

4-069-0296A



Technical Staff Report 1729

MANAGEMENT AND STORAGE OF SURFACE WATER TECHNICAL STAFF REPORT
April 28, 1994

APPLICANT: Cross-Tie Ranch L.P.
Attn: Herbert Mayer
518 Pleasant Street
Northampton, MA. 01060

AGENT: Farner, Barley & Associates, Inc.
Attn: Thomas J. McCann, P.E.
350 North Sinclair Avenue
Tavares, FL. 32778

COUNTY: Lake PROJECT NAME: Cross-Tie Ranch Phase II
SECTIONS: 5 and 8 TOWNSHIP: 19 RANGE: 28
ACRES OWNED: 680.0 PROJECT ACREAGE: 100.0

AUTHORITY: 40C-4.041(1), (2)(b)2, F.A.C.

GENERAL DESCRIPTION OF APPLICATION NO. 4-069-0296A:

This application is for the construction of a surface water management system for Cross-Tie Ranch Phase II. The surface water management system includes 39 single-family residential lots (1 acre minimum in size), associated roads with roadside swales, a common area with stable parking, and rear yard swales.

RECEIVING WATER BODY(ies): Seminole Creek & Blackwater Creek
(CLASS OFW)

EXISTING LAND USE: Abandoned citrus grove and pine plantation

OPERATION AND MAINTENANCE ENTITY: Homeowner's Associates

STAFF COMMENTS:

Cross-Tie Ranch Phase II is located on the north side of S.R. 44, between S.R. 46A and 437, in Lake County (Attachment A).

The proposed project is located in the Wekiva River Hydrologic Basin, the Wekiva River Protection Area, and the Most Effective Recharge Area. The applicant has provided the "Local Government Notification" from Lake County, stating that the proposed activity is in compliance with the local regulation in effect in the area where the development will take place, thus complying with 40C-41.063(4). The project is not located in the Wekiva River Riparian Habitat Protection Zone, nor the Water Quality Protection Zone.

The proposed project site consists of abandoned citrus grove and pine plantation. The vegetation within the project site consists of sand pine, black cherry, live oak, and a variety of upland grasses. There are no wetlands within the project site.

The applicant's submittal has addressed the standards and criteria for issuance of a permit for projects within the Wekiva River Hydrologic Basin as follows:

Recharge Standard - The surface water management system is designed to retain the post-development runoff volume from the 25-year 24-hour storm event, which greatly exceeds the 3 inches of runoff from the directly connected impervious area. Therefore, adequate recharge is provided.

Storage Standard - The proposed project will not cause any net reduction in flood storage within the 100-year floodplain.

Erosion and Sediment Control and Water Quality - The proposed project is not located within the Water Quality Protection Zone, however, the combined acreage of Phase I and II exceeds 120 acres. Therefore, a condition has been added that the permittee must submit a detailed erosion and sediment control plan pursuant to Chapter 40C-41.063(3)(c), F.A.C. The applicant has provided erosion and sediment control details on the plans for the construction phase of this project, including the use of staked hay bales and/or silt screens.

Standard for Limiting Drawdown - None of the proposed work will result in lowering the ground water table within the Water Quantity Protection Zone.

Standard for Riparian Wildlife Habitat - The proposed project site is not located within the Riparian Habitat Protection Zone (RHPZ).

Staff believes that the proposed project conforms with the wetland review criteria pursuant to Section 10.7.4 of the Applicant's Handbook. The applicant has demonstrated that the proposed project will not have any adverse secondary and cumulative impacts to wetlands, water quality, and upland habitat for aquatic and wetland dependent fish or wildlife listed as endangered, threatened, or of special concern.

On January 19, 1993, the District issued Permit Number 40-069-0119 for the construction of Phase I of Cross-Tie Ranch. The permit included the authorization to construct three, dry-retention basins. Stormwater runoff from the majority of Phase II and its contributing off-site drainage area will be routed; via roadside swales, ditch bottom inlets, and pipes; to two of the three, dry-retention basins constructed in Phase I (S.M.A. 1 and S.M.A. 2). Adequate storage is provided within the retention basins to retain the post-development volume of runoff from the 25-year 24-hour and 100-year 24-hour storm events. The remainder of the site sheet flows to proposed rear yard, side yard, and roadside swales for treatment and discharge rate attenuation.

The proposed project is consistent with the objectives and design criteria of the District, as set forth in Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

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| TOTAL WETLANDS INVOLVED: | 0.0 acres |
| TOTAL WETLANDS PRESERVED: | 0.0 acres |
| TOTAL WETLANDS DISTURBED: | 0.0 acres |
| TOTAL WETLANDS LOST: | 0.0 acres |
| 1. WATERS OF THE STATE: (SEE D/F # N/A) | 0.0 acres |
| 2. CONTIGUOUS TO WATERS: | 0.0 acres |
| 3. ISOLATED WETLANDS: | 0.0 acres |
| TOTAL WETLANDS RESTORED/CREATED AS MITIGATION: | 0.0 acres |
| TOTAL WETLANDS ENHANCED AS MITIGATION: | 0.0 acres |
| OTHER COMPENSATION: | 0.0 acres |

RECOMMENDATION: Approval

CONDITIONS FOR APPLICATION NUMBER 4-069-0296A:

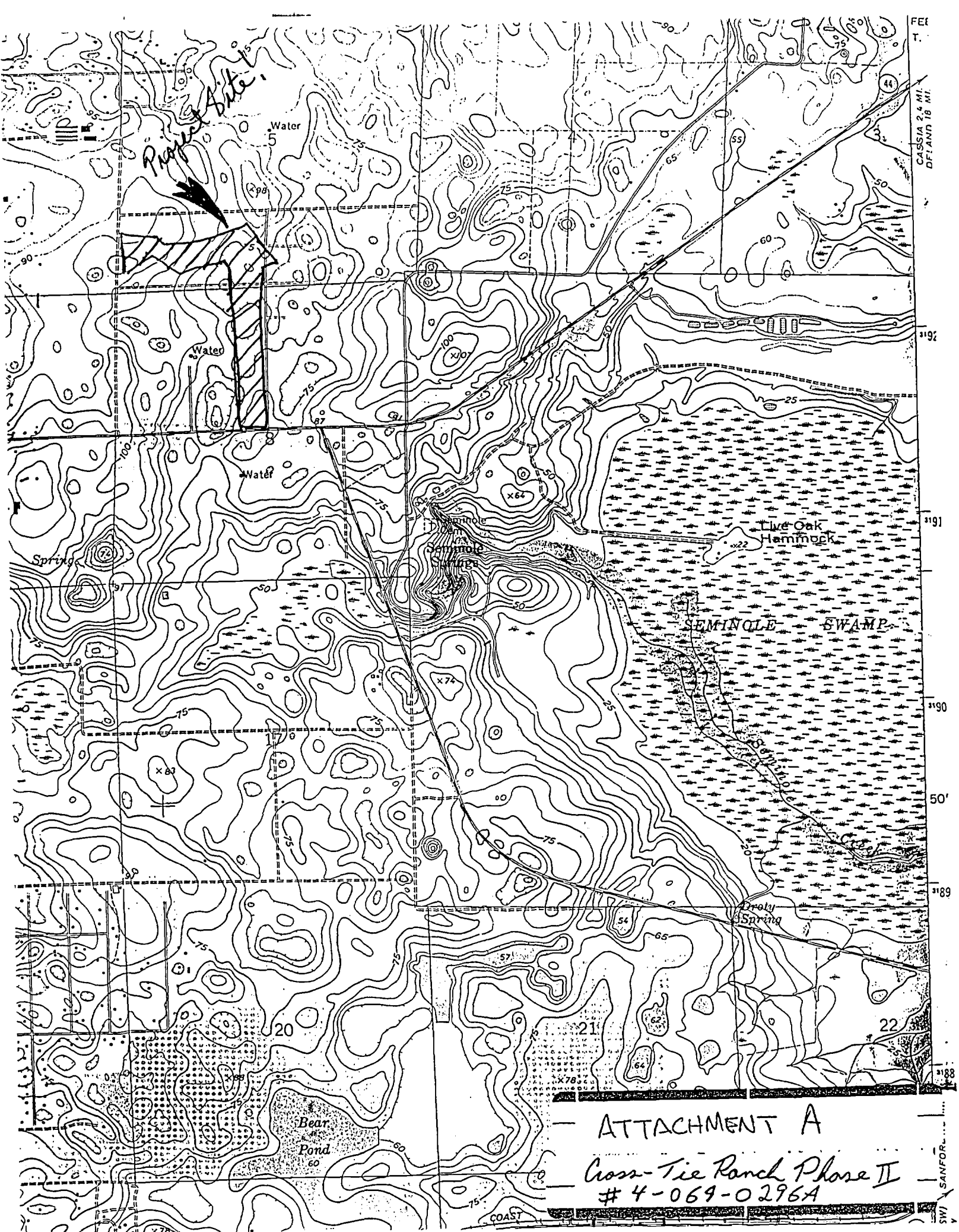
GENERAL: 1 - 13

SPECIAL: 1, 2, 6, 16, 19, 29, 30, 37

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Cook/Eunice



Project Site

ATTACHMENT A
Cross-Tie Ranch Phase II
4-069-0296A

FEE T.
CASSIA 2.4 MI.
DE. AND 1.8 MI.
197
199
190
189
188
SW SANFORD

19367-1
5-10-94

MSSW/WOD
STAFF REPORT ROUTING SLIP

APPLICATION NUMBER: 4-069-0296 A FOR *May*

AGENDA

NAME: Cross-tie Ranch Phase II

REVIEWER: *M. Cook / Eunice*

MAY. 4. TSR. 069. 0296

FILE NAME: 4690296.TSR

DIRECTORY NAME/MONTH.TSR.OWNER'S NAME

RELATED FILE NO.:

SITE INSPECTION REPORT INCLUDED? YES NO

IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LISTED BELOW TO INSURE THAT THE TSR IS ROUTED WITHIN THE TIMEFRAMES DESIGNATED AFTER EACH TITLE.

| TRANSMITTED TO: | REC'D | DUE | RET'D |
|--------------------------|---------------|-------|--------------------------|
| DATE TSR SUBMITTED | <u>4/5/94</u> | _____ | _____ |
| LEAD ES <i>AA 4/5/94</i> | <u>4/5/94</u> | _____ | _____ |
| LEAD ENGINEER <i>GBB</i> | <u>4/5/94</u> | _____ | <u>4/5/94</u> |
| TECHNICAL STAFF | _____ | _____ | _____ |
| DATE TSR TYPED | _____ | _____ | _____ |
| FIELD OFFICE DIRECTOR | <u>4-6-94</u> | _____ | <u>4-6-94</u> <i>pur</i> |
| TYPING REVISIONS | <u>4-6-94</u> | _____ | <u>4-5-94</u> <i>lu</i> |
| DATE SENT TO PALATKA | _____ | _____ | _____ |

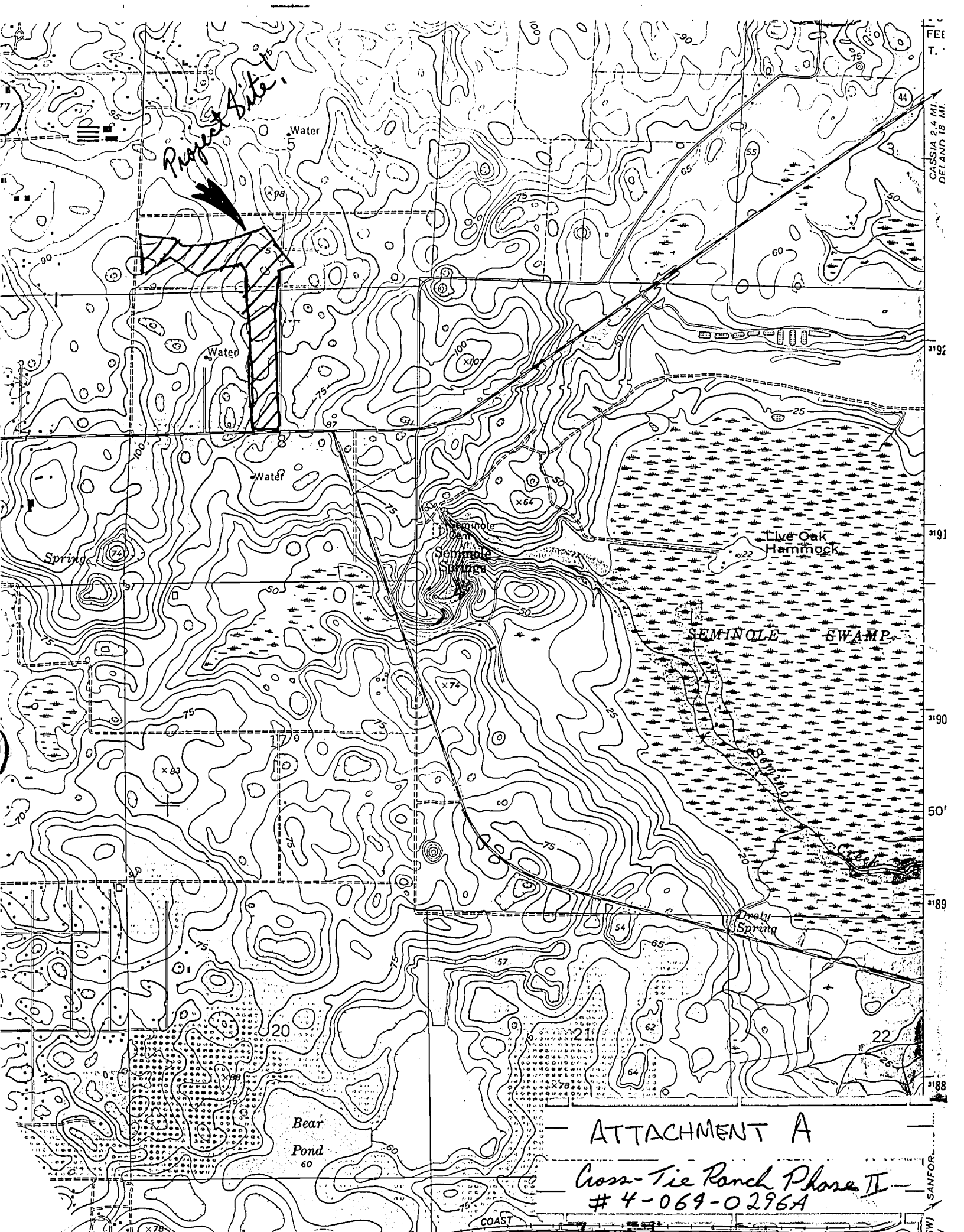
| | | | |
|---------------------------------|-------|-------|---------------------------|
| LEGAL | _____ | _____ | _____ |
| CHIEF ENGINEER | _____ | _____ | <u>4/25/94</u> <i>CMP</i> |
| CHIEF ES | _____ | _____ | _____ |
| DIRECTOR/ ASSISTANT DIRECTOR | _____ | _____ | _____ |
| TYPING REVISION | _____ | _____ | _____ |

EXHIBITS YES NO
 SUPPLEMENTAL DATA YES NO
 MAPS YES NO
 LETTER OF CONCERN YES NO

APPROVAL
 DENIAL (SUB) (40C-1.605)

RECEIVED
 APR 08 1994

ENTERED ON CRT



Project Site 1

FEE T. CASAJA 2.4 MI. DELAND 18 MI.

3192

3191

3190

50'

3189

3188

SW SANFOR.

ATTACHMENT A
Cross-Tie Ranch Phase II
4-069-0296A

COAST

#4

MANAGEMENT AND STORAGE OF SURFACE WATER TECHNICAL STAFF REPORT
April 6, 1994

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518 Pleasant Street
Northampton, MA. 01060

AGENT: Farner, Barley & Associates, Inc.
Attn: Thomas J. McCann, P.E.
350 North Sinclair Avenue
Tavares, FL. 32778

COUNTY: Lake PROJECT NAME: Cross-Tie Ranch Phase II
SECTIONS: 5 and 8 TOWNSHIP: 19 RANGE: 28
ACRES OWNED: 680.0 PROJECT ACREAGE: 100.0

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(CLASS OFW)

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STAFF COMMENTS:

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Based on a recent site inspection by District staff, it was noted that the applicant began construction prior to receiving a Management and Storage of Surface Water Permit from the District for Phase II. The District is pursuing penalties through the execution of a consent order for the unpermitted construction activities.

The proposed project site consists of abandoned citrus grove and pine plantation. The vegetation within the project site consists of sand pine, black cherry, live oak, and a variety of upland grasses. There are no wetlands within the project site.

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Cook/Eunice

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Cook/Eunice

DRAFT #2

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1st draft

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STAFF COMMENTS:

Cross-Tie Ranch Phase II is located on the north side of S.R. 44, between S.R. 46A and 437, in Lake County. (Attachment A)

The proposed project is located in the Wekiva River Hydrologic Basin, the Wekiva River Protection Area, and the Most Effective Recharge Area. The applicant has provided the "Local Government Notification" from Lake County, stating that the proposed activity is in compliance with the local regulation in effect in the area where the development will take place, thus complying with 40C-41.063(4). ~~The project is not located in the Wekiva River Riparian Habitat Protection Zone, nor the Water Quality Protection Zone~~

Based on site inspection by District staff, it was noted that the applicant began construction prior to receiving a Management and Storage of Surface Water Permit from the District for Phase II. The District is pursuing penalties through the execution of a consent order for the unpermitted construction activities.

~~0296A, to the May Regulatory Board.~~

The proposed project site consists of abandoned citrus grove and pine plantation. The vegetation within the project site consists of sand pine, black cherry, live oak, and a variety of upland grasses. ~~The project is not located within the Riparian Habitat Protection Zone (RHPZ).~~ There are no wetlands within the project site. ~~mitigation will not be required.~~

The applicant's submittal has addressed the standards and criteria for issuance of a permit for projects within the Wakiva River Hydrologic Basin as follows:

Recharge Standard - The surface water management system is designed to retain the post-development runoff volume from the 25-year 24-hour storm event, which greatly exceeds the 3 inches of runoff from the directly connected impervious area. Therefore, adequate recharge is provided.

Storage Standard - The proposed project will not cause any net reduction in flood storage within the 100-year floodplain.

Erosion and Sediment Control and Water Quality - ^{PROPOSED PROJECT} The applicant has provided an erosion and sediment control plan for the construction phase of this project, including the use of staked hay bales and/or silt screens. ~~THE SITE IS NOT LOCATED WITHIN THE WATER QUALITY PROTECTION ZONE.~~

Standard for Limiting Drawdown - None of the proposed work will result in lowering the ground water table within the Water Quantity Protection Zone.

Standard for Riparian Wildlife Habitat - The proposed project site is not located within the Riparian Habitat Protection Zone (RHPZ).

Staff believes that the proposed project conforms with the wetland review criteria pursuant to Section 10.7.4 of the Applicant's Handbook. The applicant has demonstrated that the proposed project will not have any adverse secondary and cumulative impacts to wetlands, water quality, and upland habitat for aquatic and wetland dependent fish or wildlife listed as endangered, threatened, or of special concern.

On January 19, 1993, the District issued Permit Number 40-069-0119 for the construction of Phase I of Cross-Tie Ranch. The permit included the authorization to construct three dry retention basins. Stormwater runoff from the majority of Phase II and its contributing off-site drainage area will be routed; via roadside swales, ditch bottom inlets, and pipes; to two of the three dry retention basins constructed in Phase I (S.M.A. 1 and S.M.A. 2). Adequate storage is provided within the retention basins to retain the post-development volume of runoff from the 25-year 24-hour and 100-year 24-hour storm events. The remainder of the site sheet flows to proposed rear yard, side yard, and roadside swales for

treatment and discharge rate attenuation.

The proposed project is consistent with the objectives and design criteria of the District, as set forth in Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

| | |
|--|-----------|
| TOTAL WETLANDS INVOLVED: | 0.0 acres |
| TOTAL WETLANDS PRESERVED: | 0.0 acres |
| TOTAL WETLANDS DISTURBED: | 0.0 acres |
| TOTAL WETLANDS LOST: | 0.0 acres |
| 1. WATERS OF THE STATE: (SEE D/F # N/A) | 0.0 acres |
| 2. CONTIGUOUS TO WATERS: | 0.0 acres |
| 3. ISOLATED WETLANDS: | 0.0 acres |
| TOTAL WETLANDS RESTORED/CREATED AS MITIGATION: | 0.0 acres |
| TOTAL WETLANDS ENHANCED AS MITIGATION: | 0.0 acres |
| OTHER COMPENSATION: | 0.0 acres |

RECOMMENDATION: Approval

CONDITIONS FOR APPLICATION NUMBER 4-069-0296A:

GENERAL: 1-13

SPECIAL: 1, 2, 6, 16, 19, 29, 30, 37

OTHER CONDITIONS:

1. The proposed surface water management system must be constructed as per plans received by the District on January 24, 1994, and as amended by Sheets 2 and 10, received by the District on March 3, 1994.

Cook / Eunice

Note that Conditions 4 and 5
of the new 1-13 set may
lessen the need for
29, 30

Note that Conditions yards
of the new 1-13 set may
lessen the need for
29, 30

3