



Confidentiality and Non-Disclosure Agreement

_____ ("Prospect")
and _____ ("Prospect's Broker")
and _____ Century 21, Prime Property Resources, Inc. ("Listing Broker")

agree to the following terms regarding the real property or business opportunity (collectively "Property") described as:
_____ 000 CR 673, Bushnell, FL 33513 (Southern Villas RV Park) _____

1. Confidentiality. Prospect and Prospect's Broker acknowledge that all information and materials provided by Listing Broker regarding the above-referenced Property is confidential and may not be used for any purpose other than evaluation. Prospect's and Prospect's Broker's dissemination of any information and materials provided by Listing Broker will be limited to attorneys, accountants, banking representatives, and business advisors directly involved with the above-referenced Property. In the event the transaction is not successful, Prospect and Prospect's Broker will immediately return to Listing Broker any information and materials provided by Listing Broker.

2. Non-Disclosure. Listing Broker, Prospect, and Prospect's Broker agree not to disclose to any other person the fact that any discussions or negotiations are taking place with regard to the Property, the actual or potential terms, conditions, or facts involved in any such discussions or negotiations.

3. Non-Circumvention. Prospect and Prospect's Broker agree not to contact the Property owner, landlord, tenants, employees, or customers except through Listing Broker. Prospect and Prospect's Broker further agree not to circumvent or interfere with Listing Broker's contract with owner/landlord in any way.

4. Verification of Data. No representation is made by Listing Broker as to the accuracy of the information and materials provided. Prospect and Prospect's Broker agree to thoroughly review and independently verify the information and materials provided. Listing Broker advises Prospect and Prospect's Broker to consult appropriate professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction contemplated.

5. Disputes. This agreement will be construed in accordance with the laws of the State of Florida. The Listing Broker will be entitled to all remedies provided by law, including but not limited to injunctive relief and damages. In any litigation arising out of this agreement, the prevailing party will be entitled to recover from the non-prevailing party reasonable attorney's fees, costs, and expenses.

6. Term. This agreement will terminate _____ (if blank, then 1 year) after the conclusion of any discussions or negotiations regarding the above-referenced Property.

Prospect

Date

Prospect's Broker and Title or Authorized Agent and Title

Date

Listing Broker and Title or Authorized Agent and Title

Date



US 301/
CR 673,
Bushnell

- 128+/-
acres
- Zoned
RVPUD
- Southern
Villas RV
Park



Central FL permitted RV park development opportunity. Property consists of approx. 128 acres and is engineered and entitled as a 385 lot RV park. The owner recently entered into a Developer's Agreement with the City of Bushnell which contemplates the successful reservation of both water and sewer capacity and the Southwest Florida Water Management District has issued an Environmental Resource Permit. Significant off-site improvements completed by the Owner include— transportation improvements along CR 673, construction of water and sewer lines from property to City of Bushnell system (in excess of \$3 million), and installation of the designed lift station. The property is located at the intersection of CR 673 and US 301 in Sumter County, FL. The Interstate 75 and CR 673 interchange is located approx. 4 miles west of the property. The development can accommodate both conventional RV's or Park Models. Sumter County is home to The Villages and is one of the fastest growing MSA's in the country. Recent Villages acquisitions suggest significant expansion which are in close proximity to the property.



Kelly Rice, Broker

352-279-7528

Century 21

Prime Property Resources Inc.

Discussion of Opportunity *Southern Villas RV Park* *Sumter County, Florida*

Property: Total Acreage approximately 127+/- acres
Zoning – RVPUD (127 +/- acres)
Land Use – Mixed Use (127 +/- acres)
385 +/- sites

Seller Price Expectation:

- All reasonable offers will be evaluated
 - Seller may entertain holding a note (possible subordination – subject to underwriting review, etc...).

Water: City of Bushnell

- Water line extension completed from City of Bushnell system to property.
- Developer's Agreement is in-place (establishes capacity reservations)

Wastewater: City of Bushnell

- Wastewater line extension completed from City of Bushnell to system.
- Developer's Agreement is in-place (establishes capacity reservations)

Electric: Sumter Electric

- Significant portion of up-front fees (Contribution in aid of Construction) have been paid (\$130,000+).

Engineering: Completed

Sumter County Site plan permit approval 03/26/24

Environmental Resource Permit # 43035459.002 issued by the Southwest Florida Water Management District, expires 10/29/2029.

Offsite improvements:

- Water line and Sewer line (3.5 +/- mile line extension along US 301 to Bushnell utility connection) with Booster pump station including real property.
- CR 673 turn lanes in accordance with County specifications.
- Repaved CR 654A (underground water and sewer situated under CR 654A)

** The information above, and contained elsewhere in this attachment, has been obtained from sources believed reliable. Current Owner and Broker do not doubt its accuracy and we have not verified it and make no guaranty, warranty or representation as to the accuracy of the information. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*





Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

October 25, 2024

Southern Villas RV Park LLC
Attn: Aaron Beiler
P.O. Box 3300
Tampa, FL 33601

Subject: **Notice of Intended Agency Action - Approval
ERP Minor Modification**

Project Name: Southern Villas Permit Extension
App ID/Permit No: 900105 / 43035459.002
County: Sumter
Letter Received: August 06, 2024
Expiration Date: October 25, 2029
Sec/Twp/Rge: S32/T21S/R22E, S31/T21S/R22E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Kimley-Horn and Associates, Inc.
Jason Lewis, P.E., Kimley Horn and Associates, Inc



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Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

This modification to Environmental Resource Permit (ERP) No. 43035459.001 authorizes the following:

1. The extension of the expiration date for five (5) years from the issue date of this permit modification.
2. All other terms and conditions of Construction Permit No. 43035459.001, issued August 8, 2019 and entitled Southern Villas, apply.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Notice of Rights
cc: Kimley-Horn and Associates, Inc.
Jason Lewis, P.E., Kimley Horn and Associates, Inc

Notice of Rights

ADMINISTRATIVE HEARING

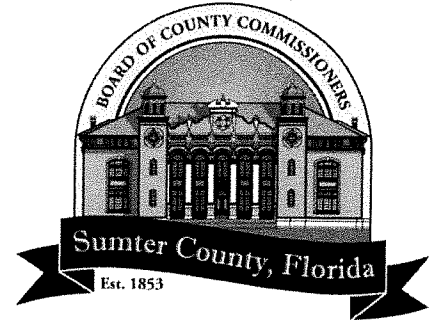
1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9788. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



March 26, 2024

Via email

Jason Lewis
Kimley-Horn and Associates, Inc
109 S Kentucky Ave
Lakeland FL 33801

Dear Mr. Lewis:

RE: DP-23-18868- Southern Villas RV Resort – SPAL

Review of the above referenced project has been completed and the plans submitted are approved with the following comments-

FIRE:

- PROVIDE ELEVATION DETAIL FOR 4-INCH SINGLE STORZ FDC MOUNTED ON FIRE BACKFLOW PREVENTER WITH HORIZONTAL WAFER CHECK VALVE AND VERTICAL DRIP VALVE ASSEMBLY.
- PROVIDE FREEZE PROTECTION FOR FIRE BACKFLOW PREVENTERS PER NFPA 24:6.5.2.

PLANNING AND ZONING:

- FOLLOW FWC'S GUIDELINES FOR SURVEYING AND RELOCATING GOPHER TORTOSES AND SURVEYING FOR THE AMERICAN KESTREL AND POTENTIAL OWL BORROWS.

This site permit approval shall automatically expire if construction of on-site improvements is not started within one (1) year of **March 26, 2024**. Start of construction shall mean actual construction of roadways, utilities or buildings in accordance with the approved site development plan. Clearing, grubbing, other preliminary site preparation activities shall not constitute start of construction for the purpose of this permit.

The applicant shall have two (2) years from the issuance of this permit to complete all site improvements. If improvements are not completed, and the approving authority on a demonstration of good cause has not granted an extension of time, not to exceed one (1) year, the site permit shall expire. This site plan approval does not constitute Building Department approval.

A final site inspection is required at construction completion for conformance with the approved site plan. Please contact me at (352) 689-4400, x 4658 or email me at Carley.berg@sumtercountyfl.gov to schedule an inspection.

Sincerely,

Carley Berg

Carley Berg, Planner

Roberta Ulrich, District 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Andrew Bilardello, District 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Craig A. Estep, District 3
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Jeffrey A. Bogue, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

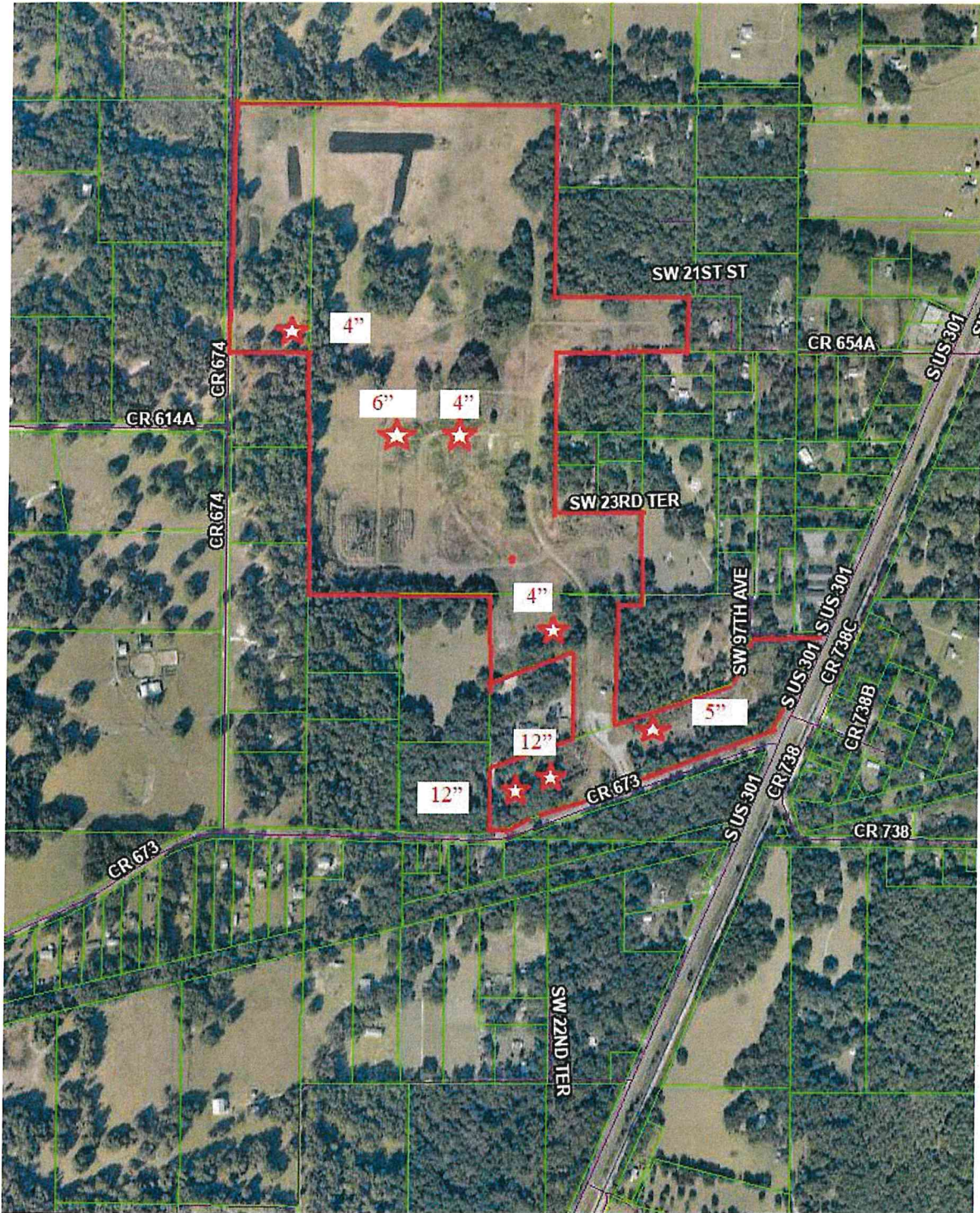
Don Wiley, District 5
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

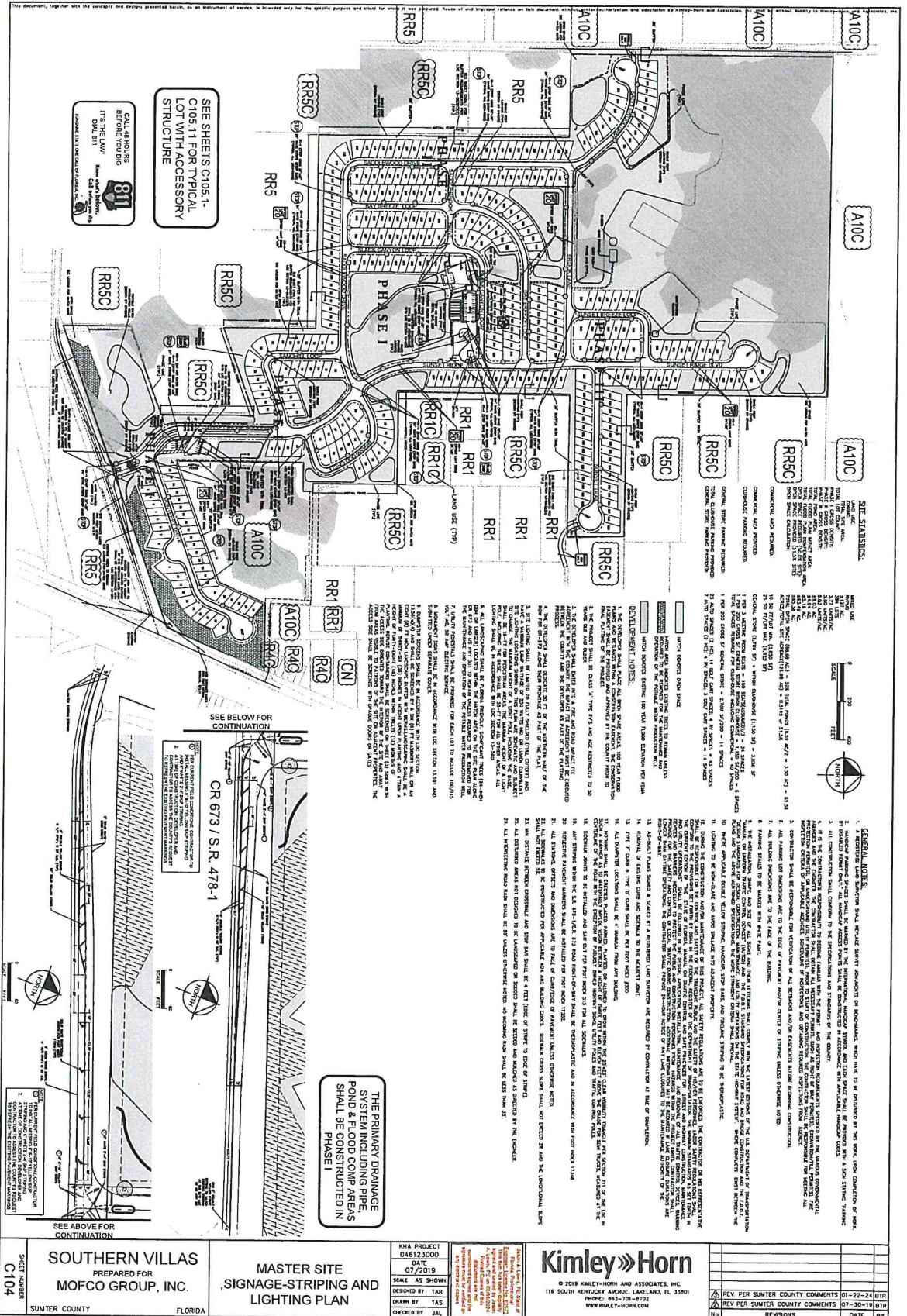
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Southern Villas RV Park
Approximate location and size of existing wells





CALL 811 BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811
LAWRENCE STATE COLLEGE OF DESIGN, INC.

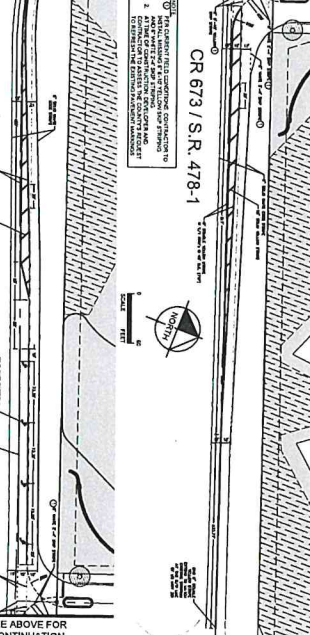
SEE SHEETS C105.1-
C105.11 FOR TYPICAL
LOT WITH ACCESSORY
STRUCTURE

SITE STATISTICS
TOTAL SITE AREA: 1,100,000 SQ. FT.
TOTAL LOT AREA: 1,100,000 SQ. FT.
TOTAL GARAGE AREA: 1,100,000 SQ. FT.
TOTAL DRIVEWAY AREA: 1,100,000 SQ. FT.
TOTAL SIDEWALK AREA: 1,100,000 SQ. FT.
TOTAL BIKEWAY AREA: 1,100,000 SQ. FT.
TOTAL UTILITY AREA: 1,100,000 SQ. FT.
TOTAL FURNITURE AREA: 1,100,000 SQ. FT.
TOTAL SIGNAGE AREA: 1,100,000 SQ. FT.
TOTAL LIGHTING AREA: 1,100,000 SQ. FT.



GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, BRIDGES, AND STRUCTURES, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF AIRPORTS, HELIPORTS, AND RELATED FACILITIES, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF CANALS AND DRAINAGE SYSTEMS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TOWNSHIP AND RURAL HIGHWAYS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOPS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
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11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRUCK AND BUS STOP SHELTERS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

SEE BELOW FOR CONTINUATION



THE PRIMARY DRAINAGE SYSTEM INCLUDING PIPE, POND & FLOOD COMP AREAS SHALL BE CONSTRUCTED IN PHASE I

SOUTHERN VILLAS
PREPARED FOR
MOFCO GROUP, INC.
SUMTER COUNTY FLORIDA

MASTER SITE
, SIGNAGE-STRIPING AND
LIGHTING PLAN

KHA PROJECT 046123000
DATE 07/2019
SCALE AS SHOWN
DRAWN BY TAR
CHECKED BY JH
DATE 07/2019

Kimley-Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
116 SOUTH KIMLEY AVENUE, LAKELAND, FL 33801
PHONE 888-800-3333
WWW.KIMLEY-HORN.COM

REV	PER SUMTER COUNTY COMMENTS	DATE
01	21-22-24	01/19
02	07-20-19	07/19

