bd = Trench Width of Top of Pipe
   Maximum Bd = Bc + 30"
   Minimum Bd = Maximum Dimension of Bell + 8" (Unshaded Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-cushioning material,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



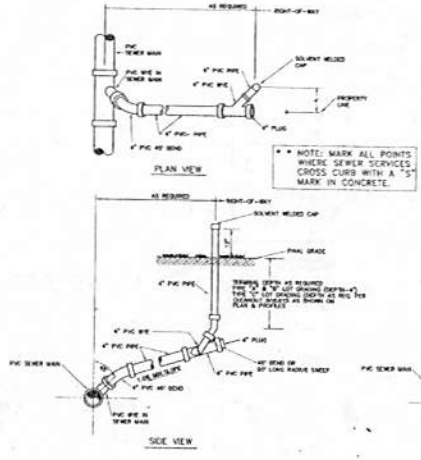
STANDARD BEDDING DETAIL
FOR P.V.C. GRAVITY SEWER PIPE TYPICAL



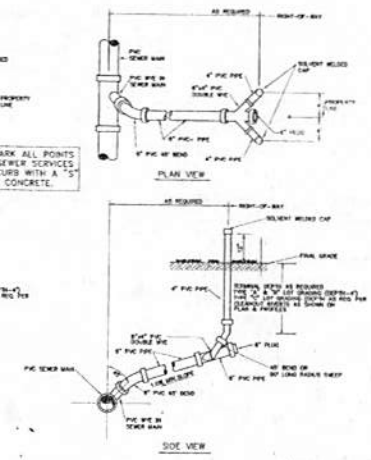
CLASS "A" BEDDING
SPECIAL CONDITIONS



CLASS "B" BEDDING
NORMAL CONDITIONS



SANITARY SEWER SERVICE
PVC SINGLE SERVICE



SANITARY SEWER SERVICE
PVC DOUBLE SERVICE

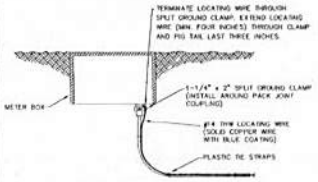
FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
350 North Sinclair Avenue O Tavares, Florida 32778 O (352) 343-8481

CAMBRIDGE AT KINGS RIDGE
SANITARY SEWER DETAILS

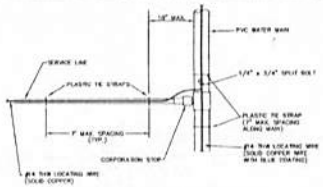
CHECKED BY:
PROJECT NO.: 94128.002
DATE: 7/5/94
DRAWN BY: DN

Sht. 13

JUN 24 1999



SERVICE AND METER

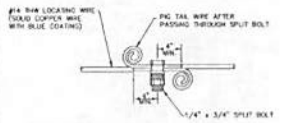


CONNECTION TO PVC MAIN

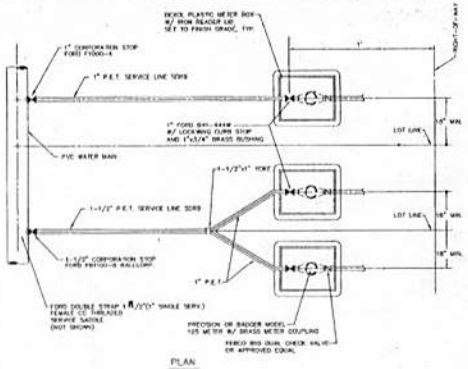
LOCATING WIRE INSTALLATION
FOR SINGLE FAMILY WATER SERVICES

NOTES

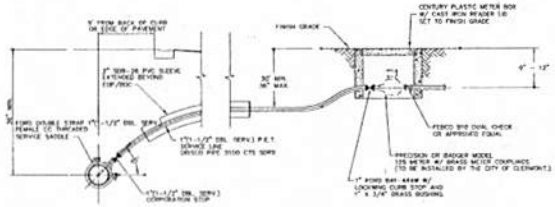
1. THE ENDS OF ALL LOCATING WIRES, WHETHER THEY ARE SPLICED, CONNECTED, OR TERMINATED, SHALL HAVE THE LAST THREE INCHES PIG TAILED AS DETAILED HEREIN.
2. AFTER INSTALLATION OF THE LOCATING WIRE THE SYSTEM SHALL BE SUBJECTED TO TESTING PRIOR TO BACKFILL IN ORDER TO ESTABLISH THAT THE SYSTEM IS FUNCTIONAL.



LOCATING WIRE SPLICING



PLAN

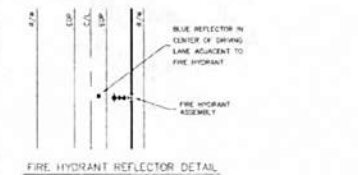


SECTION

WATER SERVICE CONNECTION DETAILS

NOT TO SCALE

(NOTE: METERS TO BE INSTALLED BY CITY OF CLERMONT)



FIRE HYDRANT REFLECTOR DETAIL

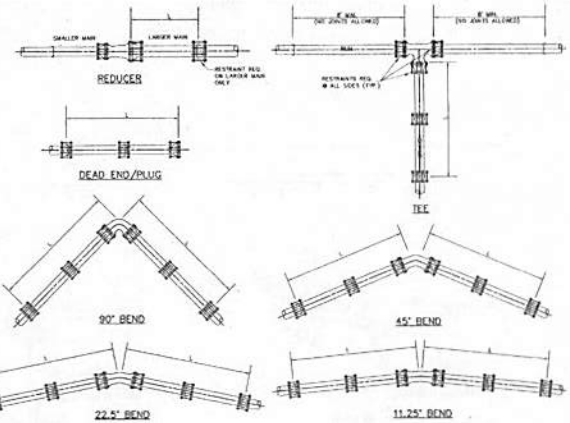


TABLE OF THRUST RESTRAINT LENGTHS

PIPE SIZE (inches)	90° BEND		45° BEND		22.5°/11.25° BEND		TEE		DEAD END & PLUG		REDUCER	
	PVC DJ	DUCTILE IRON DJ	PVC DJ	DUCTILE IRON DJ	PVC DJ	DUCTILE IRON DJ	PVC DJ	DUCTILE IRON DJ	PVC DJ	DUCTILE IRON DJ	PIPE SIZE	PVC DJ / DUCTILE IRON DJ
4	20'	16'	8'	7'	4'	3'	2'	2'	15'	10'	45'	28'	6"x4"	33'	21'
6	28'	22'	12'	9'	6'	4'	3'	2'	33'	21'	63'	40'	8"x6"	34'	22'
8	36'	29'	15'	12'	7'	6'	4'	3'	52'	33'	82'	52'	10"x8"	53'	29'
10	43'	34'	18'	14'	9'	7'	4'	3'	68'	43'	98'	62'	12"x10"	34'	21'
12	50'	40'	21'	17'	10'	8'	5'	4'	85'	53'	116'	73'	14"x12"	63'	40'
14	57'	46'	24'	20'	12'	9'	6'	5'	102'	63'	132'	84'	16"x14"	63'	40'
16	63'	51'	26'	21'	13'	10'	6'	5'	116'	73'	148'	93'

THRUST RESTRAINT DESIGN NOTES

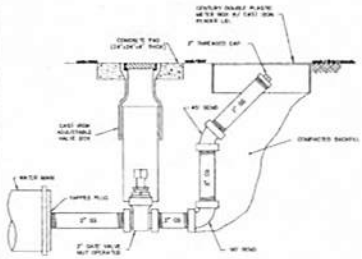
1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY EBAA IRON SALES, INC.
2. DATA BASED ON MAX. WATER PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED 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 D.I.

THRUST RESTRAINT DETAILS

GENERAL WATER NOTES

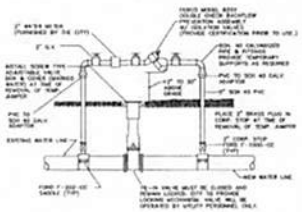
1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12", PIPES 14" OR LARGER SHALL BE AWWA C-905, DR 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 MUST 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' SEPERATION 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 SEPERATE 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 "V" MARK IN CONCRETE.



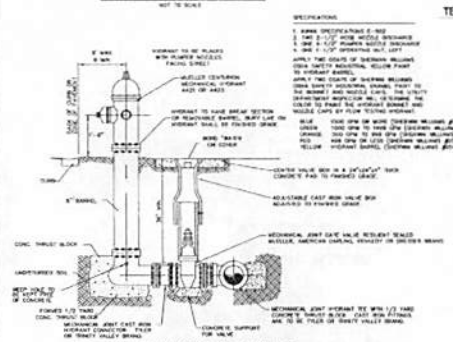
BLOWOFF VALVE DETAIL

NOT TO SCALE



TEMPORARY JUMPER CONNECTION DETAIL

NOTE: LOCATION TO BE DETERMINED AT TIME OF PRECONSTRUCTION CONFERENCE W/ CITY



FIRE HYDRANT WITH VALVE

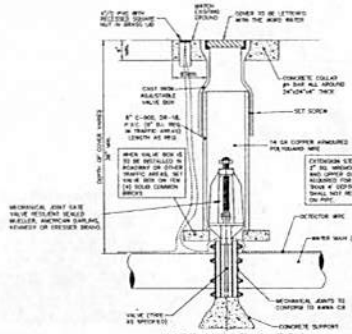
(STANDARD FIRE HYDRANT ASSEMBLY)

SPECIFICATIONS

1. AWWA SPECIFICATIONS C-502
2. TWO 2-1/2" HOSE NOZZLE DISCHARGE
3. ONE 4-1/2" PUMPER NOZZLE DISCHARGE
4. ONE 2-1/2" OPERATING NUT, LEFT

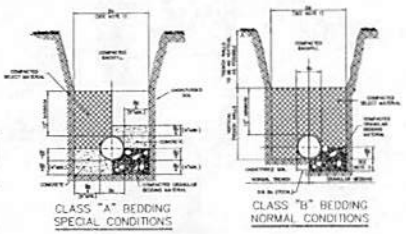
APPLY TWO COATS OF SHERWIN WILLIAMS DURA GARD INDUSTRIAL YELLOW PAINT TO HYDRANT BARREL.
APPLY TWO COATS OF SHERWIN WILLIAMS DURA GARD INDUSTRIAL ENAMEL PAINT TO THE BONNET AND NOZZLE CAPS. THE UTILITY DEPARTMENT INSPECTOR WILL DETERMINE THE COLOR TO PAINT THE HYDRANT BONNET AND NOZZLE CAPS BY FLOW TESTING HYDRANT.

BLUE	1500 GPM OR MORE (SHERWIN WILLIAMS DURA GARD)
GREEN	1000 GPM TO 1499 GPM (SHERWIN WILLIAMS DURA GARD)
ORANGE	500 GPM TO 999 GPM (SHERWIN WILLIAMS DURA GARD)
RED	499 GPM OR LESS (SHERWIN WILLIAMS DURA GARD)
YELLOW	HYDRANT BARREL (SHERWIN WILLIAMS DURA GARD)



GATE VALVE & BOX

NOT TO SCALE


COMPACTED BELLHOLE
COMPACTED BELLHOLE BACKFILL
COMPACTED BELLHOLE BACKFILL
COMPACTED BELLHOLE BACKFILL
COMPACTED BELLHOLE BACKFILL
NORMAL TRENCH
TRENCH WIDTH
NORMAL TRENCH
TRENCH WIDTH
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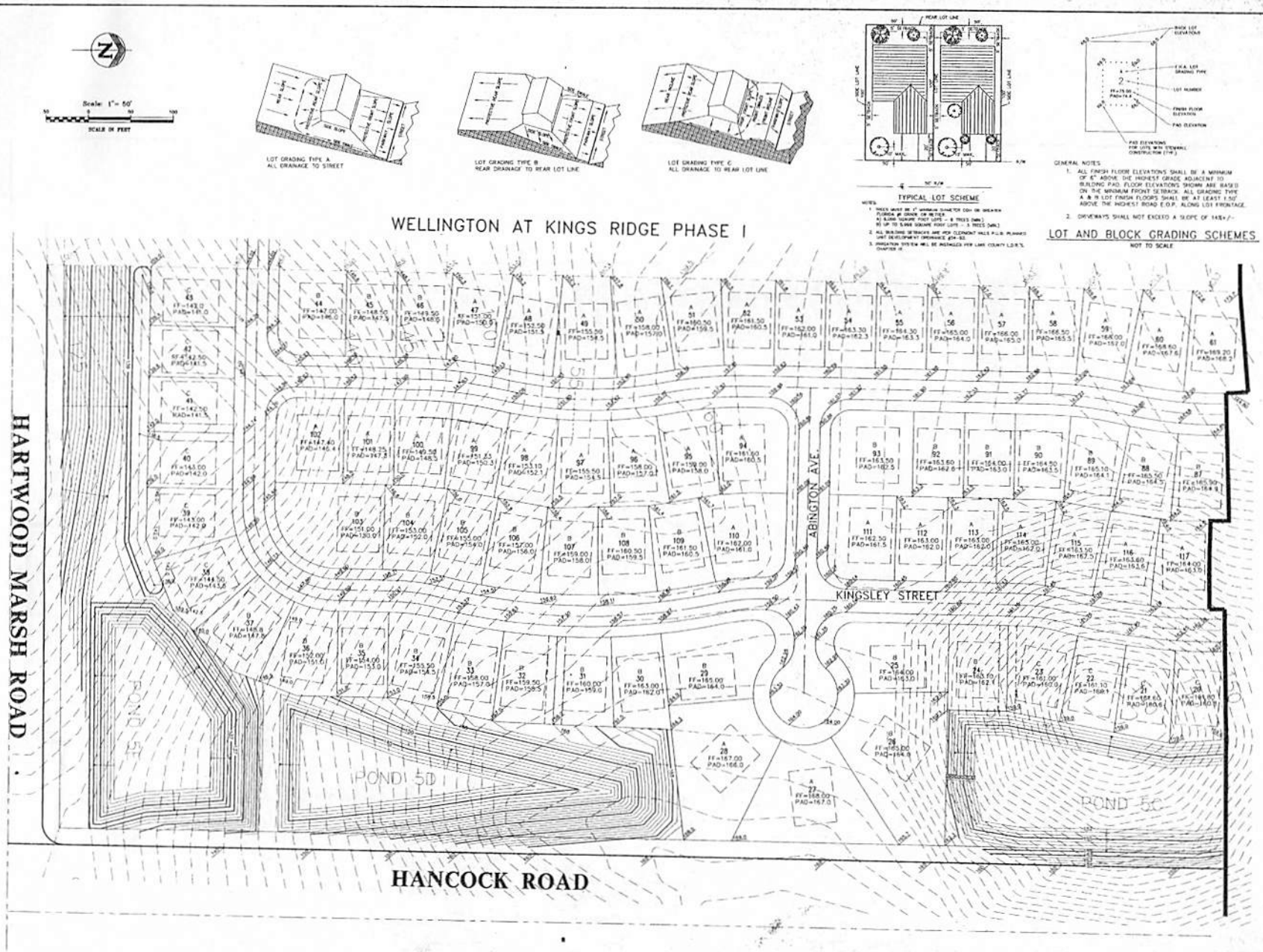
COMPACTED BELLHOLE BACKFILL



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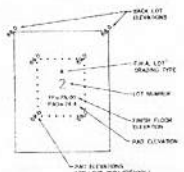
300 North Sinclair Avenue ○ Tavares, Florida 32778 ○ (352) 343-8481

CAMBRIDGE AT KINGS RIDGE
MASTER GRADING PLAN

Sht. 15

Scale: 1" = 50'

SCALE IN FEET

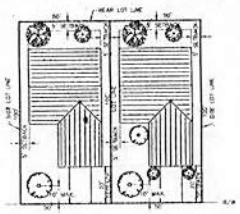


GENERAL NOTES

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

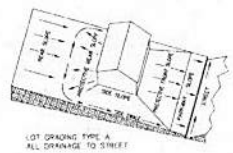
NOT TO SCALE



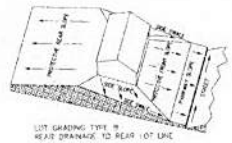
TYPICAL LOT SCHEME

NOTES:

1. TREES MUST BE 1" MINIMUM DIAMETER DBH OR GREATER FLORIDA #1 GRADE OR BETTER.
   A) 8,000 SQUARE FOOT LOTS – 4 TREES (MIN.)
   B) UP TO 9,999 SQUARE FOOT LOTS – 5 TREES (MIN.)
2. ALL BUILDING SETBACKS ARE PER DEVELOPMENT TABLE P.U.D. PLANNED UNIT DEVELOPMENT ORDINANCE #94-41.
3. IRRIGATION SYSTEM WILL BE INSTALLED PER LAKE COUNTY L.D.R.'S CHAPTER 16.

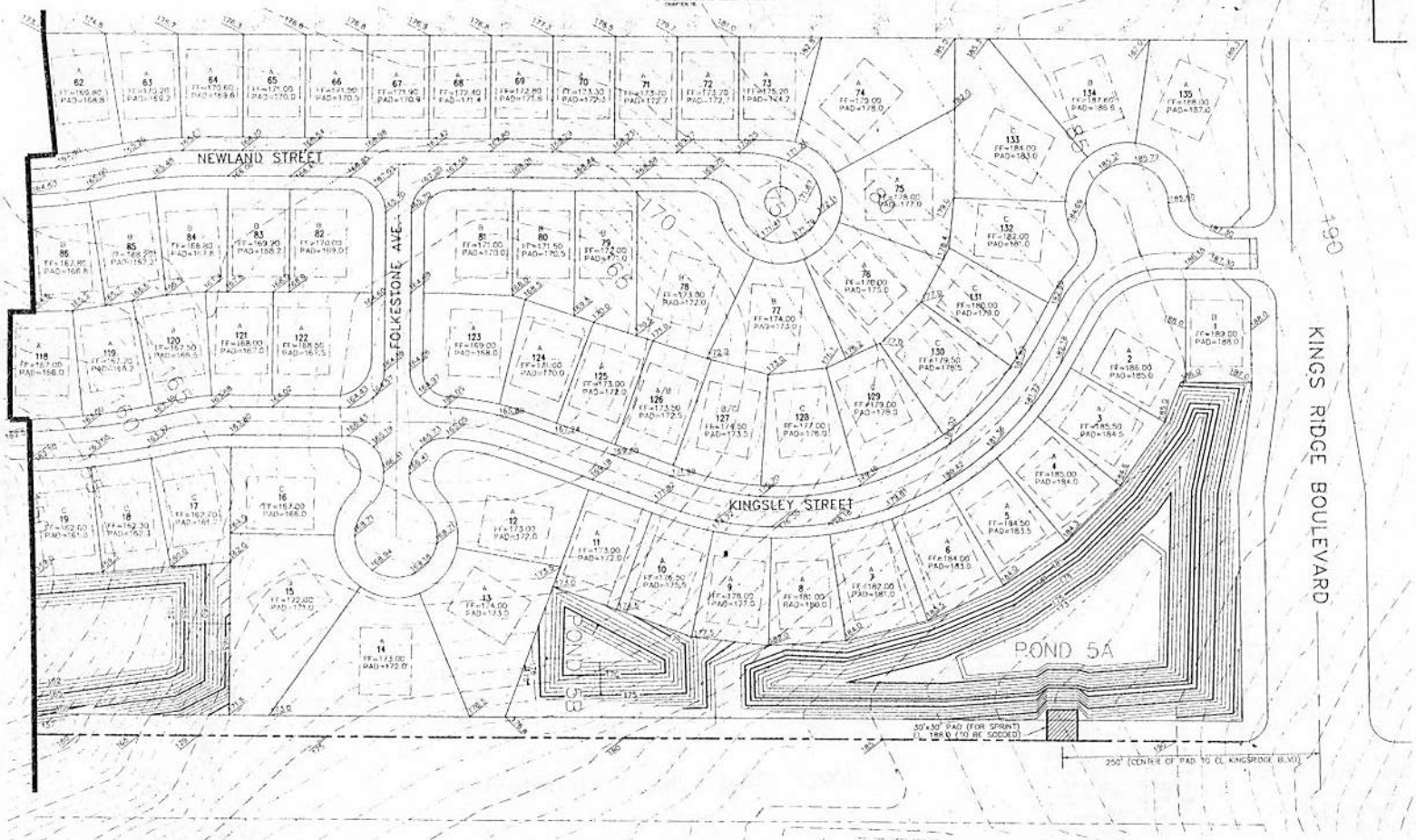


LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
REAR DRAINAGE TO REAR LOT LINE

LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE



DATE	REVISION
1. 10/23/98	REVISE FF & PAD ELEVS
2. 10/28/98	REVISE LOT NUMBERS
3.	
4.	
5.	
6.	

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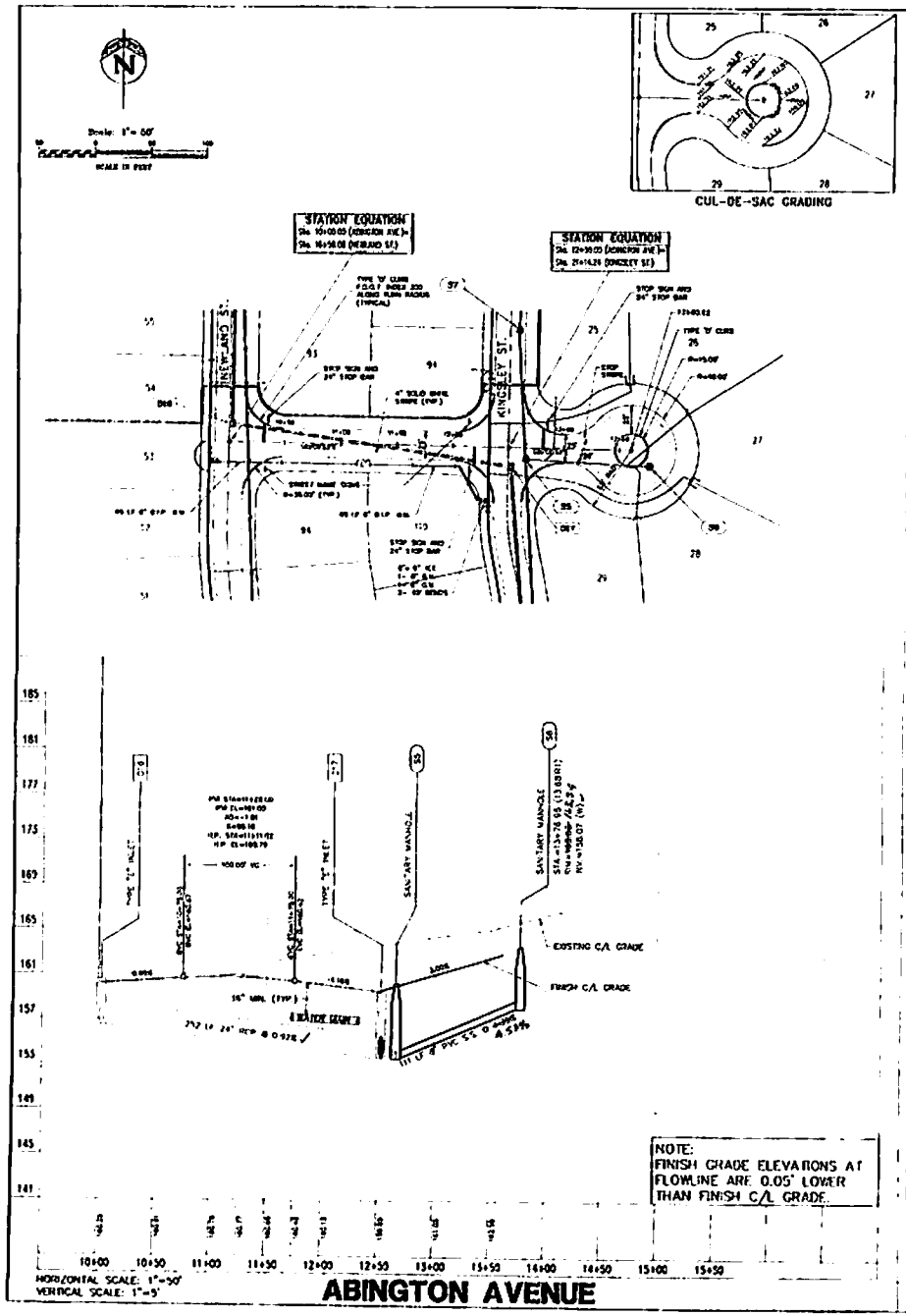
CAMBRIDGE AT KINGS RIDGE MASTER GRADING PLAN

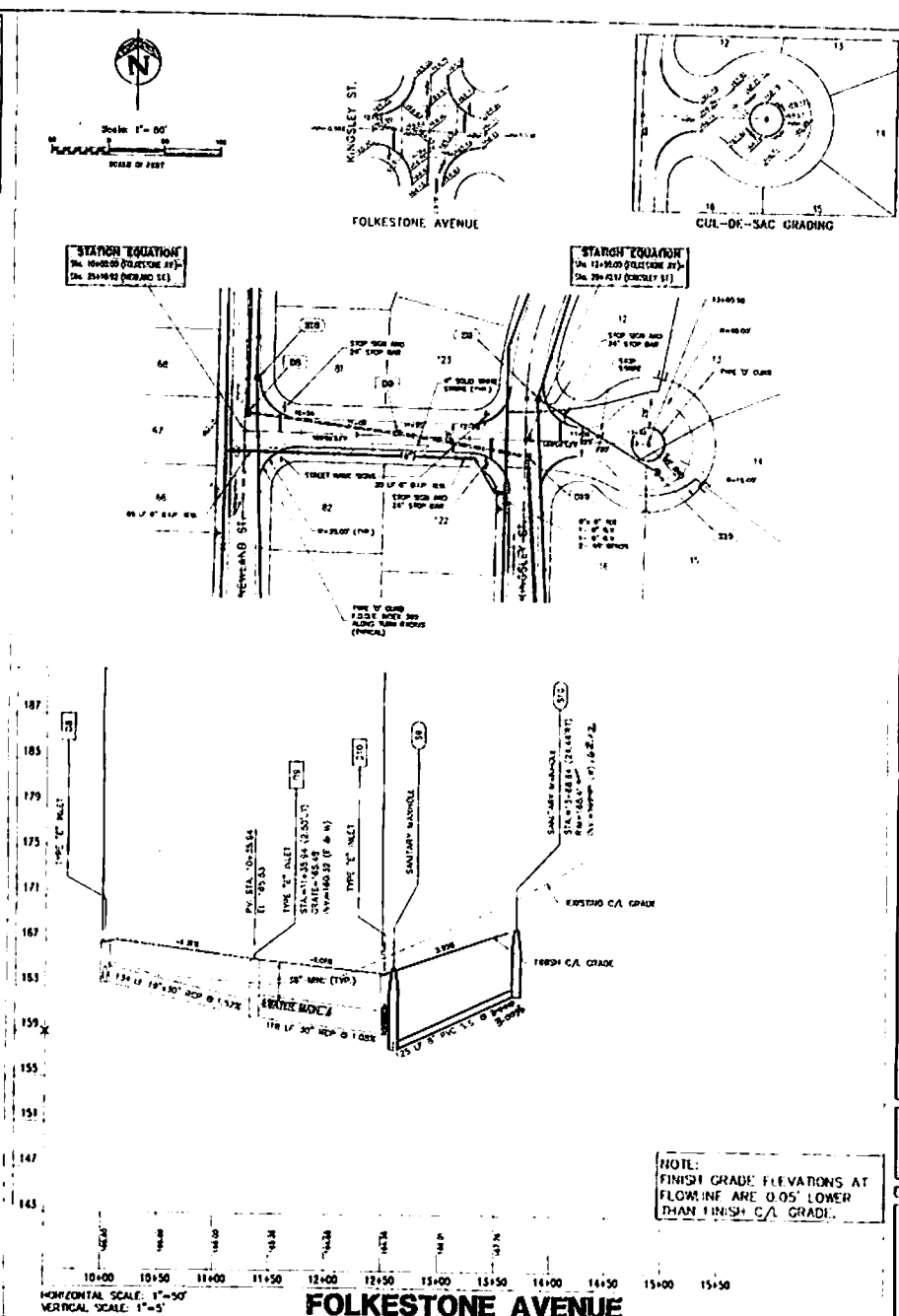
CHECKED BY:
PROJECT NO. 941216.002
DATE 5/5/98
DRAWN BY CM

Sht. 16

FILE NAME 4982.18

JUN 2 4 1999





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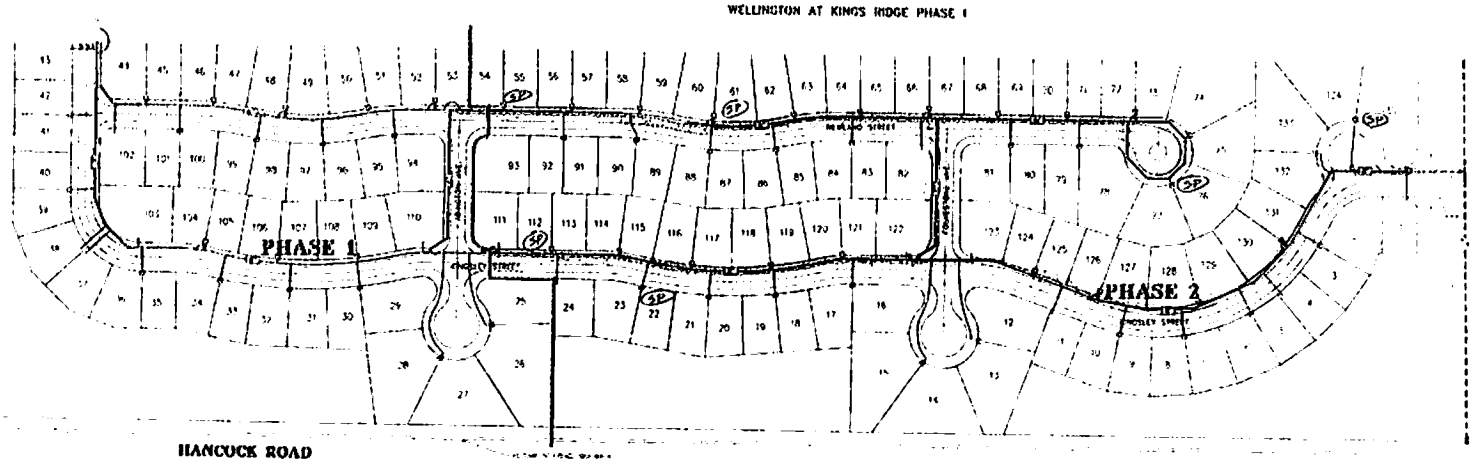
390 North Sinclair Avenue O Tavares, Florida 32778 O (352) 343-8481

CAMBRIDGE AT KINGS RIDGE
ABINGTON AVENUE
FOLKESTONE AVENUE
PLAN AND PROFILE

SHT. 11

AS-BUILT GRADING



(SP) Sample PIC

Scale: 1" = 100'

SCALE IN FEET

LEGEND

- WATERMAIN SIZE NOTE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING VALVE
- PROPOSED VALVE
- PROPOSED METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE
- WATER MAIN SIZE

NOTE: ALL WATER MAIN UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE

FERNER BERLEY AND ASSOCIATES, INC.

ENGINEERS ▲ SURVEYORS ▲ PLANNERS

CAMBRIDGE AT KINGS RIDGE
MASTER WATER DISTRIBUTION PLAN

SHT. 5

APR 13 1999

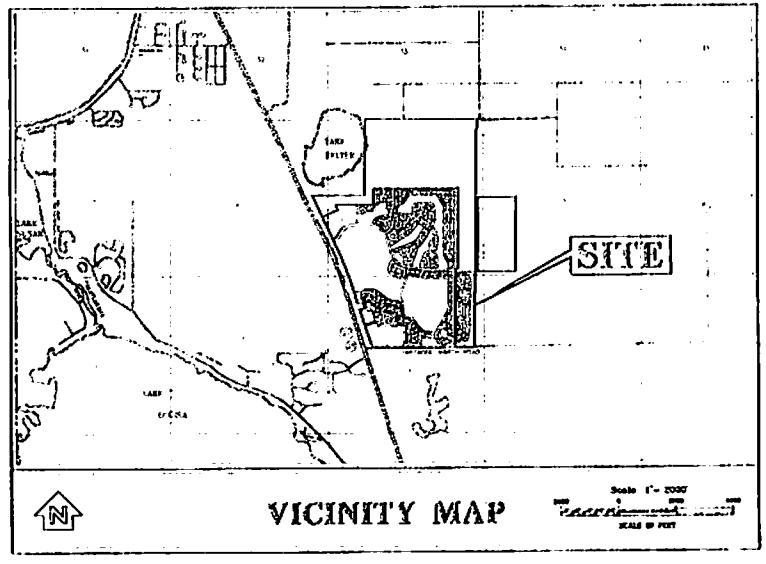
CONSTRUCTION PLANS FOR
CAMBRIDGE AT KINGS RIDGE
A PLANNED UNIT DEVELOPMENT
Sections 4 & 9, Township 23 S., Range 26 E.
Lake County, Florida

Owner/Developer:

LENNAR ACTIVE ADULT COMMUNITIES
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

1. COVER SHEET
2. PRELIMINARY PLAT
3. MASTER DRAINAGE PLAN
4. MASTER SANITARY SEWER PLAN
5. MASTER WATER DISTRIBUTION PLAN
6. AERIAL PHOTOGRAPH
7. PLAN AND PROFILE
8. PLAN AND PROFILE
9. PLAN AND PROFILE
10. PLAN AND PROFILE
11. PLAN AND PROFILE
12. PAVING AND DRAINAGE DETAILS
13. SANITARY SEWER DETAILS
14. WATER DISTRIBUTION DETAILS
15. MASTER GRADING PLAN
16. MASTER GRADING PLAN

Legal Description

[illegible]

I HEREBY CERTIFY THAT THE WATER DISTRIBUTION SYSTEM HAS BEEN BUILT IN ACCORDANCE WITH THESE "AS BUILT" DRAWINGS AND SPECIFICATIONS. THIS CERTIFICATION IS BASED UPON VISUAL INSPECTION. (CAMBRIDGE PHASE II LOTS 1-24, 54-83 & 111-135) APRIL 1999.

Apr 15 1999

I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM HAS BEEN BUILT IN ACCORDANCE WITH THESE "AS BUILT" DRAWINGS AND SPECIFICATIONS. THIS CERTIFICATION IS BASED UPON VISUAL INSPECTION AND FIELD SURVEY DATA. (CAMBRIDGE PH II LOTS 1-24, 54-83 & 111-135). MARCH 1999

I HEREBY CERTIFY THAT THE SANITARY SEWER, WATER DISTRIBUTION, STORMWATER AND ROADWAY SYSTEMS HAVE BEEN BUILT IN ACCORDANCE WITH THESE "AS BUILT" DRAWINGS AND SPECIFICATIONS. THE SANITARY SEWER AND STORMWATER CERTIFICATION IS BASED UPON VISUAL INSPECTION AND FIELD SURVEY DATA. THE WATER DISTRIBUTION CERTIFICATION IS BASED UPON VISUAL INSPECTION. THE ROADWAY CERTIFICATION IS BASED UPON VISUAL INSPECTION AND CERTIFIED LAB RESULTS. (CAMBRIDGE PH II LOTS 25-53, 84-110). JANUARY 1999.

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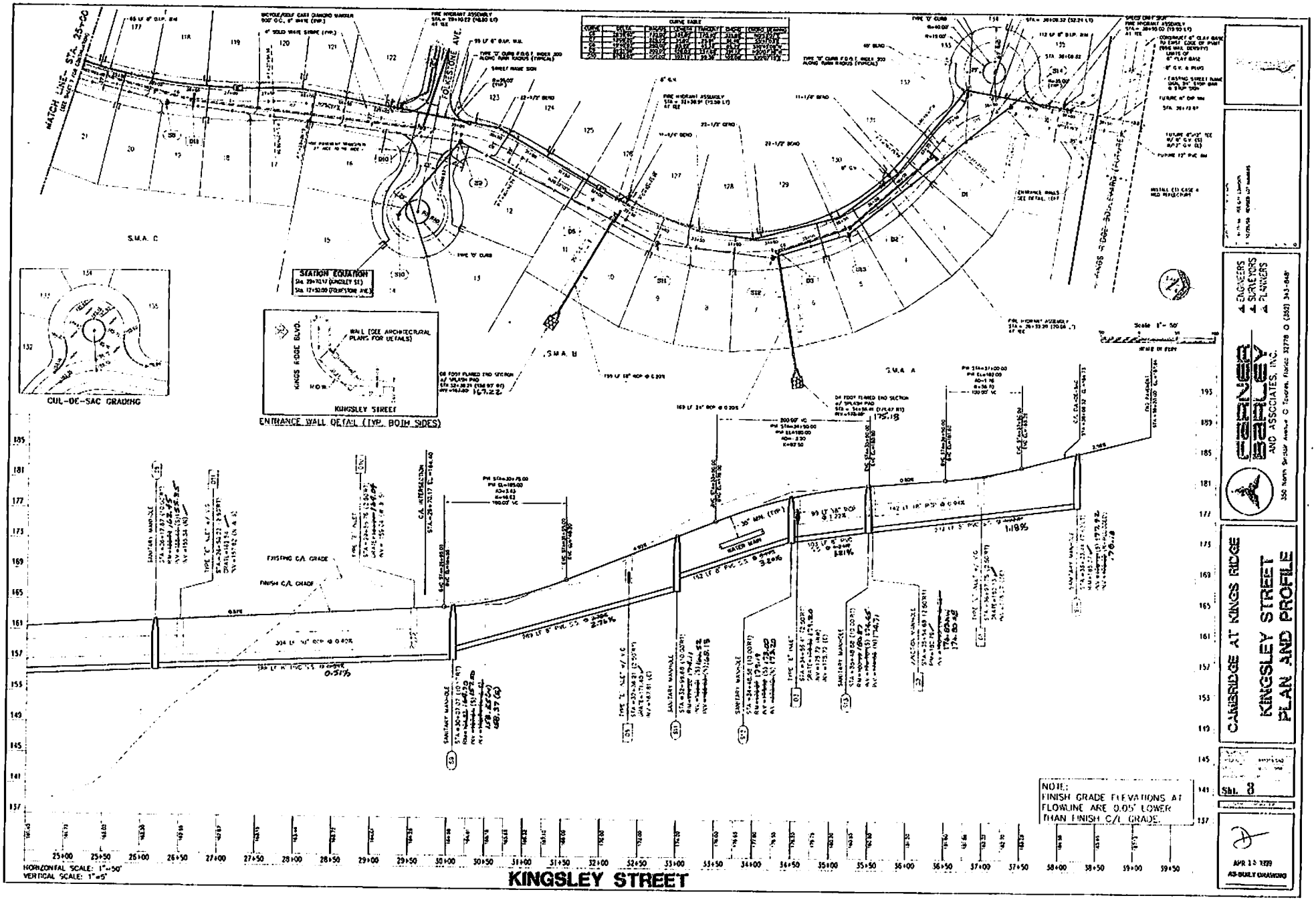
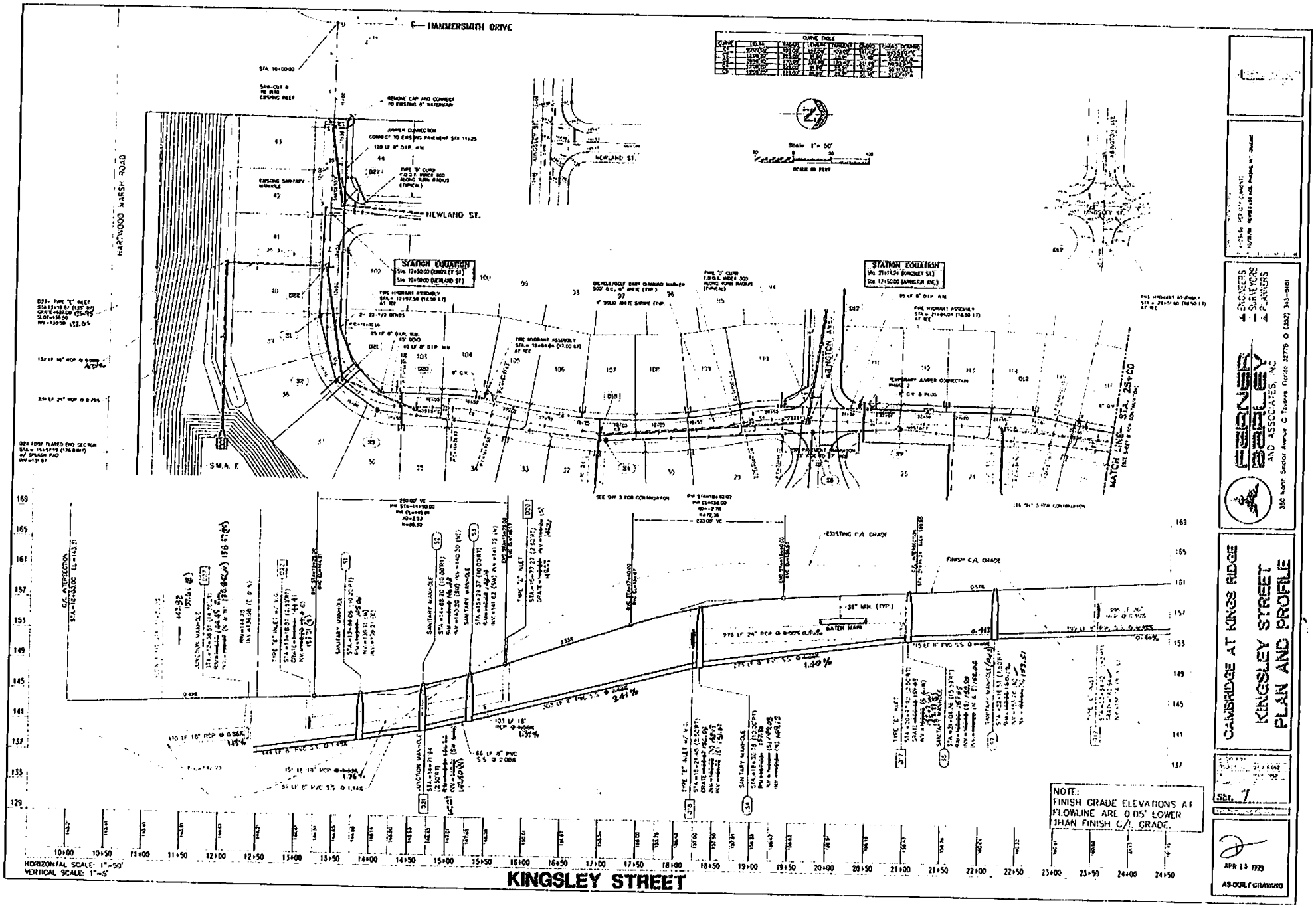
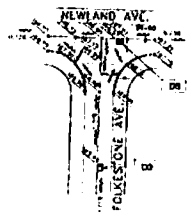
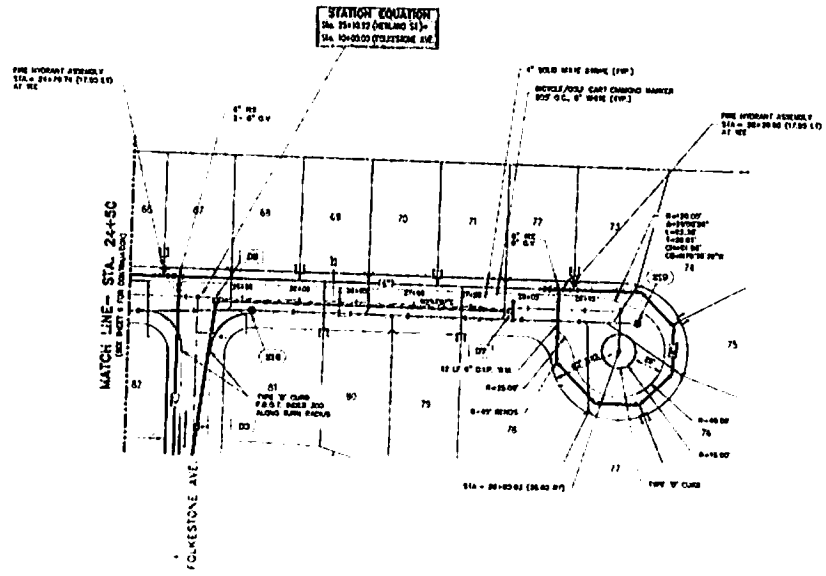
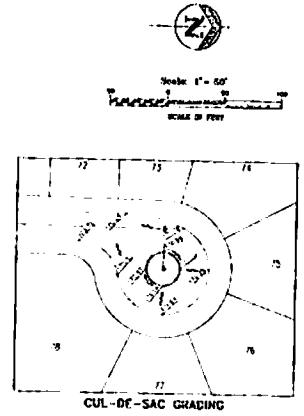
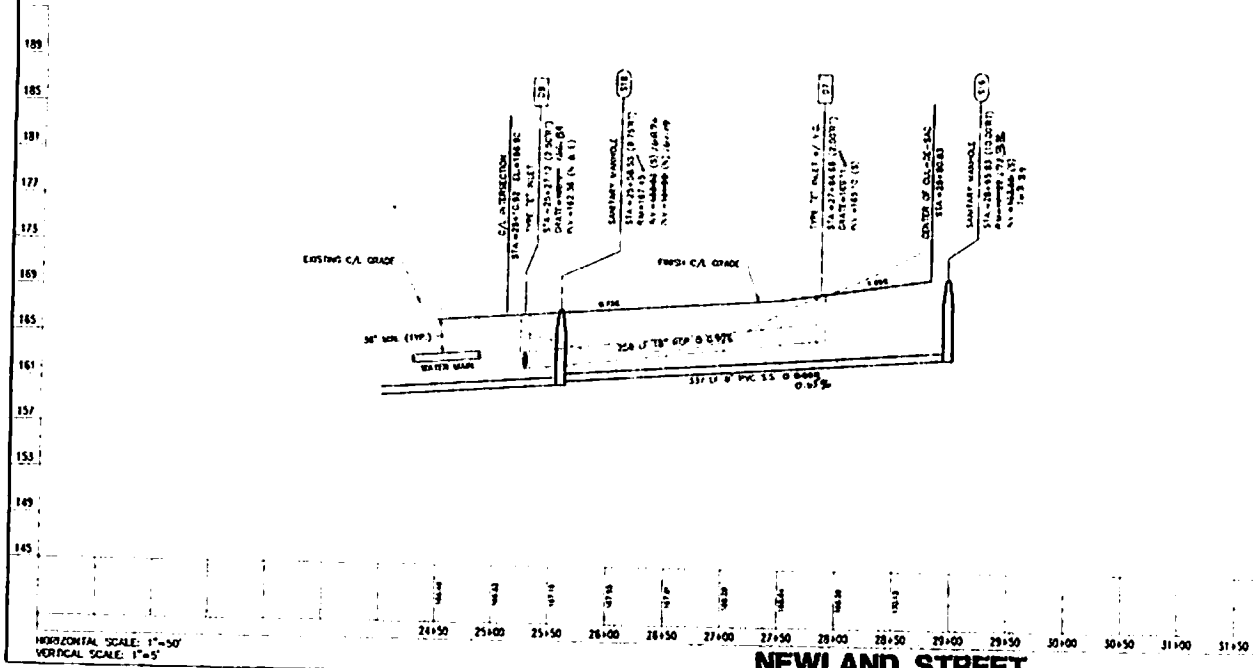

CAMBRIDGE AT KINGS RIDGE
KINGSLEY STREET
PLAN AND PROFILE
CENNER BARLEY AND ASSOCIATES, INC.
ENGINEERS
SURVEYORS
PLANNERS
350 North Sandlake Avenue O Tavares, Florida 32778 O (352) 343-8481
SHT. 8
AS-BUILT DRAWING
KINGSLEY STREET
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
NOTE:
FINISH GRADE ELEVATIONS AT FLOWLINE ARE 0.05' LOWER THAN FINISH C/L GRADE.
CUL-DE-SAC GRADING
ENTRANCE WALL DETAIL (TYP. BOTH SIDES)
KINGS RIDGE BLVD.
KINGSLEY STREET
WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
STATION EQUATION
MATCH LINE - STA. 25+00
FOREST RIDGE AVE.
S.M.A. C
S.M.A. B
S.M.A. A
EXISTING C/L GRADE
FINISH C/L GRADE
WATER MAIN
SANITARY MANHOLE
TYPE "E" INLET
C/L INTERSECTION
Scale 1" = 50'


HAMMERSMITH DRIVE
HARTWOOD MARSH ROAD
NEWLAND ST.
KINGSLEY ST
ARLINGTON AVE
STATION EQUATION
Sta. 12+50.00 (KINGSLEY ST)
Sta. 10+00.00 (NEWLAND ST)
STATION EQUATION
Sta. 21+19.24 (KINGSLEY ST)
Sta. 12+50.00 (ARLINGTON AVE.)
Scale 1" = 50'
SCALE IN FEET
CURVE TABLE
S.M.A.E.
MATCH LINE - STA. 25+00
EXISTING C/L GRADE
FINISH C/L GRADE
SANITARY MAIN
SANITARY MANHOLE
JUNCTION MANHOLE
TYPE "E" INLET
NOTE:
FINISH GRADE ELEVATIONS AT FLOWLINE ARE 0.05' LOWER THAN FINISH C/L GRADE.
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
KINGSLEY STREET
FERNER BERLEY AND ASSOCIATES, INC.
ENGINEERS
SURVEYORS
PLANNERS
350 North Sinclair Avenue O Tavares, Florida 32778 O (352) 343-9481
CAMBRIDGE AT KINGS RIDGE
KINGSLEY STREET
PLAN AND PROFILE
Sht. 7
APR 13 1999
AS-BUILT DRAWING









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

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
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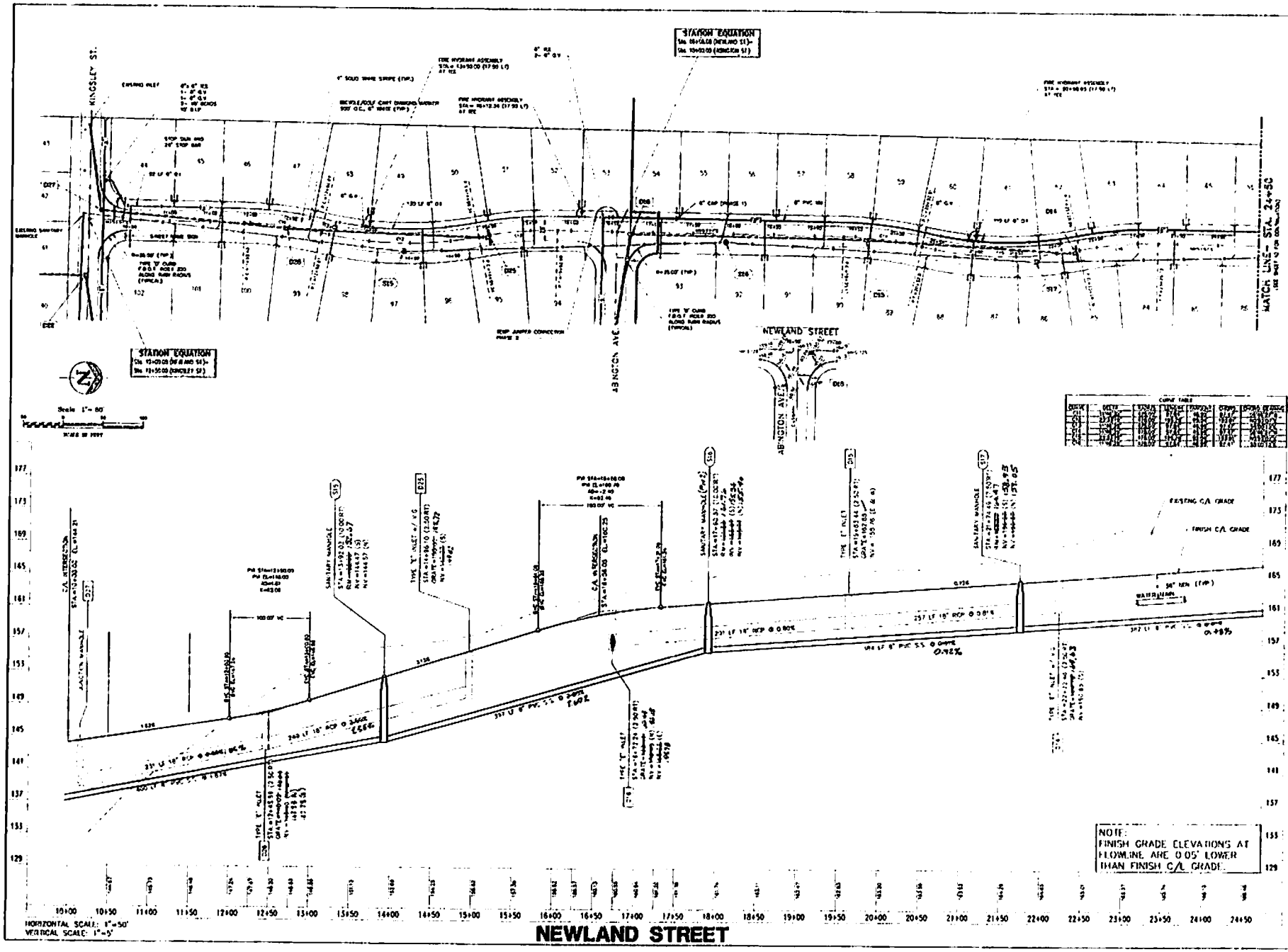
CAMBRIDGE AT KINGS RIDGE

NEWLAND STREET
PLAN AND PROFILE

SHT. 10

AS-CUILT DRAWING



ENGINEERS
SURVEYORS
PLANNERS

HARNER BAILEY AND ASSOCIATES, INC.

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CAMBRIDGE AT KINGS RIDGE

NEWLAND STREET
PLAN AND PROFILE

SHT. 9

APR 15 1999

AS-BUILT DRAWING