



Technical Staff Report 1729

ERP TECHNICAL STAFF REPORT ROUTING SHEET

APP. NO. 40-069-0196AM4-ERP

28th DAY: 3/2/99

PROJECT NAME: Lancaster at Kings Ridge

REVIEWERS: Fang/Prynoski

FILE NAME: ~~\\data\chou\tr\40c-40-lake\lanca@k~~

ASSOC. PERMIT 4-069-0326-ERP

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REVIEW AND ROUTING
HISTORY

INITIALS AND DATE

RECEIVED

FORWARDED

REVIEWING ENGINEER

2/24/99 → JB

REVIEWING ES

2/22/99 → Chau

OTHER:

SUPERVISING ES

2/25/99

UDA 2/25/99 → DD

SUPERVISING ENGINEER

JB 2/25/99

2/25/99

2/25/99

SERVICE CENTER TYPING REVISIONS

DD 2/25/99

2/25/99

SERVICE CENTER DIRECTOR

2-25-99

2-25-99 *Ja*

SENT TO PALATKA BY SC RECORDS
OR 40C-40, 40C-400 PERMIT ISSUED

2-25-99 *Ja*

3-1-99 *Ja*

(Check below when designated review is necessary)

LEGAL:

DIV. DIRECTOR/SURFACE WATER MGT.

DIV. DIRECTOR/ENV. RES. MGT.

OTHER:

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)

SSL AUTHORIZATION

YES

N/A

APPROVAL

Received: 2/2/99

21st Day: 2/23/99

28th Day: 3/2/99

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

General Permit Application Number: 40-069-0196AM4-ERP

PROJECT NAME: Lancaster at Kings Ridge

Applicant: Lennar Land Partners
Mr. Robert Ahrens
1110 Douglas Avenue, Suite 2040
Altamonte Springs, FL 32714

Agent: n/a

Consultant(s): Farner, Barley & Associates, Inc.
350 North Sinclair Avenue
Tavares, FL 32778

Section: 4, 9 **Township:** 23 S **Range:** 26 E
Acres Owned: 968.44 **Project Acreage:** 11.34

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

Existing Land Use: maintained, upland grassed area

Hydrologic Basin(s): Palatlakaha (7A)

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

Easements/Restrictions: None.

Operation & Maintenance Entity: Applicant.

O&M Documents Submitted and Reviewed
Correct Fee Submitted

Y N N/A
Y N N/A

MSSW/ERP AUTHORIZATION STATEMENT:

A permit authorizing:

- | | | | |
|---|--|--------------------------------------|---------------------------------------|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Operation | <input type="checkbox"/> Maintenance | <input type="checkbox"/> Modification |
| <input type="checkbox"/> Re-Issuance | <input type="checkbox"/> Removal | <input type="checkbox"/> Abandonment | |
| <input type="checkbox"/> Construction & Operation | <input checked="" type="checkbox"/> Modification & Operation | | |

of a surface water management system for construction of a 54 lot single family residential subdivision and approximately 1,689 linear feet of roads with the associated stormwater collection and conveyance system. The surface water management system includes 11.34 acres of areas, which discharge to the existing retention ponds within the master drainage system.

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 Kings Ridge Planned Unit Development, in Lake County.

Project History:

Phase I of the Kings Ridge Planned Unit Development was issued a stormwater permit (permit #42-069-1062N) on June 28, 1995. This permit authorized the construction of a 17.85 acre project with a stormwater management system consisting of an entrance road, model homes, and sales center. Phase II of the development was issued a general surface water management system permit (permit #40-069-0196) on October 11, 1995. Phase II of the development consisted of three dry retention ponds and two existing dry retention ponds (two depression areas), and one temporary dry retention pond. Phase III of the development (permit #4-069-0326-ERP issued on February 13, 1996) 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 consisted of 38 acres of subdivision, 261.27 acres of mass grading, and 10 retention ponds. The total project area was 299.27 acres. Phase IV of the development (permit #4-069-0326M-ERP) consisted of 20.16 acres of areas with 96 lots and approximately 3,155 linear feet of road with the associated surface water collection and conveyance system.

The Wellington at Kings Ridge (permit #4-069-0326M2-ERP) consisted a 96 lot subdivision with 20.16 acres of areas, which discharge to the existing retention ponds within the master drainage

system. The Danbury Mill Boulevard at Kings Ridge (permit #4-069-0326M3-ERP issued on November 17, 1997) was a road within the master drainage system. Southerland at Kings Ridge (permit #40-069-0196M2-ERP) was permitted on December 17, 1997. Wellington Phase III at Kings Ridge (permit #40-069-0196M3-ERP) was permitted on January 27, 1998.

Remington at Kings Ridge (permit #40-069-0316-ERP) was permitted on August 7, 1998 for a 100 lot single family residential subdivision and approximately 3,988 linear feet of roads with the associated stormwater collection and conveyance system on 22.24 acres within the Kings Ridge Planned Unit Development.

Stratford at Kings Ridge (permit no. 40-069-0317-ERP) was permitted on August 11, 1998 for a 46 lot single family residential subdivision, approximately 1,222 linear feet of road with the associated stormwater collection and conveyance system on 7.86 acres within the Kings Ridge Planned Unit Development.

ENGINEERING REVIEW:

Pre/Post Peak Rate Attenuation Provided	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Pre/Post Volume Attenuation Provided	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Mean Annual Storm Attenuation Provided	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Recovery Of Water Quality Volume Within Required Time	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
Recovery Of Peak Attenuation Volume Within Required Time	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	

Other Engineering Comments:

The project proposes construction of 54 single-family residential lots and approximately 1,689 linear feet of roads with the associated stormwater collection and conveyance system. The surface water management system includes 11.34 acres of areas, which discharge to the existing retention ponds within the master drainage system. Based on the condition number 26 of the previously permitted project (permit #4-069-0326M2-ERP), which stated "a permittee must obtain a general or individual Environmental Resource Permit from the District for basin 101 through 108 prior to beginning any construction," the proposed project is qualified to obtain a standard general Environmental Resource Permit. The proposed project is entirely within basin 107. The stormwater runoff will be conveyed to the dry retention ponds within the master system and retained on-site.

ENVIRONMENTAL REVIEW:

Environmental Comments:

The proposed site consists of upland grasses within an existing residential subdivision. There are no wetlands or surface waters within these project boundaries.

The proposed project will not have unacceptable adverse secondary or cumulative impacts to wetlands, water quality or upland habitat for aquatic and wetland dependent species or listed wildlife species. The

proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, 40C-4.302, and 40C-41, F.A.C.

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:

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.

Form Number 40C-4.900(1)

Page 8 of 12

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

Form Number 40C-4.900(1)

Page 9 of 12

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PROJECT TOTALS:	0											

Comments:

CODES (multiple entries per cell not allowed):
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SEE ATTACHED:

- Biological Assessment Form (PAA)
- Table 4: DOCKING FACILITY INFORMATION
- Table 5: SHORELINE STABILIZATION INFORMATION
- Other:

CONDITIONS

ERP/MSSW STANDARD GENERAL PERMIT NO.: 40-069-0196AM4-ERP

ERP/MSSW General (October 3, 1995): 1 - 19

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

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 February 2, 1999.

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: Fang/Prynoski

DATE: Written CF 2/19/1999
Revised
Revised
Revised
Revised

#1

Received: 2/2/99

21st Day: 2/23/99

28th Day: 3/2/99

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

Easements/Restrictions: None.

Operation & Maintenance Entity: Applicant.

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

MSSW/ERP AUTHORIZATION STATEMENT:

A permit authorizing:

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

ENVIRONMENTAL REVIEW:

Environmental Comments:

The proposed site consists of upland grasses within an existing residential subdivision. There are no wetlands or surface waters within these project boundaries.

The proposed project will not have unacceptable adverse secondary or cumulative impacts to wetlands, water quality or upland habitat for aquatic and wetland dependent species or listed wildlife species. The proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, 40C-4.302, and 40C-41, F.A.C.

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

Comments:

CODES (multiple entries per cell not allowed):
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n/a												
PROJECT TOTALS:	0											

Comments:

CODES (multiple entries per cell not allowed):
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PROJECT TOTALS:	0											

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Form Number 40C-4.900(1)

Page 10 of 12

SEE ATTACHED:

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- Other:

CONDITIONS

ERP/MSSW STANDARD GENERAL PERMIT NO.: 40-069-0196AM4-ERP

ERP/MSSW General (October 3, 1995): 1 - 19

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

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 February 2, 1999.

Forms to be included with permit:

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Inspection Forms

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- EN-45 (Registered Professional)

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

EN-55 (Wetland Monitoring)

REVIEWERS: Fang/Prynoski

DATE: Written CF 2/19/1999
Revised
Revised
Revised
Revised

ENVIRONMENTAL RESOURCE PERMIT TECHNICAL STAFF REPORT (TSR) CHECKLIST

PROJECT NAME: Lancaster at Kings Ridge
APPLICATION NUMBER: 40-069-0196AM4-ERP

✓ N/A

- 1. Site Inspection/Field Report
- 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)
- 4. Wetland Inventory Entered into Orlando Wetland Database
- 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)
- 9. Letters of Objections & SJRWMD Responses
- 10. Referenced Attachments
 - Location Map (Attachment 1)
 -
 -
 -
 -
 -

All Items Complete?

YES: Jana A. [Signature] (Supervising ES Signature)

NO: # _____ are missing.

PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP File Number: 40-069-0196AM4-ERP

Project Name: Lancaster At Kings Ridge County: Lake
Applicant: Lennar Land Partners
Attn.: Mr. Robert Ahrens

Waterbody: Lake Felter III

Outstanding Florida Waterbody (if applicable):

Inspection by: n/a 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:
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))

Previously reviewed by David Eunice, under 4-069-0326-ERP (issued February 13, 1996). See Engineer report and project history in TSR for permitting background. No site visit was made specifically for this project. Site conditions assessment was based on the previous biological report by D.Eunice, soils, review of topographic information, and this reviewer's general familiarity with this section of the Kings Ridge PUD.

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

Provided.

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)

Upland grasses. No wetlands or surface waters on-site.

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

Former grove, existing and on-going residential development.

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

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

N/a

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))

Urban wildlife is anticipated.

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

N/a

Wetland Impact/Mitigation Proposal Summary

N/a

LANCASTER AT KINGS RIDGE 40-069-0196AM4-ERP

**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:

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):

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LANCASTER AT KINGS RIDGE 40-069-0196AM4-ERP

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n/a												
PROJECT TOTALS:	0											

Comments:

ERP Wetland Inventory

Project Name: Lancaster at Kings Ridge

Application Number: --40-069-0196AM4-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:

GIS/ADMINISTRATIVE MSSW APPLICATION TRACKING SHEET

Application Number: 40-069-0196AM4-ERP

Reviewer(s): FANG PRYNOSKI

Or/

Date Received: 2/ 2/99

Applicant: LENNAR LAND PARTNERS

Project Name: LANCASTER AT KINGS RIDGE

MAPPING INFORMATION:

Acceptable as Received: YES

Hydrologic Basin: OTHER

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

Date Application Entered: / /

Date Application Mapped: 2/ 8/99 Initials: JJ

Request for Additional Information must be mailed by: 3/ 2/99

Regulatory Meeting Date if determined technically/administratively Complete: 4/13/99

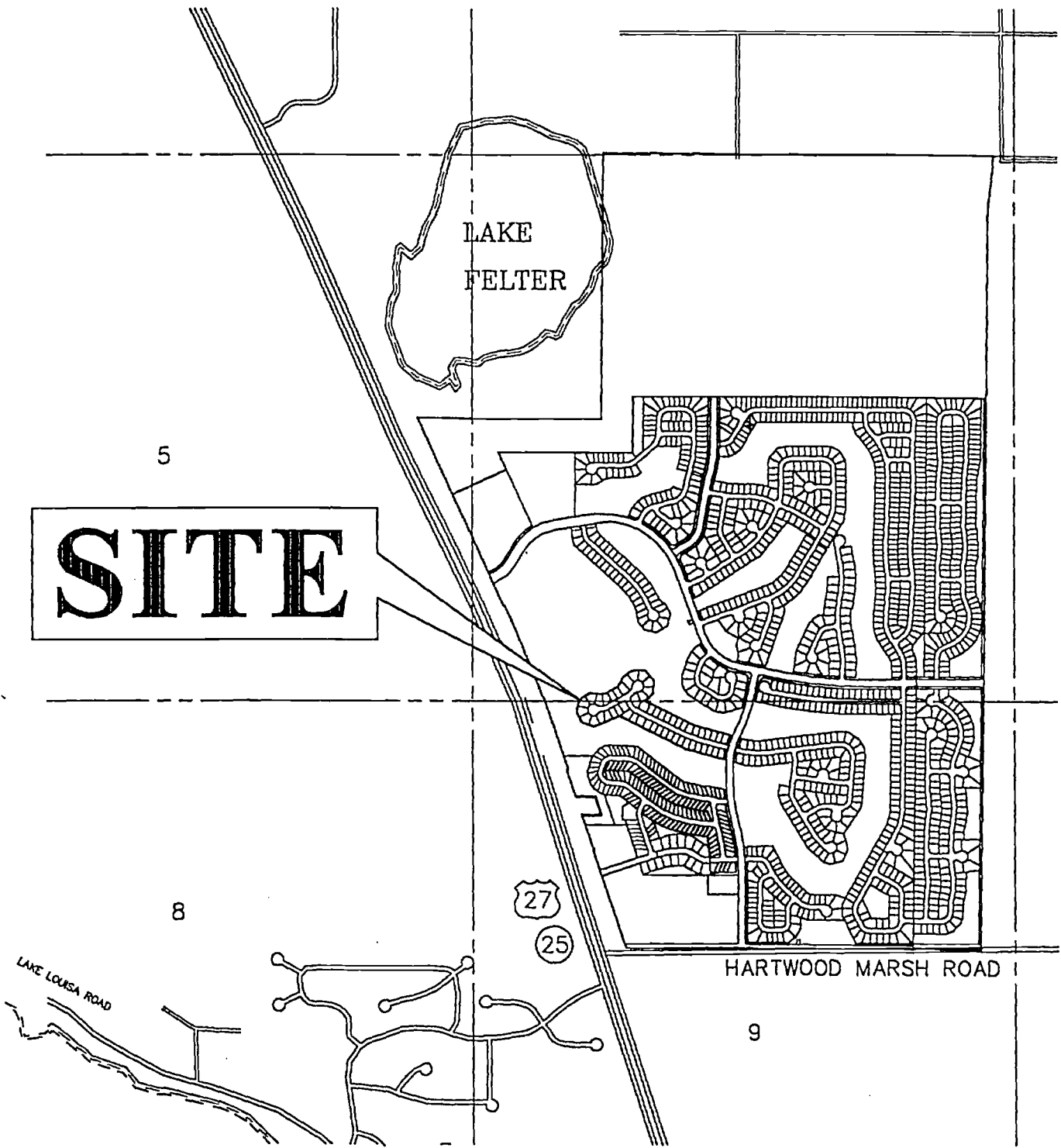
INFORMATION PROVIDED BY REVIEWING STAFF:

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: 2/2/99

Schedule for _____ Regulatory Meeting (Approval/Denial)

** NOTE: PLEASE RETURN WITH THE TSR FOLDER.



**FARNER
BARLEY**
AND ASSOCIATES, INC.

350 North Sinclair Avenue O Tavares, Florida 32778 O (904) 343-8481

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS

LOCATION MAP

SCALE 1" = 1500'