Technical Staff Report

1729

ERP
TECHNICAL STAFF REPORT ROUTING SHEET

P ✓

APP. NO. 4-069-0326AM9-ERP

BOARD: April 2000

PROJECT NAME: Kings Ridge North

REVIEWERS: Fang/Prynoski

FILE NAME: ~~i:\data\barbara\tsr\kings ridge north AM9~~ H:\rm\cfang\tsr\kings ridge north am9.doc

ASSOC. PERMIT 4-069-0326-ERP

REVIEW AND ROUTING HISTORY	INITIALS AND DATE RECEIVED	FORWARDED
REVIEWING ENGINEER		2/15/00 → JBB
REVIEWING ES		9/3/99 → Chou
☐ OTHER:		
SUPERVISING ES	6 MAR 00	8 MAR 00 JAR
SUPERVISING ENGINEER JBB 3/5/00	2/15	3/5/00
SERVICE CENTER TYPING REVISIONS Vol	3-8-00	3-9-00
SERVICE CENTER DIRECTOR	3/8/00	3/9/00
SENT TO PALATKA BY SC RECORDS OR 40C-40, 40C-400 PERMIT ISSUED		

(Check below when designated review is necessary)

☐ LEGAL:		
☐ DIV. DIRECTOR/SURFACE WATER MGT.		~~Dm 3/21/00~~
☐ DIV. DIRECTOR/ENV. RES. MGT.		~~GJ 3/27/00~~
☐ OTHER:		
DEPT. DIRECTOR / ASST. DEPT. DIRECTOR		3/27 CNP

EXHIBITS (other than maps)	☐ YES	☒ NO	APPROVAL
SUPPLEMENTAL DATA	☐ YES	☒ NO	
MAPS	x☐ YES	☐ NO	
LETTERS OF CONCERN	☐ YES	☒ NO	
SITE INSPECTION REP	☐ YES	x☐ NO (See previous permit file and PAA)	
SSL AUTHORIZATION	☐ YES	☒ N/A	

RECEIVED
MAR 10 2000
By

3/27 made changes AB

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
March 27, 2000

Applicant: Lennar Land Partners
Attn.: Robert Aherns
7600 Nob Hill
Tamarac, Florida 33321

Agent: n/a

Consultant: Farner, Barley & Associates, Inc.
Attn.: Duane K. Booth, P.E.
350 North Sinclair Avenue
Tavares, Florida 32778

County: Lake
Section: 4
Acres Owned: 968.44
Project Name: Kings Ridge North
Township: 23 S
Range: 26 E
Project Acreage: 228.80

General Description of Application Number 4-069-0326AM9-ERP

This application is for construction of a surface water management system consisting of mass grading for a future golf course residential community, including construction of two lined wet retention ponds, and nine dry retention ponds in 228.80 acres of area known as Kings Ridge North.

Authority: Chapter 373 F.S.; Chapter 40C-4.041, (2)(b) 2., F.A.C.

Existing Land Use: Former grove, lake

Hydrologic Basin(s): Lake Apopka (7B)

Receiving Water Body(ies): Lake Felter Class: III

Easements/Restrictions: No

Operation and Maintenance Entity: Applicant.

Staff Comments:
The project site is located south of the City of Clermont, on U.S. Highway 27, between Hancock Road and Lake Felter in the Kings Ridge subdivision, in Lake County, Florida. Lake Felter borders a portion of the project site's western boundary. The site is in the Ocklawaha River Basin.

Project History:

A stormwater permit #42-069-1062 was issued for Phase I of the Kings Ridge development on June 28, 1995. This permit authorized the construction of a stormwater system consisting of a 17.85-acre project including an entrance road, model homes, and sales center. Permit 40-069-0196 was issued for Phase II. Phase II of the project consisted of three dry-retention ponds and two, existing, dry retention ponds (two depressional areas), and one temporary dry retention pond. Phase III of the project (4-069-0326) consisted of a residential development with 145 lots and 11 holes of golf for a future 18-hole golf course. The surface water management system for Phase III included 299.27 acres of area (38 acres of subdivision and 261.27 of mass grading and 10 retention ponds). Subsequently, Permits 4-096-0326M-ERP through 4-096-0326M8-ERP (issued July 8, 1998) have been issued for the site. A portion of the proposed Kings Ridge North was reviewed as part of North Ridge, Phase I, permit number 40-069-0370-ERP, issued June 30, 1999.

Proposed Project:

This application is for mass grading of 228.80 acres for a proposed golf course residential community, including the construction of two wet retention ponds, nine dry retention basins, and associated stormsewer inlet pipes. No placement of impervious surfaces is proposed by this application. The applicant has supplied an erosion and sediment control plan for the area to be cleared and graded.

In the pre-development condition, the project site is on a rolling hills terrain with the highest elevation about 265 feet and the lowest elevation at about 80 feet on Lake Felter. The runoff drains toward Lake Felter, located on the northwest corner of the site. Lake Felter is a land-locked lake. The applicant has preliminarily designed a surface water management system for the future golf course community. The design includes eleven retention ponds to retain the total runoff of the 25-year/96-hour storm event. Two of the retention ponds are lined wet retention ponds and nine are dry retention ponds. These ponds will recover water quality treatment volume in 72 hours and the total runoff of the 25-year/96-hour storm event in 14 days. Soil infiltration was accounted for during the storm event for the unlined ponds. The proposed surface water management system satisfies the Ocklawaha River Hydrologic Basin Storm Frequency Standard.

The site is a former grove with planted slash pine. A small portion of Lake Felter, 1.27 acres, extends into the western boundary of the property. This surface water and its associated shoreline wetland were reviewed as part of permit 40-069-0370-ERP, North Ridge, Phase I. Impacts to wetlands and/or other surface waters were not proposed under the previous permit nor are they proposed under this application. Appropriate measures to protect the wetlands have been provided. Secondary impacts to fish and wetland dependent wildlife species are not anticipated due to the fact that no construction is proposed waterward of the 100-year flood elevation, which is considerably upgradient of the wetland line. The application has provided as a buffer, stormwater pond # 16 and associated conveyance swales around and approximately 75 feet to 100 feet landward of the 1.27-acre Lake Felter wetland area.

The proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, 40C-4.302, and 40C-41.063(2)(a), F.A.C.

Summary	Kings Ridge North	Golf/Residential
Total Wetlands/Surface Waters on Project Site: *This surface water was reviewed and accounted for under permit #40-069-0370-ERP.		1.27*(acres)
Impacts That Require Mitigation:		0.00 (acres)
Impacts That Require No Mitigation:		0.00 (acres)
Mitigation:		0.00 (acres)

Recommendation: Approval

Conditions for Application Number 4-069-0326AM9-ERP
General ERP CONDITIONS (See Condition Sheet): 1-19

Special MSSW CONDITIONS (See Condition Sheet): 1, 4,10,13,22,23,28

Tables: N/A

Other Conditions:

1. The proposed surface water management system must be constructed as per the plans received by the District on January 24, 2000.

2. This permit does not authorize construction of any impervious surface, or any other work not shown on the plans referenced above.

3. The permittee may obtain a Standard General Environmental Resource Permit (ERP) for future phases of the King Ridge North when the phase is consistent with this permit and does not exceed the thresholds pursuant to 40C-40.302(2), F.A.C. If a phase exceeds the thresholds pursuant to 40C-40.301(2), F.A.C. or if a phase is inconsistent with this permit, the permittee must obtain a modification to this permit.

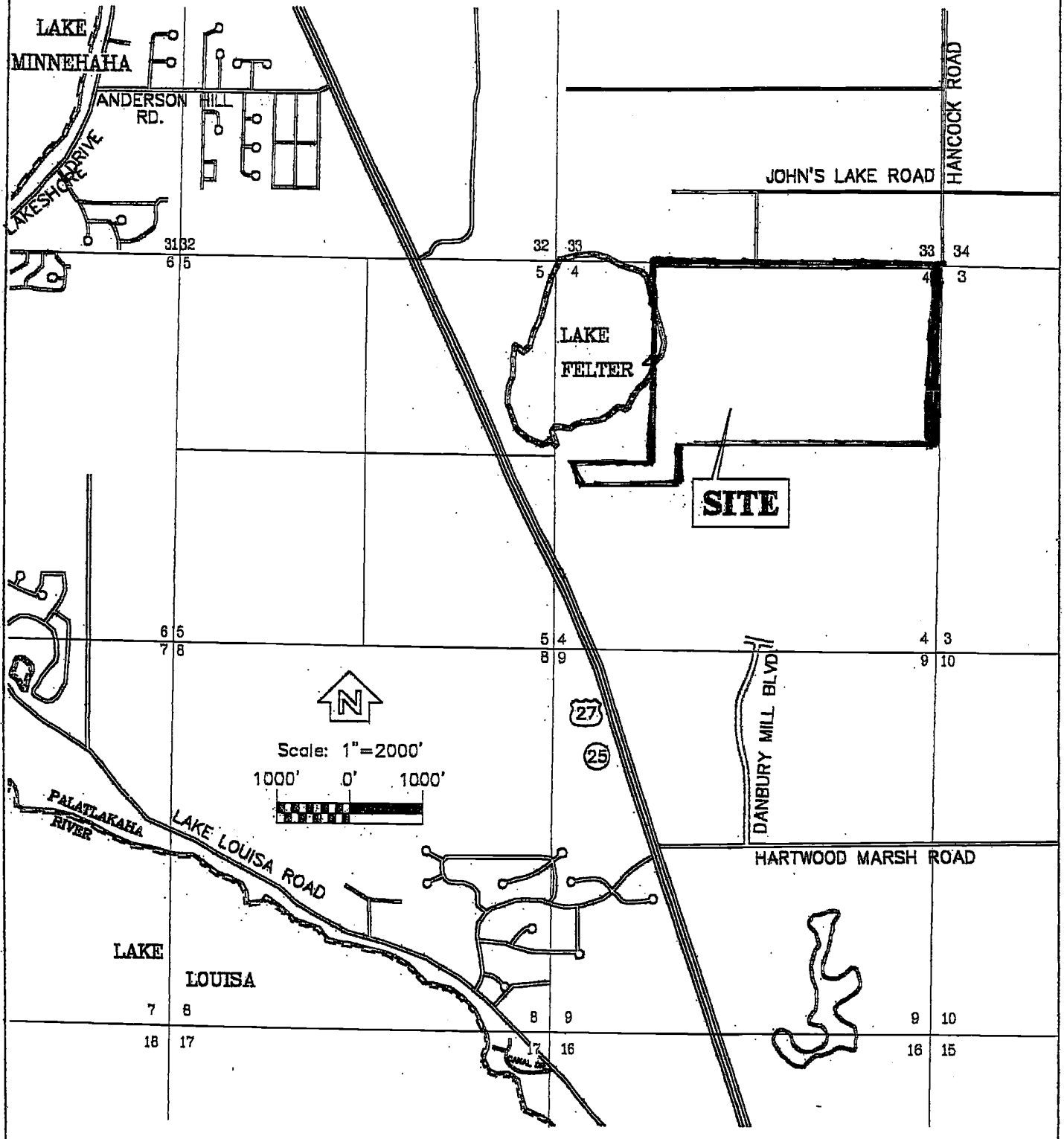
4. The operation and maintenance entity must maintain the retention pond in the surface water management system as per the maintenance plan developed by the design professional.

5. Contained within the as-built report, the permittee must submit a soil analysis of the base of retention ponds verifying that the design permeability rates are

provided for each phase of the construction. If the design permeability rates cannot be verified, the permittee must obtain a modification of this permit demonstrating that the design criteria and objectives of Chapter 40C-4,F.A.C. are met.

6. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase permit becomes effective and every year thereafter on District form EN-46 for each phase of the construction. The inspection form must be signed and sealed by an appropriate registered professional, and must include the results of permeability tests of the base of the retention ponds verifying that the design permeabilities are met. After three consecutive inspection reports confirm the design permeabilities for a phase of the construction, the entity will no longer be required to submit permeability test results and the inspection report requirement shall be amended to every two years for the said phase. If the design permeability rates cannot be verified, the permittee must obtain a modification to the permit demonstrating that the design criteria of Chapter 40C-4 F.A.C. are met.

Reviewers: Fang/Prynoski



FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS
SURVEYORS
PLANNERS

KINGS RIDGE NORTH

DATE: MARCH 10, 1999

JOB NO. 941216.076

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4-069-0326AM9-ERP
Attachment A
ERP

#3

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
March 20, 2000

Applicant: Lennar Land Partners
Attn.: Robert Aherns
7600 Nob Hill
Tamarac, Florida 33321

Agent: n/a

Consultant: Farner, Barley & Associates, Inc.
Attn.: Duane K. Booth, P.E.
350 North Sinclair Avenue
Tavares, Florida 32778

County: Lake **Project Name:** Kings Ridge North
Section: 4 **Township:** 23 S **Range:** 26 E
Acres Owned: 968.44 **Project Acreage:** 228.80

General Description of Application Number 4-069-0326AM9-ERP

This application is for construction of a surface water management system consisting of mass grading for a future golf course residential community, including construction of two lined wet retention ponds, and nine dry retention ponds in 228.80 acres of area known as Kings Ridge North.

Authority: Chapter 373 F.S.; Chapter 40C-4.041, (2)(b) 2., F.A.C.

Existing Land Use: Former grove, lake

Hydrologic Basin(s): Lake Apopka (7B)

Receiving Water Body(ies): Lake Felter Class: III

Easements/Restrictions: No

Operation and Maintenance Entity: Applicant.

Staff Comments:
The project site is located south of the City of Clermont, on U.S. Highway 27, between Hancock Road and Lake Felter in the Kings Ridge subdivision, in Lake County, Florida. Lake Felter borders a portion of the project site's western boundary. The site is in the Ocklawaha River Basin.

Project History:

A stormwater permit #42-069-1062 was issued for Phase I of the Kings Ridge development on June 28, 1995. This permit authorized the construction of a stormwater system consisting of a 17.85-acre project including an entrance road, model homes, and sales center. Permit 40-069-0196 was issued for Phase II. Phase II of the project consisted of three dry-retention ponds and two, existing, dry retention ponds (two depressional areas), and one temporary dry retention pond. Phase III of the project (4-069-0326) consisted of a residential development with 145 lots and 11 holes of golf for a future 18-hole golf course. The surface water management system for Phase III included 299.27 acres of area (38 acres of subdivision and 261.27 of mass grading and 10 retention ponds). Subsequently, Permits 4-096-0326M-ERP through 4-096-0326M8-ERP (issued July 8, 1998) have been issued for the site. A portion of the proposed Kings Ridge North was reviewed as part of North Ridge, Phase I, permit number 40-069-0370-ERP, issued June 30, 1999.

Proposed Project:

This application is for mass grading of 228.8 acres for a proposed golf course residential community, including the construction of two wet detention ponds, nine dry retention ponds, and associated stormwater inlet pipes. No placement of impervious surfaces is proposed by this application (see Other Condition #2). The applicant has supplied erosion and sediment control plan for the area to be cleared and graded.

In the pre-development condition, the project site is on a rolling hills terrain with the highest elevation about 265 feet and the lowest elevation at about 80 feet on Lake Felter. The runoff drains toward Lake Felter, located on the northwest corner of the site. Lake Felter is a land-locked lake. The applicant has preliminarily designed a surface water management system for the future golf course community. The design includes eleven retention ponds to retain the total runoff of the 25-year/96-hour storm event. Two of the retention ponds are lined wet retention ponds and nine are dry retention ponds. These ponds will recover water quality treatment volume in 72 hours and the total runoff of the 25-year/96-hour storm event in 14 days. Soil infiltration was accounted for during the storm event. Staff recommends Other Condition #3 to address future developments that are not specifically proposed in the construction plans. The proposed surface water management system satisfies the Ocklawaha River Hydrologic Basin Storm Frequency Standard.

for the unlined ponds.

The site is a former grove with planted slash pine. A small portion of Lake Felter, 1.27 acres, extends into the western boundary of the property. This surface water and its associated shoreline wetland were reviewed as part of permit 40-069-0370-ERP, North Ridge, Phase I. Impacts to wetlands and/or other surface waters were not proposed under the previous permit nor are they proposed under this application. Appropriate measures to protect the wetlands have been provided. Secondary impacts to fish and wetland dependent wildlife species are not anticipated due to the fact that no construction is proposed waterward of the 100-year flood elevation, which is

considerably upgradient of the wetland line. The application has provided as a buffer, stormwater pond # 16 and associated conveyance swales around and approximately 75 feet to 100 feet landward of the 1.27-acre Lake Felter wetland area.

The proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, 40C-4.302, and 40C-41.063(2)(a), F.A.C.

Wetland ~~Inventory~~ - Summary Kings Ridge North Golf/Residential

Total Wetlands/Surface Waters on Project Site: 1.27*(acres)
*This surface water was reviewed and accounted for under permit 40-069-0370-ERP.

Impacts That Require Mitigation: 0.00 (acres)

Impacts That Require No Mitigation: 0.00 (acres)

Mitigation: 0.00 (acres)

Recommendation: Approval

Conditions for Application Number 4-069-0326AM9-ERP
General ERP CONDITIONS (See Condition Sheet): 1-19

Special MSSW CONDITIONS (See Condition Sheet): 1, 4,10,13,22,23,28

Tables: N/A

Other Conditions:

1. The proposed surface water management system must be constructed as per the plans received by the District on January 24, 2000.

2. This permit does not authorize construction of any impervious surface, or any other work not shown on the plans referenced above.

3. The permittee may obtain a Standard General Environmental Resource Permit (ERP) for future phases of the King Ridge North when the phase is consistent with

this permit and does not exceed the thresholds pursuant to 40C-40.302(2), F.A.C. If a phase exceeds the thresholds pursuant to 40C-40.301(2), F.A.C. or if a phase is inconsistent with this permit, the permittee must obtain a modification to this permit.

4. The operation and maintenance entity must maintain the retention pond in the surface water management system as per the maintenance plan developed by the design professional.

5. Contained within the as-built report, the permittee must submit a soil analysis of the base of retention ponds verifying that the design permeability rates are provided for each phase of the construction. If the design permeability rates cannot be verified, the permittee must obtain a modification of this permit demonstrating that the design criteria and objectives of Chapter 40C-4,F.A.C. are met.

6. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase permit becomes effective and every year thereafter on District form EN-46 for each phase of the construction. The inspection form must be signed and sealed by an appropriate registered professional, and must include the results of permeability tests of the base of the retention ponds verifying that the design permeabilities are met. After three consecutive inspection reports confirm the design permeabilities for a phase of the construction, the entity will no longer be required to submit permeability test results and the inspection report requirement shall be amended to every two years for the said phase. If the design permeability rates cannot be verified, the permittee must obtain a modification to the permit demonstrating that the design criteria of Chapter 40C-4 F.A.C. are met.

Reviewers: Fang/Prynoski

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
March 9, 2000

Applicant: Lennar Land Partners
Attn.: Robert Aherns
7600 Nob Hill
Tamarac, Florida 33321

Agent: n/a

Consultant: Farner, Barley & Associates, Inc.
Attn.: Duane K. Booth, P.E.
350 North Sinclair Avenue
Tavares, Florida 32778

County: Lake **Project Name:** Kings Ridge North
Section: 4 **Township:** 23 S **Range:** 26 E
Acres Owned: 968.44 **Project Acreage:** 228.80

General Description of Application Number 4-069-0326AM9-ERP

This application is for construction of a surface water management system consisting of mass grading, ~~a golf course, two lined wet retention ponds, and nine dry retention ponds in 228.80 acres of area~~ known as Kings Ridge North.

for a future residential community including construction of

Authority: Chapter 373 F.S.; Chapter 40C-4.041, (2)(b) 2., F.A.C.

Existing Land Use: Former grove, lake

Hydrologic Basin(s): Lake Apopka (7B)

Receiving Water Body(ies): Lake Felter Class: III

Easements/Restrictions: No

Operation and Maintenance Entity: Applicant.

Staff Comments:
The project site is located south of the City of Clermont, on U.S. Highway 27, between Hancock Road and Lake Felter in the Kings Ridge subdivision, in Lake County, Florida. Lake Felter borders a portion of the project site's western boundary. The site is in the Ocklawaha River Basin.

Project History:

A stormwater permit #42-069-1062 was issued for Phase I of the Kings Ridge development on June 28, 1995. This permit authorized the construction of a stormwater system consisting of a 17.85-acre project including an entrance road, model homes, and sales center. Permit 40-069-0196 was issued for Phase II. Phase II of the project consisted of three dry-retention ponds and two, existing, dry retention ponds (two depressional areas), and one temporary dry retention pond. Phase III of the project (4-069-0326) consisted of a residential development with 145 lots and 11 holes of golf for a future 18-hole golf course. The surface water management system for Phase III included 299.27 acres of area (38 acres of subdivision and 261.27 of mass grading and 10 retention ponds). Subsequently, Permits 4-096-0326M-ERP through 4-096-0326M8-ERP (issued July 8, 1998) have been issued for the site. A portion of the proposed Kings Ridge North was reviewed as part of North Ridge, Phase I, permit number 40-069-0370-ERP, issued June 30, 1999.

* the applicant has preliminarily designed a surface water management system for the future golf course community.

Proposed Project:

** In the pre-development condition, the project site is on a rolling hills terrain with the highest elevation about 265 feet and the lowest elevation at about 80 feet on Lake Felter. The runoff drains toward Lake Felter, located on the northwest corner of the site. Lake Felter is a land-locked lake. The ~~applicant proposes~~ design includes eleven retention ponds to retain the total runoff of the 25-year/96-hour storm event. Two of the retention ponds are lined wet retention ponds and nine are dry retention ponds. These ponds will recover water quality treatment volume in 72 hours and the total runoff of the 25-year/96-hour storm event in 14 days. Soil infiltration was accounted for during the storm event. The proposed surface water management system satisfies the Ocklawaha River Hydrologic Basin Storm Frequency Standard. No placement of impervious surfaces is proposed by this application. The applicant has supplied an erosion and sediment control plan for the area to be cleared and graded.

The site is a former grove with planted slash pine. A small portion of Lake Felter, 1.27 acres, extends into the western boundary of the property. This surface water and its associated shoreline wetland were reviewed as part of permit 40-069-0370-ERP, North Ridge, Phase I. Impacts to wetlands and/or other surface waters were not proposed under the previous permit nor are they proposed under this application. Appropriate measures to protect the wetlands have been provided. Secondary impacts to fish and wetland dependent wildlife species are not anticipated due to the fact that no construction is proposed waterward of the 100-year flood elevation, which is considerably upgradient of the wetland line. The application has provided as a buffer, stormwater pond # 16 and associated conveyance swales around and approximately 75 feet to 100 feet landward of the 1.27-acre Lake Felter wetland area.

The proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, 40C-4.302, and 40C-41.063(2)(a), F.A.C.

** This application is for mass grading of 228.80 acres for a proposed golf course residential community, ~~the~~ including the construction ~~grading~~ of two wet ~~retention~~ retention ponds, ~~and~~ nine dry retention basins, and associated storm sewer inlet pipes.

Wetland Inventory

Total Wetlands/Surface Waters on Project Site: *This surface water was reviewed and accounted for under permit 40-069-0370-ERP.	1.27*(acres)
Impacts That Require Mitigation:	0.00 (acres)
Impacts That Require No Mitigation:	0.00 (acres)
Mitigation:	0.00 (acres)

Recommendation: Approval

Conditions for Application Number 4-069-0326AM9-ERP
General ERP CONDITIONS (See Condition Sheet): 1-19

Special MSSW CONDITIONS (See Condition Sheet): 1, 4,10,13,22,23,28

Tables: N/A

Other Conditions:

1. The proposed surface water management system must be constructed as per the plans received by the District on January 24, 2000.

2. This permit does not authorize construction of any impervious surface, or any other work not shown on the plans referenced above.

3. The permittee may obtain a Standard General Environmental Resource Permit (ERP) for future phases of the King Ridge North when the phase is consistent with this permit and does not exceed the thresholds pursuant to 40C-40.302(2), F.A.C. If a phase exceeds the thresholds pursuant to 40C-40.301(2), F.A.C. or if a phase is inconsistent with this permit, the permittee must obtain a modification to this permit.

4. The operation and maintenance entity must maintain the retention pond in the surface water management system as per the maintenance plan developed by the design professional.

5. Contained within the as-built report, the permittee must submit a soil analysis of the base of retention ponds verifying that the design permeability rates are provided for each phase of the construction. If the design permeability rates cannot be verified, the permittee must obtain a modification of this permit demonstrating that the design criteria and objectives of Chapter 40C-4,F.A.C. are met.

6. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase permit becomes effective and every year thereafter on District form EN-46 for each phase of the construction. The inspection form must be signed and sealed by an appropriate registered professional, and must include the results of permeability tests of the base of the retention ponds verifying that the design permeabilities are met. After three consecutive inspection reports confirm the design permeabilities for a phase of the construction, the entity will no longer be required to submit permeability test results and the inspection report requirement shall be amended to every two years for the said phase. If the design permeability rates cannot be verified, the permittee must obtain a modification to the permit demonstrating that the design criteria of Chapter 40C-4 F.A.C. are met.

Reviewers: Fang/Prynoski

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
February 15, 2000

Applicant: Lennar Land Partners
Attn.: Robert Aherns
7600 Nob Hill
Tamarac, Florida 33321

Agent: n/a

Consultant: Farner, Barley & Associates, Inc.
Attn.: Duane K. Booth, P.E.
350 North Sinclair Avenue
Tavares, Florida 32778

County: Lake **Project Name:** Kings Ridge North
Section: 4 **Township:** 23 S **Range:** 26 E
Acres Owned: 968.44 **Project Acreage:** 228.80

General Description of Application Number 4-069-0326AM9-ERP:
The project site is located south of the City of Clermont, on U.S. Highway 27, between Hancock Road and Lake Felter in the Kings Ridge subdivision, in Lake County, Florida. Lake Felter borders a portion of the project site's western boundary. The site is in the Ocklawaha River Basin.

Authority: Chapter 373 F.S.; Chapter 40C-4.041, (2)(b) 2., F.A.C.

Existing Land Use: Former grove, lake

Hydrologic Basin(s): Lake Apopka (7B)

Receiving Water Body(ies): Lake Felter Class: III

Easements/Restrictions: No

Operation and Maintenance Entity: Applicant.

Staff Comments:
This application is for construction of a surface water management system consisting of mass grading, golf course, two lined wet retention ponds, and nine dry retention ponds in 228.80 acres of area known as Kings Ridge North. ~~No impervious surface is specifically proposed in this application~~.

~~Assessment of~~
Project ~~History~~:

A stormwater permit #42-069-1062 was issued for Phase I of the Kings Ridge development on June 28, 1995. This permit authorized the construction of a stormwater system consisting of a 17.85-acre project including an entrance road, model homes, and sales center. Permit 40-069-0196 was issued for Phase II. Phase II of the project consisted of three dry-retention ponds and two, existing, dry retention ponds (two depressional areas), and one temporary dry retention pond. Phase III of the project (4-069-0326) consisted of a residential development with 145 lots and 11 holes of golf for a future 18-hole golf course. The surface water management system for Phase III included 299.27 acres of area (38 acres of subdivision and 261.27 of mass grading and 10 retention ponds). Subsequently, Permits 4-096-0326M-ERP through 4-096-0326M8-ERP (issued July 8, 1998) have been issued for the site. A portion of the proposed Kings Ridge North was reviewed as part of North Ridge, Phase I, permit number 40-069-0370-ERP, issued June 30, 1999.

In the pre-development condition, the project site is on a rolling hills terrain with the highest elevation about 265 feet and the lowest elevation at about 80 feet on Lake Felter. The runoff drains toward Lake Felter located on the northwest corner of the site. Lake Felter is a land-locked lake. The applicant proposes eleven retention ponds to retain the total runoff of the 25-year/96-hour storm event. Two of ~~which~~ are lined wet retention ponds and nine are dry retention ponds. These ponds will recover water quality treatment volume in 72 hours and the total runoff of the 25-year/96-hour storm event in 14 days. Soil infiltration was accounted for during the storm event. The proposed surface water management system satisfies the Ocklawaha River Hydrologic Basin Storm Frequency Standard. No placement of impervious surfaces is ~~authorized~~ proposed by this application.

The site is a former grove with planted slash pine. A small portion of Lake Felter, 1.27 acres, extends into the western boundary of the property. This surface water and its associated shoreline wetland were reviewed as part of permit 40-069-0370-ERP, North Ridge, Phase I. Impacts to wetlands and/or other surface waters were not proposed under the previous permit, nor are they proposed under this application. Appropriate measures to protect the wetlands have been provided. Secondary impacts to fish and wetland dependent wildlife species are not anticipated due to the fact that no construction is proposed waterward of the 100-year flood elevation, which is considerably upgradient of the wetland line. The applicant has provided as a buffer, Stormwater Pond #16 and associated conveyance swales around, and approximately 75 feet to 100 feet landward of the 1.27 acre Lake Felter wetland area. The proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, 40C-4.302, and 40C-41.063(2)(a), F.A.C.

Wetland Inventory

Total Wetlands/Surface Waters on Project Site: 1.27*(acres)

*This surface water was reviewed and accounted for under permit 40-069-0370-ERP.

Impacts That Require Mitigation:	0.00 (acres)
Impacts That Require No Mitigation:	0.00 (acres)
Mitigation:	0.00 (acres)

Recommendation: Approval

Conditions for Application Number 4-069-0326AM9-ERP
General ERP CONDITIONS (See Condition Sheet): 1-19

Special MSSW CONDITIONS (See Condition Sheet): 4,10,13,22,23,~~26~~ 1

Tables: N/A

Other Conditions:

2. The proposed surface water management system must be constructed as per the plans received by the District on January 24, 2000.

3. This permit does not authorize construction of any impervious surface, or any other work not shown on the plans referenced above.

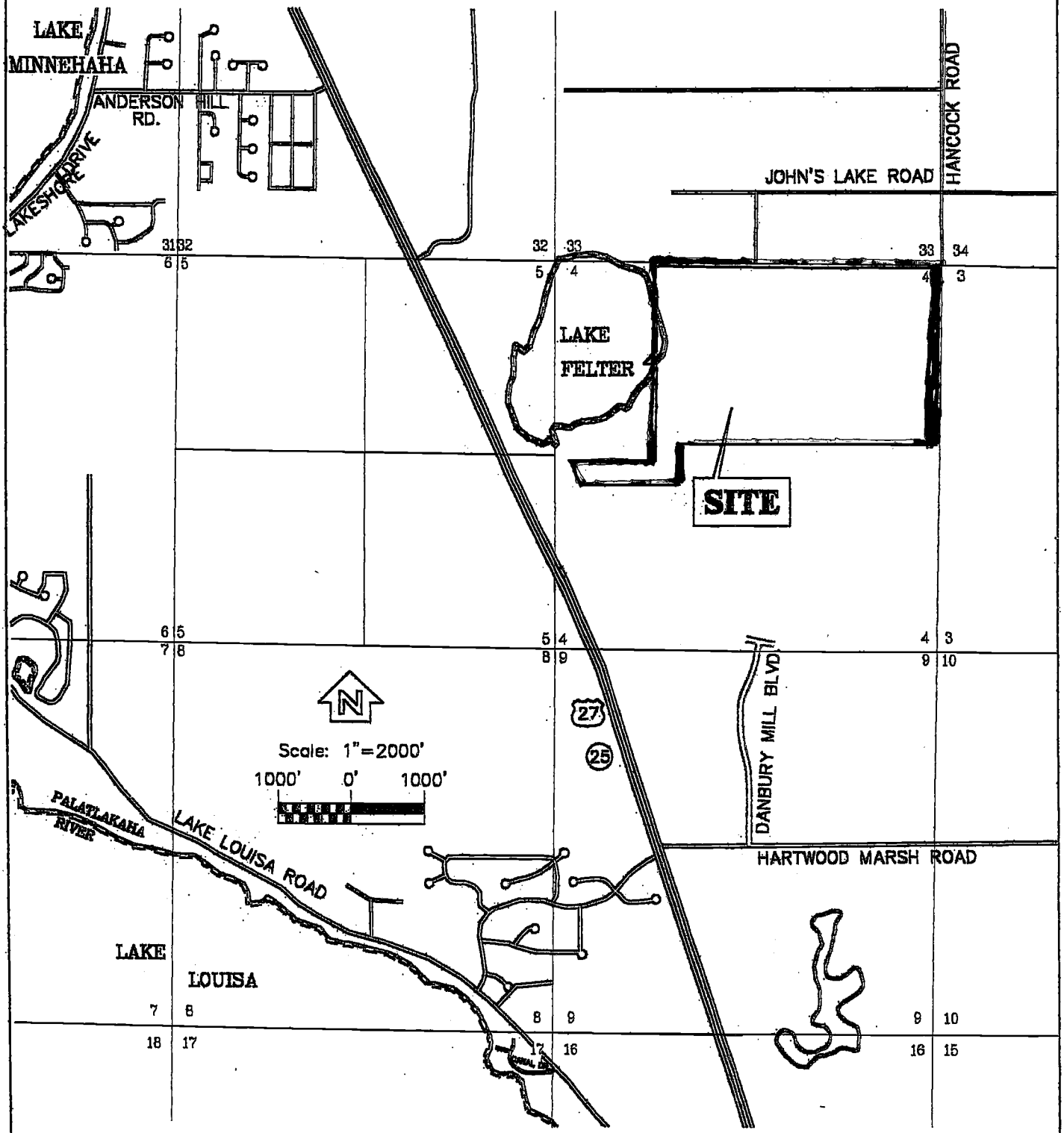
4. The permittee may obtain a Standard General Environmental Resource Permit (ERP) for ~~X~~ future phases of the King Ridge North when the phase is consistent with this permit and does not exceed the thresholds pursuant to 40C-40.302(2), F.A.C. If a phase exceeds the thresholds pursuant to 40C-40.301(2), F.A.C. or if a phase is inconsistent with this permit, the permittee must obtain a modification to this permit.

5. The operation and maintenance entity must maintain the retention ponds in the surface water management system as per maintenance plan ~~received by the District on April 1, 1999~~. developed by the design professional.

6. Contained within the as-built report, the permittee must submit a soil analysis of the base of retention ponds verifying that the design permeability rates are provided for each phase of the construction. If the design permeability rates cannot be verified, the permittee must obtain a modification of this permit demonstrating that the design criteria and objectives of Chapter 40C-4, F.A.C. are met.

7. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase permit becomes effective and every year thereafter on District form EN-46 for each phase of the construction. The inspection form must be signed and sealed by an appropriate registered professional, and must include the results of permeability tests of the base of the retention ponds verifying that the design permeabilities are met. After three consecutive inspection reports confirm the design permeabilities for a phase of the construction, the entity will no longer be required to submit permeability test results and the inspection report requirement shall be amended to every two years for the said phase. If the design permeability rates cannot be verified, the permittee must obtain a modification to the permit demonstrating that the design criteria of Chapter 40C-4 F.A.C. are met.

(please add #5, 6, 7)



E:\LOC-MAP1.dwg 07/27/98 10:27

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS · SURVEYORS · PLANNERS

KINGS RIDGE NORTH

DATE: MARCH 10, 1999

JOB NO. 941216.076

4-069-0326AM9-ERP
Attachment A

ERP

ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT (TSR) CHECKLIST

PROJECT NAME: Kings Ridge North
APPLICATION NUMBER: **4-069-0326AM9-ERP**

✓ N/A

☐ ☒ 1. Site Inspection/Field Report See 40-069-0370AF-ERP

☒ ☐ 2. Permit Application Appraisal

☒ 3. Data Tables (Joint Application, Section "E")
- ☒ Table 1 (Wetland & Surface Water Summary)
- ☒ Table 2 (On-Site Mitigation Summary)
- ☒ Table 3 (Off-Site Mitigation Summary)
- ☐ Table 4 (Docks)
- ☐ Table 5 (Seawalls)

☐ X 4. Wetland Inventory Entered into Orlando Wetland Database Northridge Ph I

☐ ☒ 5. Division of Historical Resources Comments Received
Date Received: _____
Comments: _____
Archeological Survey Required: ☐ No ☐ Yes

☐ ☒ 6. Game & Fresh Water Fish Commission Comments Received
Date Received: _____
Comments: _____

☐ ☒ 7. Mitigation Forms
- ☐ Permit Mitigation Form
- ☐ Mitigation Bank Checklist
- ☐ Money for Mitigation Memo
- ☐ Entered into Orlando Conservation Easement Database

☒ ☐ 8. GIS/Administrative Tracking Sheet: Original / Facsimile

☐ ☒ 9. Letters of Objections & SJRWMD Responses

☒ ☐ 10. Referenced Attachments
- ☒ Location Map (Attachment 1)
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

All Items Complete?

YES: _____ (Supervising ES Signature)

NO: #_____ are missing.

PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP File Number: 4-069-0326AM9-ERP

Project Name: Kings Ridge North **County:Lake**

Applicant: Lennar Land Partners, Attn.: Robert Ahrens Consultant: Farner, Barley & Associates, Inc.

Waterbody: Lake Felter Class: III

Outstanding Florida Waterbody (if applicable):

Inspection by: Barbara Prynoski **6/10/99**

Attach photographs and site map indicating photo stations and directions of view. Attach sketches or notes on site plan if needed for clarification of descriptions.

ERP Project Description (to be used on TSR and permit)

- ☐ Construction and operation of a new system
- ☐ Alteration and operation of an existing system not previously permitted by the District
- ☐ Modification of a system previously permitted by the District (check one of the boxes below)
- ☐ Alteration and operation of an existing system; previous permit number:
- x☐ Construction and operation of additional phases of a system; previous permit number: 4-069-0326-ERP

- ☐ Removal of a system
- ☐ Re-application for permit that has expired
- ☐ Abandonment of a system
- ☐ Extension of permit prior to expiration

Project History:
(pre-application meetings; related permits; previous/existing violations(if they exist))

The project is located approximately 3 miles south of Clermont, between Hancock Road and Lake Felter within the existing Kings Ridge PUD, (See Attachment 1), Lake County, Florida. The site is located within the Ocklawaha River Hydrologic Basin.

This application is for mass grading and the construction of a golf course.

A stormwater permit #42-069-1062 was issued for Phase I of the Kings Ridge development on June 28, 1995. This permit authorized the construction of a stormwater system consisting of a 17.85-acre project including an entrance road, model homes, and sales center. Permit (40-069-0196) was issued for Phase II. Phase II of the project consisted of three dry-retention ponds and two, existing, dry retention ponds (two depressional areas), and one temporary dry retention pond. Phase III of the project (4-069-0326) consisted of a residential development with 145 lots and 11 holes of golf for a future 18-hole golf course. The surface water management system for Phase III included 299.27 acres of area (38 acres of subdivision and 261.27 of mass grading and 10 retention ponds). Subsequently, Permits 4-096-0326M-ERP through 4-096-0326M8-ERP (issued July 8, 1998) have been issued for the site. A portion of this site was reviewed as part of North Ridge, Phase I, permit number 40-069-0370-ERP, issued June 30, 1999.

Modica and Associates completed a preliminary environmental assessment of the project site on May 4, 1999. Jay Baker met with District Staff on June 10, 1999 to review the wetland line. The site was reviewed as part of North Ridge, Phase I, permit number.

Construction Techniques and Turbidity Controls:
(if dredging in waters is proposed, describe the sediment characteristics)

Double silt fence landward of the 100-year flood elevation, which is landward of the extent of wetlands associated with Lake Felter.

Site Biophysical Characteristics

Vegetative Community:
(community description-both uplands and wetlands(assign each wetland an i.d. number for description purposed - see page 4 of form); community types; condition of community; surrounding land use)

Former grove and a portion of Lake Felter.

Wetland:Lake Felter (523). The vegetation in and adjacent to the lake littoral zone consists of wax myrtle, saw grass, St. Johnswort, primrose willow, button bush, dahoon holly, pickerelweed, water lily, grape vine and other species.

Site Disturbances:
(degree and types of existing site disturbances; exotic/nuisance species)

The uplands and the lake shoreline have been altered due to past agricultural activities.

Hydrologic Characteristics:
(current conditions; normal/historical conditions)

Some nutrification evident by presence of cattails and floating aquatics.

Wildlife Use:
(observed or reasonably anticipated (including T or E species); role of site in overall trophic structure of area, including use by man; attach macro-invertebrate assessment(if applies))

Gopher tortoise only documented listed species. No listed species nesting habitat or significant foraging habitat for wetland dependent species evident.

Water Quality:
(characterize existing quality, include suspected cause of current problems (if any exist))

No reason to suspect problems based on visual observation on date of site visit.

Wetland Impact/Mitigation Proposal Summary

No impacts to wetlands and/or other surface waters are proposed. Appropriate measures to protect the wetlands have been provided. Secondary impacts to fish and wetland dependent wildlife species are not anticipated due to the fact that no construction is proposed waterward of the 100-year flood elevation, which is considerably upgradient of the wetland line.

Kings Ridge North
4-069-0326AM9-ERP

Table 1:
PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY

WL id#	WL & SW TYPE	WL & SW SIZE	W/ & SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION ID
				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE	IMPACT SIZE	IMPACT CODE	
n/a*										
PROJECT TOTALS:		0	0		0			0		

Comments: *1.27 acre portion of Lake Felter reviewed and accounted for under Northridge Phase 1, permit number 40-069-0370-ERP.

CODES (multiple entries per cell not allowed):
Wetland Type: from an established wetland classification system (see Section E, IIIb)
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other.

Table 2:
PROJECT ON-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVATION		UPLAND PRESERVATION		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE
n/a												
PROJECT TOTALS:	0		0		0		0		0		0	

Comments:

CODES (multiple entries per cell not allowed):
Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Kings Ridge North
4-069-0326AM9-ERP

4-069-0326AM9-ERP

PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVATION		UPLAND PRESERVATION		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE
n/a												
PROJECT TOTALS:	0		0		0		0		0		0	

Comments:

CODES (multiple entries per cell not allowed):
Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

REVIEWER: Barbara N. Prynoski

GIS/ADMINISTRATION TRACKING SHEET

Application Number: 4-069-0326AM9-ERP Reviewer(s): Fang / Prynoski

Date Received: 8/11/99

Applicant: Lennar Land Partners, Attn. Robert Ahrens, 7600 NOB Hill, Tamarac, FL 33321

Project Name: Kings Ridge North

****

Request for Additional Information (RAI) must be mailed by:

Regulatory Meeting Date if determined technically/administratively complete:

Date 1st RAI sent:	9/8/99	Date 1st Resp. received:	1/24/00
Date 2st RAI sent:		Date 2st Resp. received:	
Date 3st RAI sent:		Date 3st Resp. received:	
Date 4st RAI sent:		Date 4st Resp. received:	

Date Application Complete: 2/15/00

Schedule for April Regulatory Meeting (N/A)

****

MAPPING INFORMATION:

Acceptable as Recorded: YES ☐ NO ☐

Location Criteria: _____

MAP NUMBER QUAD

_____ _____
_____ _____
_____ _____
_____ _____

Comments: _____

Date Application Entered: _____ Initials: _____

Date Application Mapped: _____ Initials: _____

** NOTE: PLEASE RETURN TO THE DATA MANAGEMENT SUPERVISOR UPON SCHEDULING BOARD ACTION.