



Technical Staff Report 1729

ERP TECHNICAL STAFF REPORT ROUTING SHEET

APP. NO. 40-069-0196AM3-ERP

BOARD: February

(or) 28TH DAY: 1-23-98

PROJECT NAME: Wellington III @ Kings Ridge

REVIEWERS: Aboodi / Prynosi

FILE NAME: I:\DATA\ALEX TSR4\WELLINGT.TSR

ASSOC. PERMIT N/A

REVIEW AND ROUTING HISTORY

**INITIALS AND DATE
RECEIVED FORWARDED**

REVIEWING ENGINEER	1-21-98	1-21-98
REVIEWING ES	<u>1/22/98</u>	<u>1/22/98</u>
OTHER STAFF (Specify)	_____	_____
✓ SUPERVISING ES <i>M. L. Johnson</i>	_____	_____
✓ SUPERVISING ENGINEER <i>JPB 1/23</i>	<u>1/22/98</u>	<u>1/23/98</u>
SERVICE CENTER DIRECTOR	<i>DAD</i> <u>1/26/98</u>	<u>1/26/98</u>
SERVICE CENTER TYPING REVISIONS	<u>1-26-98</u>	<u>1-26-98</u> <i>Da</i>
SENT TO PALATKA BY SC RECORDS OR 40C-40, 400 PERMIT ISSUED	<u>1-27-98</u>	<u>1-27-98</u> <i>Da</i>

(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 NO
- SUPPLEMENTAL DATA YES NO
- MAPS YES NO
- LETTERS OF CONCERN YES NO
- SITE INSPECTION REP YES NO (See previous permit file) *see PAA*
- SSL AUTHORIZATION YES N/A

APPROVAL
DENIAL (SUB) (40C-1.605)

#2

Received: 12-26-97

21st Day: 1/16/98

28th Day: 1/23/98

**STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT**

General Permit Application Number: 40- 069-0196AM3-ERP

PROJECT NAME: Wellington III @ Kings Ridge

Applicant: Robert Ahrens
7600 Nob Hill
Tamarac, Florida 33321

Agent: Same As Applicant

Consultant(s): Farner Barley & Associates, Inc.
Attn.: Duane Booth, P.E.
350 North Sinclair Avenue
Tavares, FL 32778

Section: 9 **Township:** 23 S **Range:** 26 E
Acres Owned: 968.44 **Project Acreage:** 12.12

MSSW/ERP Authority: 373 F.S.; 40C-4.041(2)(b)2., and 40C-40, F.A.C.

Existing Land Use: Abandoned grove

Hydrologic Basin(s) 7A

Receiving Water Body: Lake Felter **Class:** III

Easements/Restrictions: None.

Operation & Maintenance Entity: Applicant

O&M Documents Submitted and Reviewed	Y	X	N	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Correct Fee Submitted	Y	X	N	<input type="checkbox"/>	N/A	<input type="checkbox"/>

MSSW/ERP AUTHORIZATION STATEMENT:

A permit authorizing:

- Alteration Operation Maintenance Modification
- Re-Issuance Removal Abandonment
- Construction & Operation X Modification & Operation

of a surface water management system for construction of a 46 lot residential subdivision and a 1.633-acre road within the Kings Ridge P.U.D. The surface water management system includes discharge to an existing dry retention pond.

TYPE OF DEVELOPMENT:

(Check all applicable)

- X Residential -
 - X 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)

- X 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 Kings 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 40-069-0196 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 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 IV 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, a road within the master drainage system was permitted on November 17, 1997. Southerland at Kings Ridge permit number 40-069-0196M2-ERP was permitted on December 17, 1997. Wellington Phase III at Kings Ridge is a 46 lot single family subdivision within the master drainage system.

ENGINEERING REVIEW:

Pre/Post Peak Rate Attenuation Provided

Y x 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 46 single family lots, approximately 1,855 linear feet of road with associated stormwater collection and conveyance system. This project is located within the master drainage system. Based on condition number 26 of the previously permitted project (permit # 4-069-0326M2-ERP) this project is qualified to obtain a general permit. The runoff will be conveyed to the dry 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 is within the Kings Ridge PUD and consists of upland grasses. There are no wetlands or surface waters within the project area.

Staff believes that the proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301 and 40C-4.302, F.A.C.

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:		0								

Comments: no wetlands or surface waters on site

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											

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

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n/a												
PROJECT TOTALS:	0											

Comments:

CODES (multiple entries per cell not allowed):

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Form Number 40C-4.900(1)

Page 10 of 12

CONDITIONS
ERP/MSSW STANDARD GENERAL PERMIT NO.: 40- 069-0196AM3

ERP/MSSW General: 1 - 19

ERP/MSSW Special Conditions (November 16, 1995): 1, 4, 10, 13, 28

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 **December 26, 1997**.

Forms to be included with permit:

Completion Forms

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

Inspection Forms

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

REVIEWERS: Aboodi / Prynoski

DATE: Written 1-21-97 .
Revised .
Revised .
Revised .

Received: 12-26-97

21st Day: 1/16/98

28th Day: 1/23/98

STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT
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MSSW/ERP Authority: 373 F.S.; 40C-4.041(2)(b)2., and 40C-40, F.A.C.

Existing Land Use: Abandoned grove

Hydrologic Basin(s) 7A

Receiving Water Body: Lake Felter Class: III

Easements/Restrictions: None.

Operation & Maintenance Entity: Applicant

O&M Documents Submitted and Reviewed	Y	X	N	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Correct Fee Submitted	Y	X	N	<input type="checkbox"/>	N/A	<input type="checkbox"/>

MSSW/ERP AUTHORIZATION STATEMENT:

A permit authorizing:

- Alteration
- Re-Issuance
- Construction & Operation
- Operation
- Removal
- Maintenance
- Abandonment
- X Modification & Operation
- Modification

of a surface water management system for construction of a 1.633-acre road within the King Ridge P.U.D. The surface water management system includes ~~1.633 acres of road~~, with discharge to an existing dry retention pond.

46 lot residential subdivision and a

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)
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- 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 KingsRidge P.U.D., in Lake County.

PROJECT HISTORY:

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ENGINEERING REVIEW:

Pre/Post Peak Rate Attenuation Provided Y x N N/A

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

Mean Annual Storm Attenuation Provided

Y N N/A

Recovery Of Water Quality Volume Within Required Time Y N

Recovery Of Peak Attenuation Volume Within Required Time Y N

Other Engineering Comments:

The proposed activity is for construction of 46 ~~3x~~ single family lots, approximately 1,855 linear feet of road with associated stormwater collection and conveyance system. This project is located within the master drainage system. Based on condition number 26 of the previously permitted project (permit # 4-069-0326~~AM2~~-ERP) this project is qualified to obtain a general permit. The runoff will be conveyed to the dry 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 is within the Kings Ridge PUD and consists of upland grasses. There are no wetlands or surface waters within the project area.

Staff believes that the proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301 and 40C-4.302, F.A.C.

Other Environmental Comments:

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

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				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE	IMPACT SIZE	IMPACT CODE	
n/a										
PROJECT TOTALS:		0								

Comments: no wetlands or surface waters on site

CODES (multiple entries per cell not allowed):
 Wetland Type: from an established wetland classification system (see Section E, IIIb)
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n/a												
PROJECT TOTALS:	0											

Comments:
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n/a												
PROJECT TOTALS:	0											

Comments:

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ERP/MSSW Other Conditions:

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Forms to be included with permit:

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- 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 / Prynosi

DATE: Written 1-21-97 .
Revised .
Revised .
Revised .

TECHNICAL STAFF REPORT (TSR) CHECKLIST

PROJECT NAME: Wellington Phase III @ Kings Ridge
PROJECT NUMBER(S): 40-069-0196AM3-ERP

ENVIRONMENTAL RESOURCE PERMIT (ERP):

- 1. PERMIT APPLICATION APPRAISAL
- 1a. SITE INSPECTION/FIELD REPORT *see page*
- 2. WETLAND INVENTORY
- 2b. Table 4
- 2c. Table 5
- 3. GIS/ADMINISTRATIVE TRACKING SHEET (ORIGINAL)
- 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: 40-069-0196AM3-ERP

Project Name: Wellington Phase III @ Kings Ridge County: Lake

Applicant: Lennar Active Adult Communities

Waterbody: Lake Felter Class: III

Outstanding Florida Waterbody (if applicable): n/a

Inspection by: Barbara N. Prynoski Date of Inspection: 1/22/98

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: 4-069-0326AM2-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))

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 40-069-0196 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 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 IV 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, a road within the master drainage system was permitted on November 17, 1997. Southerland at Kings Ridge permit number 40-069-0196M2-ERP was permitted on December 17, 1997. Wellington Phase III at Kings Ridge is a 46 lot single family subdivision within the master drainage system.

Files indicate a letter from J. Dandenault, SJRWMD Compliance engineer, on November 8, 1996 notifying of Kings Ridge PUD Phase II erosion and recovery problems in the existing stormwater management areas. These issues have been resolved, per J. Dandenault.

Construction Techniques and Turbidity Controls:

(if dredging in waters is proposed, describe the sediment characteristics)

No wetlands or surface waters on site. Appropriate controls are provided during construction activities.

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 or surface waters on site.

Uplands consist of upland grasses.

Site Disturbances:

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

Abandoned citrus grove.

Hydrologic Characteristics:

(current conditions; normal/historical conditions)

No wetlands or surface waters on site.

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))

Minimal use. One can anticipate use by seed eaters, open field avian species, reptiles, and small mammals (in the vegetated areas).

Water Quality:

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

No wetlands or surface waters on site.

Wetland Impact/Mitigation Proposal Summary

No wetlands or surface waters on site.

i:\data\barbara\reports\welling

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:		0								

Comments: no wetlands or surface waters on-site

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											

Comments: no wetlands or surface waters on-site

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

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n/a												
PROJECT TOTALS:	0											

Comments: no wetlands or surface waters on-site

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

GIS/ADMINISTRATIVE MSSW APPLICATION TRACKING SHEET

Application Number: 40-069-0196AM3-ERP

Reviewer(s): ABOODI PRYNOSKI

Date Received: 12/26/97

Applicant: LENNAR ACTIVE ADULT COMMUNITIES

Project Name: WELLINGTON III AT KINGS RIDGE

MAPPING INFORMATION:

Acceptable as Received: YES

Hydrologic Basin: OKLAWAHA BASIN

MAP NUMBER

QUAD

56

CLERMONT-E

PROJECT OVERLAPS INING OPERATIONS 4-069-0087

Date Application Entered: 12/31/97

Date Application Mapped: 12/31/97

Initials: JJ

Request for Additional Information must be mailed by: 1/23/98

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

INFORMATION PROVIDED BY REVIEWING STAFF:

Date 1st RAI sent: <u>N/A</u>	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: 12-26-97

Schedule for _____ Regulatory Meeting (Approval/Denial)

** NOTE: PLEASE RETURN WITH THE TSR FOLDER.