



Technical Staff Report 1729

ERP
TECHNICAL STAFF REPORT ROUTING SHEET

APP. NO. 40-069-0196AM2-ERP

BOARD: N/A

(or) 28TH DAY: 12-15-97

PROJECT NAME: Southernland @ Kingridge

REVIEWERS: Aboodi / Johnson

FILE NAME: I:\DATA\ALEX TSR40\SOUTHERN.TSR

ASSOC. PERMIT N/A

REVIEW AND ROUTING
HISTORY

INITIALS AND DATE
RECEIVED FORWARDED

REVIEW AND ROUTING HISTORY	RECEIVED	FORWARDED
REVIEWING ENGINEER	12-12-97	12-12-97
REVIEWING ES	_____	_____
OTHER STAFF (Specify)	_____	_____
SUPERVISING ES	_____	_____
SUPERVISING ENGINEER <i>gbb 12/15</i>	<i>12/12</i>	<i>12/15</i>
SERVICE CENTER DIRECTOR	<i>RD 12/16/97</i>	<i>12/16/97</i>
SERVICE CENTER TYPING REVISIONS	<i>12-16-97</i>	<i>12/16/97</i>
SENT TO PALATKA BY SC RECORDS OR 40C-40, 400 PERMIT ISSUED	_____	_____

(Check below when designated review is necessary)

- LEGAL (Specify) _____
- DIV. DIRECTOR/SURFACE WATER MGT.
- DIV. DIRECTOR/ENV. RES. MGT.
- OTHER (Specify) _____

DEPT. DIRECTOR/ASST. DEPT. DIRECTOR _____

EXHIBITS(other than maps)	YES	<input checked="" type="radio"/> NO	APPROVAL DENIAL (SUB) (40C-1.605)
SUPPLEMENTAL DATA	YES	<input checked="" type="radio"/> NO	
MAPS	YES	<input checked="" type="radio"/> NO	
LETTERS OF CONCERN	YES	<input checked="" type="radio"/> NO	
SITE INSPECTION REP	<input checked="" type="radio"/> YES	NO (See previous permit file)	
SSL AUTHORIZATION	YES	<input checked="" type="radio"/> N/A	

of a surface water management system for construction of a 16.51-acre road within the King Ridge P.U.D. The surface water management system includes 16.51 acres of single family residential development, a stormsewer system, and existing dry retention pond.

TYPE OF DEVELOPMENT:

(Check all applicable)

- Residential -
 - Single(1)
 - Multifamily(2)
- Recreational(3)
- Commercial(4)
- Industrial(5)
- Agricultural(6)
- Institutional(7)
- Roadway(8)
- Other(9):

TYPE OF TREATMENT PROPOSED:

(Check all applicable)

- Retention (1)
- Dry Detention w/Underdrain (2)
- Dry Detention w/Filtration (3)
- Wet Detention w/Filtration (4)
- Exfiltration Trench (5)
- Wet Detention System (6)
- Swales (7)
- Swale with Ditch Block (8)
- Pervious Concrete (9)
- Wetlands (10)
- Alternative (11)
- Other (12):
- Dry Detention (13)

LOCATION OF SYSTEM:

The project is located approximately 3 miles south of Clermont on the east side of US Highway 27, within the King Ridge P.U.D., in Lake County.

PROJECT HISTORY:

A stormwater permit #42-069-1062A 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. General surface water management system permit number 40-069-0196A 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 consists 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 includes 299.27 acres of area (38 acres of subdivision and 261.27 of mass grading and 10 retention ponds). Phase four (4) of the project is Wellington subdivision, consisting of 20.16 acres with 96 lots, and approximately 3,155 linear feet of road with the associated surface water collection and conveyance system. The Danbury Mill Blvd is a road within the master drainage system; a permit was issued for this site on November 17, 1997. The present application is for is for construction of 16.51 acres of a 62 unit single family development within Kingridge P.U.D.

ENGINEERING REVIEW:

Pre/Post Peak Rate Attenuation Provided

Y N N/A

Pre/Post Volume Attenuation Provided Y x N N/A

Mean Annual Storm Attenuation Provided Y N N/A x

Recovery Of Water Quality Volume Within Required Time Y x N

Recovery Of Peak Attenuation Volume Within Required Time Y x N

Other Engineering Comments:

The proposed activity is for construction of 16.51 acre of singlefamily subdivision with 72 lots. Based on condition number 26 of the previously permitted project (permit # 4-069-0326AM2-ERP) this project is qualified to obtain a general permit. The runoff will be conveyed to the existing retention pond within the master drainage system and retained on-site.

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

ENVIRONMENTAL REVIEW:

The proposed project site consists of either cleared grassed areas or planted pine trees. There are no wetlands within the project area.

Other Environmental Comments:

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

WL & SW 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:										

Comments:

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.

ERP/MSSW Other Conditions:

1. The proposed surface water management system must be constructed and operated in accordance with the plans received by the District on November 17, 1997.

Forms to be included with permit:

Completion Forms

- EN-44 (Non-registered)
- X EN-45 (Registered Professional)

Inspection Forms

- EN-47 (Non-reg.)
- X EN-46 (Reg. Prof.)
- EN-33 (Karst)
- EN-31 (Littoral Zone)
- Other:
- EN-55 (Wetland Monitoring)

REVIEWERS: Aboodi / Johnson

DATE: Written 12-12-97.
Revised .
Revised .
Revised .

GIS/ADMINISTRATIVE MSSW APPLICATION TRACKING SHEET

Application Number: 40-069-0196 AMB-ERP
~~4-869-8326AM5-ERP~~

Reviewer(s): ABOODI JOHNSON

Date Received: 11/17/97

Applicant: LENNAR ACTIVE ADULT COMMUNITIES

Project Name: SUTHERLAND AT KINGS RIDGE

MAPPING INFORMATION:

Acceptable as Received: YES

Hydrologic Basin: OKLAWAHA BASIN

<u>MAP NUMBER</u>	<u>QUAD</u>
<u>41</u>	<u>CLERMONT-E</u>

Date Application Entered: / /

Date Application Mapped: 11/25/97 Initials: AR

Request for Additional Information must be mailed by: 12/15/97

Regulatory Meeting Date if determined technically/administratively
Complete: 3/10/98

INFORMATION PROVIDED BY REVIEWING STAFF:

Date 1st RAI sent: _____	Date 1st Resp. received: _____
Date 2nd RAI sent: _____	Date 2nd Resp. received: _____
Date 3rd RAI sent: _____	Date 3rd Resp. received: _____
Date 4th RAI sent: _____	Date 4th Resp. received: _____

Date Application Complete: _____

Schedule for _____ Regulatory Meeting (Approval/Denial)

** NOTE: PLEASE RETURN WITH THE TSR FOLDER.

TECHNICAL STAFF REPORT (TSR) CHECKLIST

PROJECT NAME: Sutherland @ Kings Ridge

PROJECT NUMBER(S): ~~4-069-0326AM5-ERP~~ 40-069-0196AM2-ERP

ENVIRONMENTAL RESOURCE PERMIT (ERP):

- 1. PERMIT APPLICATION APPRAISAL
- 1a. SITE INSPECTION/FIELD REPORT

- 2. WETLAND INVENTORY
- 2b. Table 4
- 2c. Table 5

- 3. GIS/ADMINISTRATIVE TRACKING SHEET (FACSIMILE)

- 4. PERMIT MITIGATION FORM (IF APPLICABLE)
- 4a. MITIGATION BANK CHECKLIST (IF APPLICABLE)

- 5. LETTERS OF OBJECTION (IF APPLICABLE)
- 5a. DISTRICT RESPONSE (IF APPLICABLE)

- 6. REFERENCED ATTACHMENTS:

ITEM(S) MISSING AND/OR INCOMPLETE: YES NO (CIRCLE ONE)
ITEM NUMBER(S): # _____

ALL ITEMS PRESENT AND COMPLETE: YES NO (CIRCLE ONE)

PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP File Number: 4-069-0326AM5-ERP

Project Name: Sutherland @ Kings Ridge County: Lake

Applicant: Lennar Active Adult Comm

Waterbody: Lake Felter Class: III

Outstanding Florida Waterbody (if applicable): n/a

Inspection by: ERJ Date of Inspection:

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:
Construction and operation of additional phases of a system; previous permit number: 4-069-0326
Removal of a system
Re-application for permit that has expired
Abandonment of a system
Extension of permit prior to expiration

This application is for a surface water management system consisting of a residential development with 62 lots. The surface water management system includes 15.51 acres, which discharge to the existing retention ponds within the master drainage system.

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

The project is located approximately 3 miles south of Clermont on the east side of US Highway 27.

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. A standard general 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) consists 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 includes 299.27 acres of area (38 acres of subdivision and 261.27 of mass grading and 10 retention ponds).

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

siltation fencing

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)

no wetlands, all old grove, cleared, grasses, pine plantation

Site Disturbances:

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

old grove, cleared, graded, planted pines

Hydrologic Characteristics:

(current conditions; normal/historical conditions)

normal

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))

limited due to scarcity of vegetation and cover

Water Quality:

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

normal

Wetland Impact/Mitigation Proposal Summary

n/a

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

WL & SW 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:										

Comments:

CODES (multiple entries per cell not allowed):

Wetland Type: from an established wetland classification system (see Section E, IIb)

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
PROJECT TOTALS:												

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: Johnson

PROJECT NAME: Sutherland @ Knap Ledge

PROJECT NUMBER: 40-069-0326AMS-ERP

ERP Wetland Inventory

Project Name: Sutherland @ Kings Ridge

Application Number: 4-069-0326AM5-ERP

	Off-Site	On-Site	FLUCFCS
A: Total Wetland Acreage:	0.00	0.00	
B: Total Wetlands "Preserved" (i.e. not disturbed or lost):		0.00	
C: Total Wetlands Disturbed (temporary, not lost):		0.00	
D: Total Wetlands Lost:		0.00	
1. Contiguous to Waters of the State:		0.00	
2. Isolated Wetlands:		0.00	
a. Less than 0.5 acre:		0.00	
b. 0.5 acre or greater:		0.00	
c. 62-340.700 exempted:		0.00	
E: Total Wetlands Created as Mitigation:		0.00	
F: Total Wetlands Enhanced as Mitigation:		0.00	
G: Other Compensation:		0.00	
1. Wetland Preservation:	0.00	0.00	
2. Upland Preservation:	0.00	0.00	
3. Upland Enhancement:	0.00	0.00	
4. Mitigation Banks (credits)	0.00		

The FLUCFCS code must be appended to the acreage values.

Comments:

FIELD SITE INSPECTION REPORT FORM

SJRWMD

FROM: ELIZABETH R. JOHNSON

1. PROJECT NUMBER: 4-⁰⁶⁹~~006~~-0326AM5-ERP
2. PROJECT NAME: Sutherland At Kings Ridge
3. DATE OF REPORT FORM: 12-05-97
4. DATE OF INSPECTION: 1997
5. PERSONS AT SITE MEETING: Johnson,
6. GENERAL OVERALL SITE DESCRIPTION (I.E. UPLANDS AND WETLANDS):

The proposed project site consists of either cleared grassed areas or planted pine trees. There are no wetlands within the project area.

7. MINIMIZATIONS AND ALTERNATIVES DISCUSSED FOR REDUCING WETLAND IMPACTS: YES NO NONE PROPOSED N/A
8. DISCUSS THE HYDROLOGIC REGIMES, SPECIFIC CHARACTERISTICS OF THE WETLANDS: N/A SEE ABOVE

ORL MSSW WRM
DHQ MSSW WRM
TSR MSSW WRM