



POST OFFICE BOX 1429 PALATKA, FLORIDA 32178-142
 TELEPHONE 329-4500 SUNCOM 904-860-4500
 TDD 904-29-4450 TDD SUNCOM 860-4450
 FAX (Executive) 329-4125 (Legal) 329-4485 (Permitting) 329-4315 (Administration/Finance) 329-450

SERVICE CENTERS
 618 E. South Street Orlando, Florida 32801 407-897-4300 TDD 407-897-5960
 7775 Baymeadows Way Suite 102 Jacksonville, Florida 32256 904-730-6270 TDD 904-448-7900
 PERMITTING: 305 East Drive Melbourne, Florida 32904 407-984-4940 TDD 407-722-5388
 OPERATIONS: 2133 N. Wickham Road Melbourne, Florida 32935-8109 407-752-3100 TDD 407-752-3100

March 13, 2001

Section 28
Twn 22
Range 26E

FILE 55802
XC 61842.04

Lake County School Board
518 West Alfred Street
Tavares, FL 32778

SUBJECT: Permit Number 4-069-68272-3
High School AAA

Dear Sir/Madam:

Enclosed is your permit as authorized by the Governing Board of the St. Johns River Water Management District on March 13, 2001.

This permit is a legal document and should be kept with your other important documents. The attached MSSW/Stormwater As-Built Certification Form should be filled in and returned to the Palatka office within thirty days after the work is completed. By so doing, you will enable us to schedule a prompt inspection of the permitted activity.

In addition to the MSSW/Stormwater As-Built Certification Form, your permit also contains conditions which require submittal of additional information. All information submitted as compliance to permit conditions must be submitted to the Palatka office address.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies asserting concurrent jurisdiction for this work.

In the event you sell your property, the permit can be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation and if this office can be of any further assistance to you, please do not hesitate to contact us.

Sincerely,

Gloria Lewis
Gloria Lewis, Director
Permit Data Services Division

RECEIVED
MAR 21 2001
CONLEY, PORTER & HOLLAND
ORLANDO, FLORIDA

Enclosures: Permit with EN Form(s), if applicable

cc: District Permit File

Consultant: CPH Engineers
1117 East Robinson Street Suite C
Orlando, FL 32801

68272-13
RECEIVED

William Kerr, CHAIRMAN
MELBOURNE BEACH

Ometrias D. Long, VICE CHAIRMAN
APOPKA

Jeff K. Jennings, SECRETARY
MAITLAND

Duaner Torres, TREASURER
MELBOURNE

Dan Roach
ORLANDO BEACH

William M. Segal
MAITLAND

Otis Mason
ST. AUGUSTINE

Clay Albright
EAST LAKE WEIR

Reid Hughes
DAYTONA BEACH

APR 18 2001

ALTAMONTE PDS

Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO. 4-069-68272-3

DATE ISSUED: March 13, 2001

PROJECT NAME: High School AAA

A PERMIT AUTHORIZING:

construction of a surface water management system for a proposed high school facility consisting of buildings, walkways, driveways, roadways, and parking areas, to include an existing depression and two new retention ponds. This permit does not authorize any work in, on, or over wetlands or other surface waters.

LOCATION:

Section(s): 28
Lake County

Township(s): 22S

Range(s): 26E

ISSUED TO:

Lake County School Board
518 West Alfred Street
Tavares, FL 32778

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified therein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated March 13, 2001

AUTHORIZED BY: St. Johns River Water Management District

Department of Water Resources

Governing Board

By: 

By: 

(Director)
Jeff Elledge

(Assistant Secretary)
Henry Dean

"EXHIBIT A"

CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 4-069-68272-3
LAKE COUNTY SCHOOL BOARD
DATED MARCH 13, 2001

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.
4. Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
5. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
6. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a Construction Commencement Notice Form No.

40C-4.900(3) indicating the actual start date and the expected completion date.

7. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an Annual Status Report Form No. 50C-4.900(4). These forms shall be submitted during June of each year.
8. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any other final operation or maintenance documents as are required by subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, must be submitted to the District for approval. Documents meeting the requirements set forth in these subsections of the Applicant's Handbook will be approved. Deed restrictions, easements and other operation and maintenance documents which require recordation either with the Secretary of State or the Clerk of the Circuit Court must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local governmental entity. Failure to submit the appropriate final documents referenced in this paragraph will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system.
9. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by the portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to local government or other responsible entity.
10. Within 30 days after completion of construction of the permitted system, or independent portion of the system, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing As Built Certification Form 40C-1.181(13) or 40C-1.181(14) supplied with this permit. When the completed system differs substantially from the permitted plans, any substantial deviations shall be noted and explained and two copies of as-built drawings submitted to the District. Submittal of the completed form shall serve to notify the District that the system is ready for inspection. The statement of completion and certification shall be based on on-site observation of construction

(conducted by the registered professional engineer, or other appropriate individual as authorized by law, or under his or her direct supervision) or review of as-built drawings for the purpose of determining if the work was completed in compliance with approved plans and specifications. As-built drawings shall be the permitted drawings revised to reflect any changes made during construction. Both the original and any revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawing. All surveyed dimensions and elevations shall be certified by a registered surveyor. The following information, at a minimum, shall be verified on the as-built drawings:

1. Dimensions and elevations of all discharge structures including all weirs, slots, gates, pumps, pipes, and oil and grease skimmers;
 2. Locations, dimensions, and elevations of all filter, exfiltration, or underdrain systems including cleanouts, pipes, connections to control structures, and points of discharge to the receiving waters;
 3. Dimensions, elevations, contours, or cross-sections of all treatment storage areas sufficient to determine state-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems, when appropriate;
 4. Dimensions, elevations, contours, final grades, or cross-sections of the system to determine flow directions and conveyance of runoff to the treatment system;
 5. Dimensions, elevations, contours, final grades, or cross-sections of all conveyance systems utilized to convey off-site runoff around the system;
 6. Existing water elevation(s) and the date determined; and Elevation and location of benchmark(s) for the survey.
11. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of general condition 9 above, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District in accordance with subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, accepts responsibility for operation and maintenance of the system. The permit may not be transferred to such an approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible approved operation

- and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to section 7.1 of the Applicant's Handbook: Management and Storage of Surface Waters, the permittee shall be liable for compliance with the terms of the permit.
12. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the changes prior implementation so that a determination can be made whether a permit modification is required.
 13. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and chapter 40C-4 or chapter 40C-40, F.A.C.
 14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
 15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered specifically approved unless a specific condition of this permit or a formal determination under section 373.421 (2), F.S., provides otherwise.
 16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of section 40C-1.612, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
 17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
 18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
20. This permit for construction will expire five years from the date of issuance.
21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
22. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
23. The operation and Maintenance entity shall submit inspection reports to the District two years after the operation phase permit becomes effective and every two years thereafter on District Form EN-46. The inspection form must be signed and sealed by an appropriate registered professional.
24. The surface water management system must be constructed and operated in accordance with the plans signed and sealed by the engineer on January 24, 2001 and received by the District on January 25, 2001.
25. Prior to construction on the property identified as Bosserman Property C-2, Bosserman Property R-3, or Greater Properties "Commercial", a Standard General Environmental Resource Permit must be obtained.

A modification to this permit must be obtained prior to construction on any of the aforementioned properties when the placement of impervious surface will exceed 90%.

26. Prior to construction on the property identified as Bosserman Property R-3A or Greater Properties "Multifamilies", a Standard General Environmental Resource Permit must be obtained.

A modification to this permit must be obtained prior to construction on any of the aforementioned properties when the placement of impervious surface will exceed 80%.

27. Prior to construction on the property identified as Hook Street, a Standard General Environmental Resource Permit must be obtained.

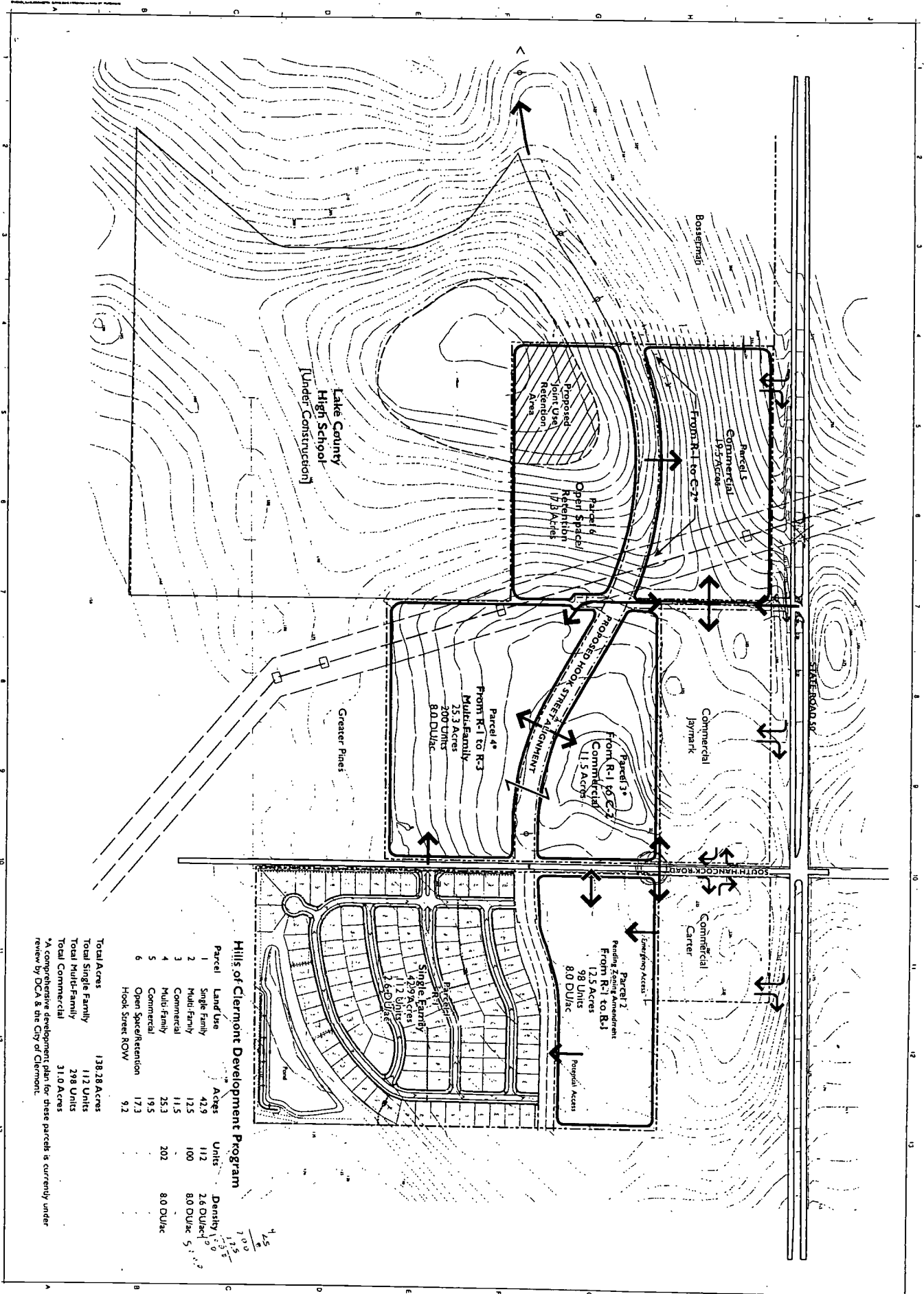
- A modification to this permit must be obtained prior to construction on the aforementioned property when the placement of impervious surface will exceed 85%.

- 28. Prior to construction on the property identified as North-South Collector Road, the applicant must obtain a Standard General Environmental Resource Permit.
 - A modification to this permit must be obtained prior to construction on the aforementioned property when the placement of impervious surface will exceed 75%.

- 29. Prior to construction, the draft Reciprocal Easement Agreement between Lake County, FRA Investments and Greater Construction Corporation, previously approved as to form by the District, must be executed and provided to the District for final review and approval.

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MAY 19 2003
PDS
ALTAMONTE SVC. CTR.



Hills of Clermont Development Program

Parcel	Land Use	Acres	Units	Density
1	Single Family	42.9	112	2.6 DU/AC
2	Multi-Family	12.5	100	8.0 DU/AC
3	Commercial	11.5		
4	Multi-Family	23.3	202	8.0 DU/AC
5	Commercial	19.5		
6	Open Space/Retention	17.5		
	Hook Street ROW	9.2		
Total	Acres	138.28	312	
	Total Single Family	112		
	Total Multi-Family	298		
	Total Commercial	31.0		

*A comprehensive development plan for these parcels is currently under review by DCAM & the City of Clermont.

1" = 100' (Horizontal)
 1" = 20' (Vertical)
 1" = 1" (Diagonal)
 1" = 1" (Spot)

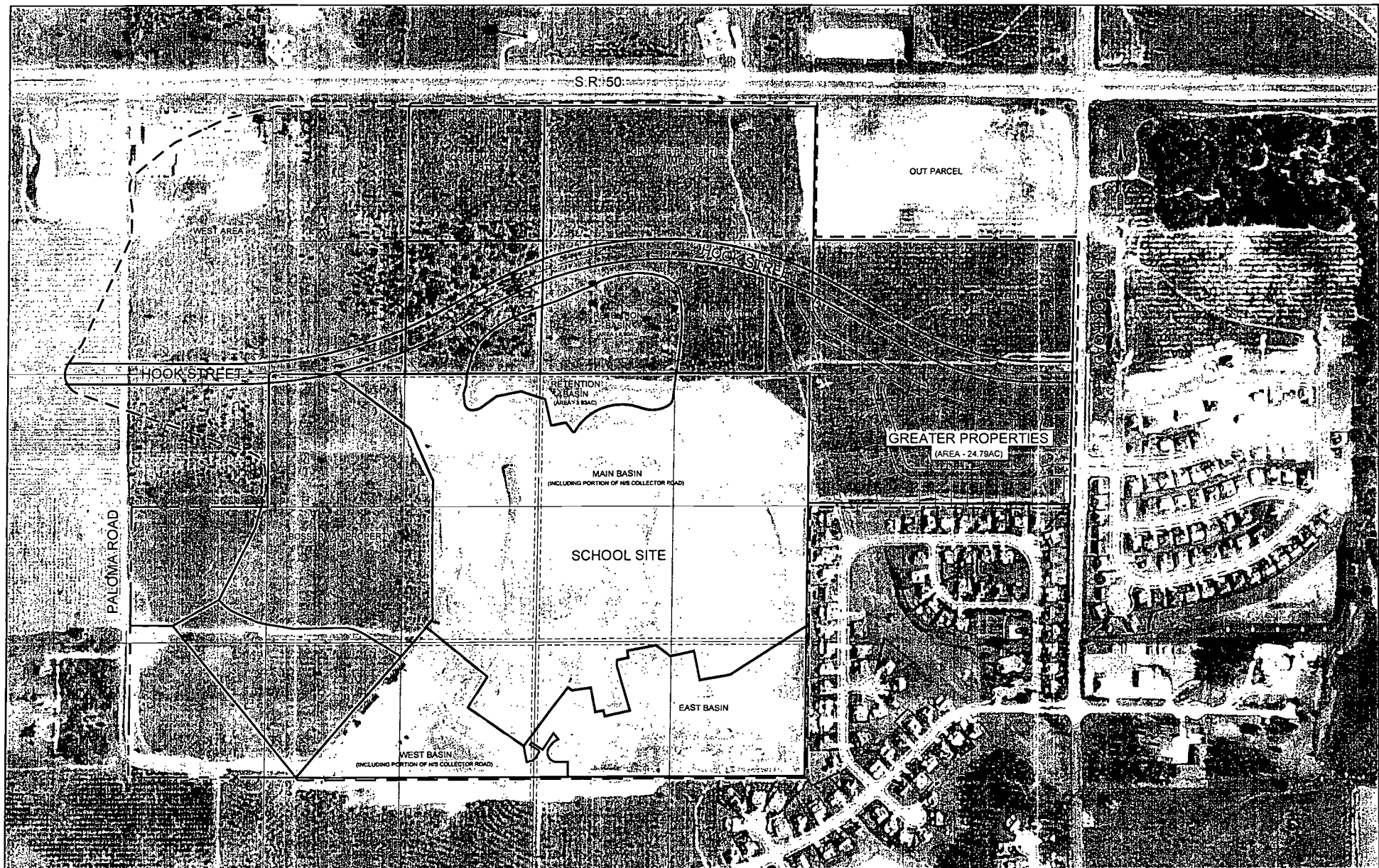
1" = 100' (Horizontal)
 1" = 20' (Vertical)
 1" = 1" (Diagonal)
 1" = 1" (Spot)

THE GREATER CONSTRUCTION CORPORATION
 HILLS OF CLERMONT
 City of Clermont, Florida
 AMENDED PUD DEVELOPMENT PLAN

GLATTING
 JACKSON
 KENCHEN
 ANGLIN
 LOPEZ
 RINEHART

31 East Palm Street
 Ocala, FL 32601
 P: 352 349 2222
 F: 352 349 1818

S.R. 50



No	Date	Revision	Approved	No	Date	Revision	Approved
1				1			
2				2			
3				3			

Designed by	BMA	3/03
Drawn by	CKJ	3/03
Checked by	WSH	3/03
Approved by	DEM	3/03
Certificate of Collaboration No. 213		

SOUTH RIDGE
GREATER CONSTRUCTION CORPORATION
 Lake County
 Florida



Signature
 MADE & FILED AT
 03/01

POST BASIN MAP

RECEIVED
 MAY 13 2003
 PPS
 ALTAIR/CORPORATE CENTER