PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin A. Servia
Acting Development
Review Manager

DATE: 12/2/14 FILE: PDD 15-244

SUBJECT: Subdivision Development Review – Preliminary Development Plan – Residential (PDP-R) Asturia, Phases 1 – 4; Construction Plan and Stormwater Management Plan and Report – Asturia, Phase 1 and Alternative Standards Request
(Project No. RSD 14-014)
Recommendation: Approval with conditions (Attachment No. 1)

FROM: Dorothy E. Masumian
Senior Development
Review Technician

REFERENCES: Land Development Code, Sections 300, Procedures; 403, Site Development; and 900, Development Standards;
Comm. Dist. 4

PROJECT DESCRIPTION:

Commission District:	The Honorable Mike Wells
Project Name:	Asturia Phases 1 - 4
Developer's Name:	SR 54 Land Associates LLC
Location:	The southeast portion of West Pasco on the north side of S. R. 54 between Gunn Highway and Suncoast Parkway Sections 23, 24, 25, 26 and 36, Township 26 South and Range 17 East (Attachment No. 2)
Parcel ID Nos.:	23-26-17-0000-00200-0010, 24-26-17-0000-00200-0020, 25-26-17-0000-00100-0020, 26-26-17-0000-00200-0030, 36-26-17-0010-0NW02-0000
Land Use Classification:	PD (Planned Development), CON (Conservation Lands)
Zoning District:	MPUD – Master Planned Unit Development
Transportation Corridor:	Tower Road

Existing Right-of-Way:	0 Feet from Centerline
Required Right-of-Way:	142 Feet from Centerline of Construction
Acreage:	500.23 Acres, m.o.l.
Number of Units (Residential Only):	668(Phases 1-4, preliminary plan), 248 (Phase 1 construction plan)
Type of Unit (Residential Only):	Single-Family Detached
Flood Zone:	"AE" and "X"
Water/Sewage:	Pasco
Transportation Analysis Zone:	209
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	2
Roads:	Public
Certificate of Capacity:	Initial

DEVELOPER'S' REQUEST:

The applicant/developer of Asturia, Phases 1 - 4 is requesting Preliminary Development Plan – Residential (PDP-R) approval for the division of 500.23 acres into 668 single-family lots (Phases 1-4) and construction plan and stormwater management plan and report for the construction of 248 lots in Phase 1 (Attachment No. 3). Also requested are alternative standards from the requirements of the Land Development Code (LDC), Section 601, Traditional Neighborhood Development. The applicant/developer is requesting relief from building heights, finished floor elevations, curb cuts, tree spacing, street lighting, block sizes and wetland upland buffers (Attachment No. 4)

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 5

ALTERNATIVE STANDARDS REQUEST NO. 1:

The applicant/developer has requested specific alternative standards from the LDC, Section 601, Traditional Neighborhood Development, requirements.

Subsection 601.6.E.3, Height, which, if approved, would relieve the applicant/developer of the minimum height requirement of 18 feet for detached units.

> Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."
>
> The applicant states:
>
> > "Reduce the minimum building height from 18 feet (one [1] story) to 14 feet (one [1] story) for garages. This requested applies to both detached and garages attached to the primary structure."

STAFF ANALYSIS:

Staff has reviewed the applicant's request and recommends approval as it is limited to garages only, no primary structures.

ALTERNATIVE STANDARDS REQUEST NO. 2:

Subsection 601.6.E.4, Height, which, if approved, would relieve the applicant/developer of the minimum 24-foot height requirement for attached units.

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant states:

> "Reduce the minimum building height from 24 feet (two [2] stories) to 14 feet (one [1] story) for garages. This requested applies to both detached and garages attached to the primary structure."

STAFF ANALYSIS NO. 2:

Staff has reviewed the applicant's request and recommends approval as it is limited to garages only, no primary structures.

ALTERNATIVE STANDARDS REQUEST NO. 3:

Subsection 601.6.E.5, Setbacks, which, if approved, would relieve the applicant/developer of the minimum three-foot elevation measured from the sidewalk requirement.

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: " The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue ."

The applicant states:

> "Reduce the minimum finished floor elevation of all TND products from three (3) feet to twelve (12) inches."

STAFF ANALYSIS NO. 3:

Staff has reviewed the applicant request and recommends approval as it complies with the County's 1-foot freeboard requirement.

ALTERNATIVE STANDARDS REQUEST NO. 4:

Subsection 601.7.C.4.d, Street Network Design Standards, which, if approved, would relieve the applicant/developer of two curb cut limitations on Type "A" roads.

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: " The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant states:

> "This request is limited to only those specific blocks depicted on the enclosed Exhibit A. Eliminated requirement limiting street curb cuts to a maximum of 2 where front loaded TND is proposed. The request specifically pertains to areas where front loaded TND homes are proposed. In these areas driveways curb cuts are required due to the absence of alleys. See attached Exhibit A for location front loaded TND lots ."

STAFF ANALYSIS NO. 4:

Staff has reviewed the applicant request and recommends approval for the streets having front-loaded residences, each with an individual driveway, especially for lots of 55-foot width.

ALTERNATIVE STANDARDS REQUEST NO. 5:

Subsection 601.7.C.6.b, Right-of-Way Landscaping, which, if approved, would relieve the applicant/developer of the minimum 60-foot on center planting of street trees.

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant state:

> " This request is limited to only those specific blocks depicted on the enclosed Exhibit A. Increase the street tree spacing in the TND area to a minimum of 60 feet on center. This request is necessary only in areas where front loaded TND homes are proposed. The product type contemplated for this application could be up to 55 feet wide. Placing street trees 30-40 feet on center as required would conflict with driveway locations and eliminate the ability to create a street pattern consistent with TND goal. See attached Exhibit A for location front loaded TND lots."

STAFF ANALYSIS NO. 5:

Staff has reviewed the applicant request and recommends approval for those streets that have front-loaded residences where the 60-foot on center placement could be a hindrance. The number of trees required shall not be decreased.

ALTERNATIVE STANDARDS REQUEST NO. 6:

Subsection 601.7.C.6.e, Right-of-Way Landscaping – Street lighting , which, if approved, would relieve the applicant/developer of the minimum height requirement of 15-feet for street lights.

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant states:

> "Reduce the minimum street light height from 15 feet to 12 ½ feet. This request is justified based on the available decorative lights configurations offered by Duke Energy."

STAFF ANALYSIS NO. 6:

Staff has reviewed the applicant request and recommends approval as the reduction in pole height is consistent with the human sale dimensions articulated in TND and is not inconsistent with Duke Energy configurations.

ALTERNATIVE STANDARDS REQUEST NO. 7:

Subsection 601.7.D.2.b, Network Pattern Standards – Block Size , which, if approved, would relieve the applicant/developer of the minimum requirement of 400 to 600 foot block length.

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant state:

> "This request is limited to only those specific blocks depicted on the enclosed Exhibit A.
>
> This request seeks an increase of the block length requirements by 40%. Specifically, an increase from the required 600 feet to 850 feet. This request is for the block depicted in the enclosed Exhibit A. The overall block length is less than the required minimum of 2,100 feet. The longer block length is necessary because of the curve in the road which results in increasing the distance of perpendicular streets (Delancey street and Gathering Way) from the curve for safety reasons; thus slightly elongating the block."
>
> "An additional reason is to minimize conflicts with

driveways and street traffic by carefully minimizing multiple street ends\T-intersection conditions with front loaded homes. This is relevant from a potential safety perspective in areas where front loaded homes are across the street from alley loaded homes."

STAFF ANALYSIS NO. 7:

Staff has reviewed the applicant request and recommends approval for safer vehicle movement along the curve in the specified roads (Delancey Street and Gathering Way) and meets the Block Perimeter of 2,100 feet.

ALTERNATIVE STANDARDS REQUEST NO. 8:

Subsection 601.7.D.4.b(2), Network Pattern Standards – Street Network Standards, which, if approved, would relieve the applicant/developer of the minimum requirement of 400 to 600 foot block length.

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."
The applicant state:

"This request is limited to only those specific blocks depicted on the enclosed Exhibit A.

This request seeks an increase of the block length requirements by 40%. Specifically, an increase from the required 600 feet to 850 feet. This request is for the block depicted in the enclosed Exhibit A. The overall block length is less than the required minimum of 2,100 feet. The longer block length is necessary because of the curve in the road which results in increasing the distance of perpendicular streets (Delancey street and Gathering Way) from the curve for safety reasons; thus slightly elongating the block."

"An additional reason is to minimize conflicts with driveways and street traffic by carefully minimizing multiple street ends\T-intersection conditions with front loaded homes. This is relevant from a potential safety perspective in areas where front loaded homes are across the street from alley loaded homes."

STAFF ANALYSIS NO. 8:

Staff has reviewed the applicant request and recommends approval for safer vehicle movement along the curve in the specified roads (Delancey Street and Gathering Way) and meets the Block Perimeter of 2,100 feet.

ALTERNATIVE STANDARDS REQUEST NO. 9:

Relief is being sought pursuant to the LDC, Section 805.5, Upland Buffers, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant states:

> "This request is to allow encroachment into the 25-foot upland buffer in select areas adjacent to Category 1 Wetlands within the Asturia project. The limits of Wetlands A and F are irregular and extend land ward of the existing cypress canopy into areas of maintained pasture that has been actively farmed for many years. Consequently, the adjacent uplands consist of areas dominated by bahia grass (Paspalum notatum) and are subject to grazing and mowing. The adjacent uplands currently provide limited support of wetland function and limited habitat for wetland-dependent wildlife species.
>
> During the project planning process, the applicant acted proactively seeking the County's input on the project design and layout as this property lies within the County's dense urban service area. From these meetings, it was determined a dense, mixed-use project with a variety of product (residential, commercial, office, etc) in a grid like design was preferred. Due to the irregular wetland line, the requested select buffer encroachments are required in order to achieve the desired grid like pattern and block lengths, mix of uses, recommended density, and to avoid realignment of streets, lots and commercial parcels that would result in a loss of developable acreage and increased development costs which would negatively affect the economic viability of the project. In addition, regulatory and drainage considerations require that finished floors be elevated above the 100-year floodplain. The need to transition from finished lot and parcel grades to existing grade requires grading with the 25-foot upland buffer. We have included exhibits that show a typical buffer encroachment and enhancement area. The applicant, with input from the County, proactively proposed buffer enhancements in order to maintain or improve the required function of the upland buffer.
>
> B. TYPE OF ACTIVITY:
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> The activity proposed within portions of the 25-foot upland buffer will be limited to the placement of fill for residential lots, grading of rear yards, and landscaping. No impervious surfaces will be constructed within the 25-foot upland buffer.
>
> C. JUSTIFICATION FOR RELIEF:
>
> 1. Potential for Off-site or Downstream Impacts Not Expected: The proposed activities within the upland buffers are not expected to result in adverse impacts to either off-site habitats or downstream waters. Erosion

and sedimentation controls will be established prior to construction in order to prevent the discharge of sediments and transport to downstream waters. The developer is required to implement a surface water quality monitoring plan in order to demonstrate that the construction will not result in adverse impacts to downstream water quality.

2. Wetland Type and Hydrological Requirements: Wetland habitat immediately adjacent to the proposed activity consists of active pasture with herbaceous groundcovers that include greater than 50 percent facultative or obligate wetland plant species. The area represents a secondary or transitional zone between the upland pasture and the cypress-dominated wetlands. The width of the herbaceous zone varies from 20 to as much as 100 feet depending on topography and fluctuations of water levels in adjacent wetlands. The forested portion of the wetlands is associated with South Branch. South Branch consists of a series of interconnected wetlands and stream channels that collects and conveys surface water from the surrounding drainage basin to the Anclote River. The drainage basin has been highly urbanized, largely as a result of the construction of residential subdivisions beginning in the late 1970's. This urbanization has resulted in significant alterations to basin runoff characteristics, floodplain configuration, and flood storage. Many of the historic stream reaches within the basin have been channelized or otherwise reconfigured in order to enhance flood conveyance from developed areas. Hydrologic conditions within the onsite cypress sloughs are highly dependent on maintaining flows from upstream in the basin and less dependent on runoff from adjacent land.

3. Required Buffer Function: Due to the similarity of the vegetative structure within the wet transitional zone and the upland pasture, there is little difference in the ecological benefit provided for maintaining the function and structure of the cypress wetlands. Maintaining the current width of the wet transitional zone will provide sufficient protection of water quality in South Branch and allow for maintenance of existing flood storage. The primary purpose of the proposed upland buffers should be to minimize the potential for post development secondary impacts on wetland functions. The proposed buffers will provide upland areas for use by wetland dependent wildlife. Where buffer widths have been reduced, the proposed buffer enhancements by the applicant will provide for more functional upland habitat and encourage wildlife utilization. Buffer widths have been increased where feasible. Average buffer widths are shown on the plans approved by SWFWMD with the Conceptual Environmental Resource Permit.

4. Listed Species: There have been no observations of listed species using the existing upland habitat for nesting or denning. There is a potential for increased usage by listed wildlife within the project area as a result of the enhancement of upland habitats upon implementation of the Critical Linkage Mitigation Plan.

5. Buffer Management Requirements: Management of the buffers will involve control of nuisance or invasive plant species and informational

signage in selected areas in order to prevent unauthorized activities by residents or maintenance personnel. The location of the conservation area signs are shown on the attached plans.

D. CONCLUSION:

Section 805.1 of the LDC states that the intent and purpose Section 805 is "to identify, delineate, and protect wetlands and the natural function of wetlands within the County." This request meets the intent of the LDC by providing for the enhancement of upland buffers to improve the natural function of the wetlands in areas where the average width of the proposed upland buffer is less than an average width of 25 feet. The attached exhibits include a proposed typical buffer enhancement section. The enhancements also include the installation of informational signage in the location of all buffer encroachment areas to prevent disturbance by adjacent homeowners. If a simple 25-foot upland were to be provided in strict compliance with the LDC but without such signage, it can be anticipated that the area would be subject to disturbance by adjacent homeowners as a result of mowing, or be subject to recruitment by nuisance and/or invasive plant species.

The proposed enhancement with native plant species and maintenance of the buffer plantings provides a net benefit to the function of the adjacent wetland system and will provide for more functional upland habitat and encourage wildlife utilization. The enhancements noted above and the other design aspects of the subject development will ensure that the wetland structure and functioned will be maintained. As such, it is appropriate that relief from the applicable provisions of the LDC be granted."

STAFF ANALYSIS NO. 9:

The applicant is seeking relief from Section 805.5 Upland Buffers. Upland buffers to wetlands as defined in Section 805 are not addressed specifically under Section 407 Alternative Standards. During review of this application staff was actively engaged with the County Attorney's Office and the Development Review Manager regarding this issue. For this period of time applicants were instructed to apply for relief via Alternative Standards for Section 805.5. Since then staff has concluded that relief to Section 805.5 should be properly administered via Section 407.3 Administrative Variances or Section 407.2 Zoning Variances. However, for this application staff will adhere to the instruction provided to the applicant at the time of submittal. For basic guidance staff requested that the applicant provide a justification in accordance with Section 407.3 Administrative Variances. The applicant's statements above reflect the questions outlined in Section 407.3.8.a-e.

Staff has reviewed the applicant request and recommends approval with the removal of the nine lots shown on the first submittal and the enhancement of the Category 1 wetland buffer. Also, no structure of any type shall be placed in the wetland buffer. Any future homeowner documents or notice-to-buyer shall include such language.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for 668 single-family detached homes. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity. (Attachment 6)

RECOMMENDATION:

The Planning and Development Department recommends approval of the PDP-R (Phases 1-4)/construction plan and stormwater management plan and report (Phase 1) an alternative standards request with the attached conditions.

JAS/DS/dem/pdd15-244

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Site Plan
4. Alternative Standards Request
5. Background and Findings of Fact
6. Initial Certificate of Capacity

DEVELOPER'SACKNOWLEDGMENT:

The developer acknowledges that they have read, understood, and accepted the conditions of approval.

_____ _____

Date Signature

_____

Print Name

_____

Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____

NOTARY

JAS/DS/dem/pdd15-244 attach 1

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED

☐ B.C.C.
☐ D.R.C.
☒ PDD

Pasco County
By: _____ Date 12-2-14
For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
Asturia Phases 1 – 4 (PDP-R)
Asturia Phase 1 (CP/SW)

Hard-Copy Site Development Permit

1. Before commencing approved construction activities, the applicant/developer or project contractor shall obtain from the Planning and Development Department an authorization to commence approved construction, a.k.a. "a hard copy Site Development Permit." To obtain said authorization, the following, as applicable, must be submitted to the Planning and Development Department:

   a. The completed notarized acknowledgment portion of the attached agenda memorandum. The developer is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Development Department.

   b. A copy of the Validated Letter of Commitment to serve this project issued by the Utilities Services Branch, the utility provider.

   c. A copy of the Southwest Florida Water Management District (SWFWMD) Permit and Plan. In the event the SWFWMD Permit and Plan require any changes to the County-approved plan, an amendment to the County-approved plan shall be submitted for review and approval prior to the issuance of the Site Development Permit.

   d. A copy of all required State and Federal permits from the appropriate agencies, including drawings, plans, etc.

   e. National Pollutant Discharge Elimination System Permit/permit application.

   No construction shall commence until the permit has been properly posted on the site.

Specific Conditions

2. The developer shall submit an annual monitoring and performance report (Annual CLMP Report) to the County on the status of their mitigation and maintenance efforts to restore and enhance the critical linkage in accordance with the approved CLMP. The CLMP and the Annual CLMP Reports shall be reviewed by the County and SWFWMD at the end of the five-year monitoring period to determine the overall success of the project and compliance with the stated goals in the CLMP. The applicant may at that time be released of the maintenance obligation and the Performance Guarantee returned. Upon release of the Performance Guarantee, the CLMP shall be determined to have fulfilled the requirements of an Environmental Management Plan pursuant to Policy No. CON 1.2.6 of the Comprehensive Plan.

General

3. The developer acknowledges that any provisions of Pasco County Ordinance and any MPUD Master Planned Unit Development conditions of approval not specifically waived shall be in full force and effect, including all impact fee ordinances, except as set forth in the Development Agreement. In the event ordinances/resolutions adopted at public hearing are subsequently adopted by the BCC including, but not limited to, solid waste, public safety, or wildlife ordinances, the owner/developer shall be required to comply with such ordinances/resolutions adopted at public hearing except as set forth in the Development Agreement or MPUD Master Planned Unit Development conditions.

4. In accordance with the LDC, Sections 306.6.E.3 and 306.7.F, no building permit shall be issued prior to record plat approval except for model center dwelling or noncommercial clubhouse structures.

5. Prior to construction within model/sales centers, recreational areas, and commercial areas, a detailed site plan conforming to all applicable requirements must be approved by the Planning and Development Department.

6. Any roadway construction required herein as a condition of development approval shall not be entitled to transportation impact fee (TIF) or mobility fee credits unless such credits have been granted pursuant to prior written agreement or as provided herein.

7. The developer acknowledges that approval of this Preliminary Development Plan - Residential (PDP-R) does not establish vested rights with respect to construction of the project. Further, the developer acknowledges that no permit shall be issued or plat approved without the issuance of a Final Certificate of Capacity.

8. The owner/developer acknowledges dedication and maintenance or the streets within Asturia shall be the responsibility of an appropriate entity other than Pasco County.

9. The applicant/developer acknowledges that approval of the alternative standards requests as stated is based upon representation as set forth in the Preliminary Development Plan - Residential (PDP-R) submittal dated November 14, 2014, and received by the County on November 18, 2014. In the event that the Preliminary Development Plan - Residential (PDP-R) is deemed void and/or approval is withdrawn, then the alternative standards request(s) shall be considered void and all future development shall thereafter comply with all regulations currently in effect and shall be reviewed and approved as provided therein. Preliminary Development Plan - Residential (PDP-R) approval is contingent upon approval of alternative standard(s).

10. The applicant/developer or successors in interest are advised of the following restrictions:

    a. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved

plan or record plat unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.

b. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity within the 100-year floodplain described in the approved plan and/or record plat of the subdivision unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.

c. No owner of the property may undertake any roadway improvements within this development unless prior written authorization or notification of exemption is received from the SWFWMD pursuant to environmental resource permitting.

11. The applicant/developer shall acknowledge that should the County collect funds under a guarantee document, the developer shall authorize the County or its designee access to the property in question to complete the required work.

12. The applicant/developer shall acknowledge that should the County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.

13. The developer acknowledges that an appeal may be filed against the decision of the Planning and Development Department within 30 days of the date of this approval. Any development that takes place within the 30-day-appeal deadline shall not establish vested rights with respect to construction of the project.

14. Site plans approved by the Planning and Development Department are the final approved documents. Changes/additions/deletions to approved site plans; i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and approval in accordance with the Land Development Code (LDC), Sections 300, 403, and 900.

15. The applicant/developer or project contractor shall notify the Project Management Division at least five working days prior to commencing any activity on the site.

16. The developer shall create a mandatory homeowners' association/Community Development District (CDD) in the form of a nonprofit corporation registered with the Secretary of State, State of Florida, or, where such association currently exists, proof of good standing shall be submitted and shall provide for the maintenance of all open space, drainage areas, common areas, buffer areas, preservation areas, recreation areas, and other special purpose areas by the said association. Prior to platting the first unit or phase, homeowners'/merchants'/CDD documents, including Articles of Incorporation with proof of being filed with the Secretary of State, State of Florida, the bylaws, restrictive covenants and conditions, and all exhibits, shall be recorded in the Clerk and Comptroller's Office, Pasco County, Florida, and submitted to the Engineering Services Department, Survey Division, for review along with copies of instruments to be used to convey the above-mentioned areas to the said association.

17. The developer shall convey in fee simple to the association or the Community Development District (CDD), for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association or CDD documents, including Articles of Incorporation with proof of being filed with the Secretary of State, State of Florida, restrictive covenants, and all exhibits, shall be submitted to the Engineering Services Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD.

18. The owner/developer acknowledges, prior to approval of a record plat and/or where platting is not required prior to approval of the first construction plan/construction site plan that would create an aggregate of more than 280 trips on Asturian Parkway (Driveway 3), or where required by the County for safety purposes, the developer shall provide a Letter of Credit (or other reasonable form of security) acceptable to Pasco County for 125 percent of the pro-rata share of the cost of signalization at Asturian Parkway and SR 54 (Driveway 3). At any time thereafter at the County's request (or earlier with developer's consent), the developer shall pay for and perform a signal warrant study (including a signed and sealed analysis) to be approved by FDOT Traffic Operations Division. If warranted, the developer shall pay for its pro-rata share of the cost of signalization upon request of the County, or install the signal *including the final lane and intersection geometry* (designed in accordance with the FDOT standards and/or FDOT District 7 Traffic Operations requirements in place at the time of the request for signal installation) and receive impact/mobility fee credits from Pasco County for the portion of the cost of such installation that exceeds developer's pro-rata share of the same. If such a study determines that the signal is not warranted, the developer shall remain obligated to pay for its pro-rata share of the cost of signalization and shall pay the same prior to the County's approval of the final plat/construction plan/construction site plan in the Project as reasonably determined by the County.

19. Off-site improvements shall be in accordance with the approved Development Agreement.

20. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to combustibles being brought on site (National Fire Protection Association, NFPA-1, 16.4.3.1.3).

21. Curb ramps are required at all intersections of curbs and sidewalks and shall be constructed in conformance with the uniform *Federal Accessibility Standards* published by the General Services Administration, Department of Housing and Urban Development, Department of Defense, and United States Postal Service (Section 336.045, Florida Statutes).

22. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. The applicant/developer or project contractor shall notify the Stormwater Management Division at least two working days prior to commencing any site preparation, including clearing and grubbing work, for a preinspection of the sediment and erosion-control devices. The developer shall control all fugitive dust originating from the project site and shall indicate on the construction drawings the manner in which fugitive dust is to be controlled. Further, all retention pond side slopes and associated swales shall be sodded to prevent soil erosion.

23. The owner/developer acknowledges that the jurisdictional wetland line and the upland buffer line shall be clearly field demarcated prior to any construction activities on site.

24. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, wooden fences are not allowed as a visual screen in any of the buffer areas. If the applicant/developer proposes the use of a fence for a visual screen within any buffer area, vinyl fencing or chain-link fencing with black-out fabric or slats shall be used.

25. The owner/developer acknowledges that no construction activities including: clearing, grading, or grubbing, shall occur within the Wetland Upland Buffer except as depicted on the approved plans. The applicant/developer acknowledges that the PDP-R and all associated alternative standards requests shall expire within six years of the original approval date of the PDP-R if the project has not received construction plan approval for the entire development. Further, 100 percent of the project must be platted within ten years of the original PDP-R approval. In the event that the applicant/developer does not comply with this provision, all plans related to the uncompleted portion of the PDP-R approval shall be deemed void, and approval shall be deemed withdrawn, unless an extension has been obtained from the County Administrator or designee prior to expiration of any of the time limits provided above. Any extension shall be applied for at least 60 days prior to expiration of any of the above time limits.

    In the event the PDP-R is voided, all subsequent submittals shall comply with regulations in effect at the time of the said resubmittals.

Development Standards

26. The general and specific land uses set forth herein and in Exhibit "C" shall be permitted subject to the following restrictions, limitations and design standards:

    a. Single-Family Detached (Conventional)

        (1) Minimum Lot Width of 45 Feet

        (2) Minimum Lot Depth of 100 Feet

        (3) Minimum Front-Yard Setback of 20 Feet

        (4) Minimum Side-Yard Setback of 7.5 Feet

(5) Minimum Rear-Yard Setback of 15 Feet

(6) Minimum Lot Area of 5,000 Square Feet

(7) Maximum Lot Coverage of 55 Percent—Principal Structure

(8) Maximum Lot Coverage of 20 Percent—Accessory Structure

(9) The total number of single-family detached dwelling units shall not exceed 550 units. If the applicant elects to exceed 360 single family dwelling units, then any additional single family shall be developed as part of a small mixed use Traditional Neighborhood Development village, in accordance with the County's TND regulations, to be located within the mixed use parcels on the MPUD Master Plan.

b. Single-Family Detached (Typical Lot Layout)

(1) Minimum Lot Width of 36 Feet

(2) Minimum Lot Depth of 100 Feet

(3) Minimum Front-Yard Setback of 20 Feet from back of curb or 5 Feet from property line whichever is more restrictive

(4) Minimum Side-Yard Setback of 5 Feet**

(5) Minimum Rear-Yard Setback of 15 Feet***

(6) Minimum Lot Area of 3,600 Square Feet

(7) Maximum Lot Coverage of 55 Percent—Principal Structure

(8) Maximum Lot Coverage of 20 Percent—Accessory Structure

** Prior to any construction on the lot, proper erosion and sedimentation controls shall be installed.

(a) Lots that back up to drainage-retention areas and/or wetland areas designed and permitted to receive discharge shall be "Type B" or "Type C" graded minimum fifteen (15) foot wide drainage and access easement shall be provided along all rear lot lines where there is a pipe or swale. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.

(b) Lots graded as "Type A," which back up to other lots, shall require the installation of gutters on the sides and backs connecting to

roof leaders and discharging to the front of the lot. These lots do not require a drainage easement at the rear of the lots.

(c) Lots graded as 'Type A," which back up to other lots, shall require the installation of gutters on the sides and backs connecting to roof leaders and discharging to the front of the lot. These lots do not require a drainage easement at the rear of the lots.

(d) Lots graded as "Type B" or "Type C," which back up to other lots, shall require that traffic-bearing grates be installed upon a Florida Department of Transportation (FDOT) inlet places within each rear lot-line easement. Culverts connection rear-yard inlets to acceptable outfalls shall be installed and shall be reinforced concrete pipe with premium sealed joints designed to sustain an H-20 loading. A minimum of 7.5 foot-wide drainage and access easement shall be provided along all rear lot lines for a total of fifteen (15) feet. Drainage and access easement shall extend to the road right-of-way at block ends. Side-yard cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.

(e) Side-yard swales shall be sloped to create positive outfall to the front and/or rear of each lot with velocities no greater than allowable for grassed stabilization, as in the FDOT *Drainage Manual.*

(f) A maintenance entity, other than and, acceptable to the County, shall be designated to provide perpetual maintenance to all drainage and access easements. The approved maintenance entity shall provide annual inspections of side- and rear-yard easements and drainage facilities to verify that no modifications have been made to the grading and ground cover and to inspect any inlets and pipes to verify that no flow restrictions exist. Any modification or flow restriction observed at any time shall be corrected. Additional inspections shall be performed if requested by an adjoining resident or the County. The maintenance entity shall have the right to file a lien to charge property owners for corrections or modifications and collect sufficient funds to perform required maintenance.

(g) Gutters and roof structures shall be installed so as to reduce direct discharge to the side-yard swales.

(h) The engineer of record shall provide to Pasco County signed and sealed design calculations for each typical lot demonstrating compliance with Pasco County's drainage criteria.

*** Garage and accessory structures shall have 5-Foot front setbacks and 4-foot rear setbacks on all alleys or 10-foot rear setbacks with no alleys

c. Single-Family Attached (Townhomes)

(1) Minimum Lot Width of 16 Feet

(2) Minimum Lot Depth of 100 Feet

(3) Minimum Front-Yard Setback of 20 Feet from back of curb or Sidewalk

(4) Minimum Side-Yard Setback of 0 Feet for Interior Property Lines; 10 Feet for Exterior Property Lines (20 Feet Side Separation). The average distance between structures for any building containing more than four units shall be 30 feet with no point closer than 20 feet.

(5) Minimum Rear-Yard Setback of 15 Feet

(6) Maximum Lot Coverage of 100 Percent—Principal Structure

(7) Maximum Building Height Shall Not Exceed 45 Feet

(8) Land Considered for Neighborhood Park Requirements or Used for Stormwater Retention/Detention Shall be a Minimum of 20 Feet from the Rear of Any Units and a Minimum of 15 Feet from the Side on Any Units

Construction Plan

28. No excavation within the area of future lanes of multilane facilities will be allowed with the exception of excavation for drainage structures, permitted removal of wetlands, excavation to match existing grade, or as directed by the Engineering Services Director.

29. Where excavation in excess of 30,000 cubic yards is proposed to be removed from the site by using publicly dedicated rights-of-way, roadways, or easements, a Class I Mining Permit and Conditional Use Permit shall be required. Prior to construction plan approval, the developer shall submit calculations indicating the amount of excess fill that will result from development of the site. Prior to construction plan approval, the developer shall submit, along with a statement as to where and how the excess material will be disposed of, calculations indicating the amount of excess fill that will result from development of the property.

29. Prior to or concurrent with construction plan submittal the developer shall submit a stormwater management plan in accordance with the LDC, Sections 300 and 902, to the Planning and Development Department for review and final determination.

30. If the project has internal roads that are to be named, street name signs shall be nine inches on all road classifications. All signs shall have six-inch Series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed: white background with green letters and border. At intersections with County- or State-maintained roads, the County- or State-maintained road shall be green background with white letters and border.

31. The developer shall construct all water and wastewater facilities within and external to the development to current County standards. Design and construction standards and USP outline may be obtained from the Utilities Services Branch.

32. In consideration of the County's agreement to provide potable water and/or reclaimed water to the subject property, the applicant/developer and their successors and assigns agree to the following:

    a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, the applicant/developer shall temporarily transfer to the County any and all water-use permits or water-use rights the applicant/developer may have to use or consume surface water or groundwater within the County for the duration of the production failure or shortfall.

    b. Prior to the applicant/developer selling water, water-use permits, or water-use rights, the applicant/developer shall notify the County, and the County shall have a right of first refusal to purchase such water or water-use permits or water-use rights.

33. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments. The developer shall show hydrant site locations on the construction plans. Raised pavement markings shall be installed.

Record Plat/Building Permit/Certificate of Occupancy

34. Prior to the issuance of the first record plat or where a record plat is not required, prior to the first Certificate of Occupancy (CO), the applicant/developer shall provide a performance bond or letter from the FDOT stating that the improvements within the State right-of-way have been inspected and completed to its satisfaction.

35. Two unique and/or independent corners on the boundary of the subdivision plat shall have State plane coordinates noted on them and shall be tied by bearing and distance to the current Global Positioning System (GPS) network. The coordinates for the said corners shall be noted on the plat.

36. Vehicular-access rights along the rear of all double-frontage lots that abut roads within or adjoining the project shall be dedicated to Pasco County concurrent with final record platting for each phase of any increment or where no plat is required prior to final site plan approval.

37. A disclosure statement regarding the construction of all future roadways abutting and through the MPUD Master Planned Unit Development shall be included in all sales contracts for residential and nonresidential sales within the MPUD Master Planned Unit Development. This disclosure shall include the future roadway number of lanes and construction timing, if applicable.

38. Site plans submitted with Building Permit applications are invalid as to final site approval unless stamped approved by the Planning and Development Department. These plans are submitted to show building location in regard to property line, other buildings, etc., only. The site must conform to those plans submitted and/or approved by the Planning and Development Department in accordance with the Land Development Code, Sections 300 and 403.

39. For residential or multiple-family development where landscape buffers are located within easements, the applicable minimum side or rear yard shall be increased by the width of the required/provided landscape buffer easement or the applicable side- or rear-yard setback as required by the zoning district shall be measured from the landscape buffer easement line.

40. The applicant/developer acknowledges that a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e., including, but not inclusive of, buildings, accessories, dumpster walls, and retaining walls.

41. A Registered Landscape Architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or designee shall conduct a final field inspection. A Certificate of Compliance or performance bond shall be provided to the County prior to platting, or where platting is not required, prior to issuance of the first Certificate of Occupancy (CO).

42. Prior to the issuance of a Certificate of Occupancy (CO) for each home, the applicant/developer/builder shall plant trees on each lot per the following chart:

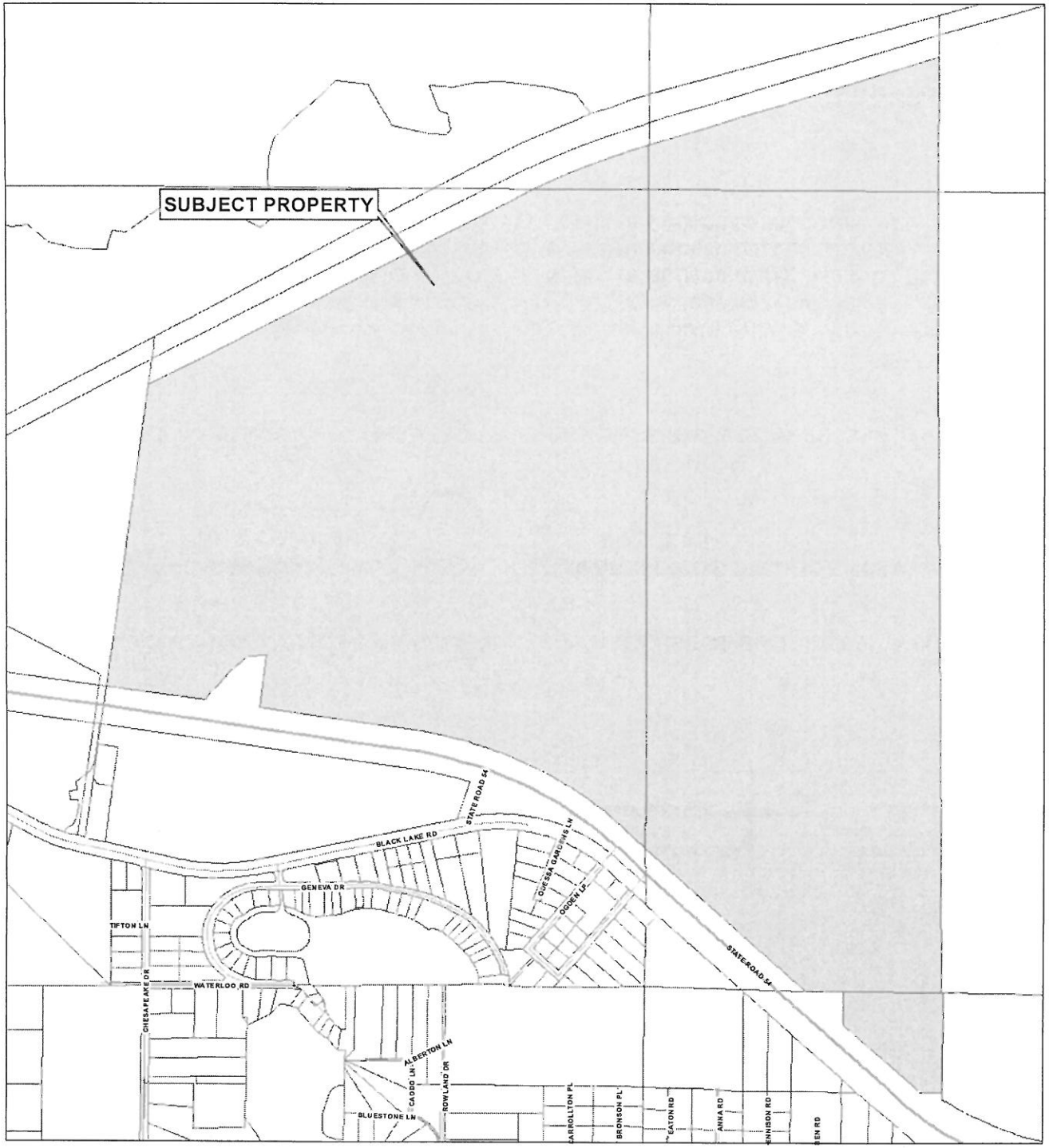
Size of Lots (SF)	Minimum Number of Trees
Less than 3,500	1
3,500 – 6,000	2
6,001 – 7,000	3
7,001 – 9,500	4
9,501 – 16,000	6
Over 16,000	8

43. Unless otherwise approved by the DRC or BCC, the applicant/developer agree to complete construction of all improvements required as a condition of platting within one year from the date that the plat is approved by the DRC or BCC. If the applicant fails to complete construction of the improvements within such time period, the County may exercise any of the following nonexclusive remedies: (1) enforce the assurance of completion of improvements guarantee document, (2) revoke the Final Certificate of Capacity or concurrency exemption issued for the platted entitlements, (3) vacate the plat, or (4) immediately cease the issuance of Building Permits within the plat. The applicant's /developer's signature of the acknowledgment form shall be considered an application for and consent to County vacation of the plat pursuant to Section 177.101, Florida Statutes, in the event of a default pursuant to this condition. Until such time that construction of such improvements is complete, the applicant/developer agrees to

include the following disclosure in all sales literature and sales documents for lots within the plat:

"CONSTRUCTION OF THE REQUIRED IMPROVEMENTS FOR THE LOT(S) IS NOT YET COMPLETE. COUNTY ISSUANCE OF CERTIFICATES OF OCCUPANCY AND OTHER COUNTY APPROVALS FOR VERTICAL IMPROVEMENTS MAY BE DELAYED OR WITHHELD UNTIL THE REQUIRED IMPROVEMENTS ARE COMPLETE."

For the purposes of this condition, the term "complete" shall mean that (1) the improvements have been completed in accordance with the standards set forth in the LDC, and in accordance with approved plans and specifications; (2) a Certificate of Completion has been issued by the County Administrator or designee(s) and other appropriate departments of the County; and (3) the assurance of completion guarantee has been released by the BCC.



RSD 14-014
Asturia Phases 1 – 4

26 26 17 0000 00200 0030
23 26 17 0000 00200 0010
24 26 17 0000 00200 0020
25 26 17 0000 00100 0020
36 26 17 0010 0NW02 0000

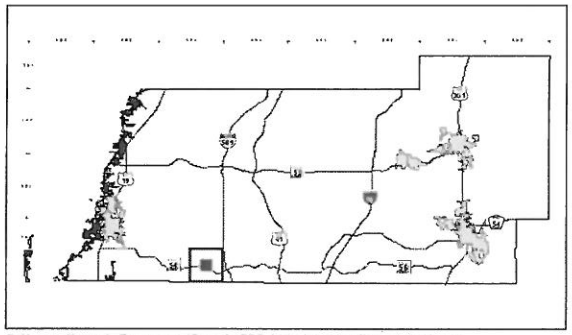
PHYSICAL ADDRESS:
NONE

TAZ - 209
COMMISSION DISTRICT: 4

SUBJECT PROPERTY

0 800 1,600
Feet

Pasco County GIS | 11/19/2014 | aikhuoria



C:\Users\aikhuoria\Documents\Parcels\RSD 14-014 Asturia Phases 1 – 4.mxd

STUART M. ROGERS
LICENSE
NO. 52718
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

11-14-2014

JOB NO.	506-100C
DSN	213
DATE	05-24-2014
DESIGNED	GL
DRAWN	AJH
CHECKED	SMR

NO.	DATE	REVISIONS
1	06/09/2014	REVISED PER PASCO COUNTY COMMENTS

DESIGNED FOR
SR 54 LAND ASSOCIATES LLC
505 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE (904) 810-9000 - FAX (904) 810-9025

PROJECT NAME
Asturia | PHASE 1-4

SHEET NAME
OVERALL PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE (800) 532-1647 FAX (727) 646-2646 www.FLDESIGN.COM C.A. NO. 7421

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PASCO COUNTY

ZONING AND SITE DEVELOPMENT DEPARTMENT

ALTERNATIVE STANDARDS APPLICATION

SECTION 407.5, ALTERNATIVE STANDARDS,

LAND DEVELOPMENT CODE

The County Administrator or designee is authorized to approve alternative standards with conditions.

Requests for alternative standards may be made in conjunction with the filing of a development application. Alternatively, an application may be filed prior to submittal of an application. In that circumstance, sufficient information shall be submitted to permit a reasoned consideration of the request. Prior to filing a request for alternative standards, any applicant should review Section 303.6.C, Modification to Submittal Requirements. Sufficient information must be provided for the administrative official to make a determination (LDC 407.5.A).

PROJECT NAME: ASTURIA

PROJECT NO. (FROM DEVELOPMENT REVIEW DIVISION): _____

PARCEL ID NO.: 26-26-17-0000-00200-0030; 23-62-17-0000-00200-0010; 24-26-17-0000-00200-0020; 25-26-17-0000-00100-0020; 36-26-17-00100-0NW02-0000

SITE LOCATION: North side of S.R. 54, approximately 2 miles west of Suncoast Parkway

OWNER: SR 54 Land Associates, LLC.

NAME: Michael T. Harrison, Senior Managing Director

ADDRESS: 605 Palencia Club Drive
St. Augustine, FL 32095

TELEPHONE NO.: (904-810-0500)

E-MAIL ADDRESS: Sean.Manson@hines.com

DEVELOPER: Same as Owner

NAME: _____

ADDRESS: _____

TELEPHONE NO.: (_____)

E-MAIL ADDRESS: _____

AUTHORIZED AGENT: Stuart M. Rogers, P.E., Florida Design Consultants, Inc.

AGENT ADDRESS: 707 N. Franklin St., 6th Floor
Tampa, FL 33602

TELEPHONE NO.: (800-532-1047)

E-MAIL ADDRESS: srogers@fldesign.com

ENGINEER: Florida Design Consultants

NAME: Stuart M. Rogers, P.E.

ADDRESS: 707 N. Franklin St., 6th Floor
Tampa, FL 33602

TELEPHONE NO.: (800-532-1047)

E-MAIL ADDRESS: srogers@fldesign.com

RECEIVED
SEP 03 2014
PDD Zoning & Intake

APPLICATION

Other than deviations from Access Management, Transportation—Corridor Spacing, and Signs, the County Administrator or designee shall consider the following criteria when reviewing an alternative standards request. First, either 1 or 2 shall be met. If either 1 or 2 apply, then all of 3, 4, and 5 shall be met:

(Applicant: use separate application for each requested code item.)

A. Nature of Request. Describe generally the nature of the request, specific reason and section of the LDC from which the alternative standards is requested:
After extensive review of Chapter 600, Section 601 – Traditional Neighborhood Development, clarification, input and guidance from staff during the Asturia master planning process, it was determined an alternative standards request was needed for approval of minor modifications to various rules specified in Chapter 600, Section 601. An attached table identifying the LDC Rule, rule description, the alternative standards request and the Owner/Applicant's intent is being provided as support for the proposed request. In general, the ten minor alternatives requested maintain common TND standards and preserve the TND intent. The alternative standards will only apply within the TND Boundary shown on the included, approved Concept Plan Exhibit.

B. Demonstrate compliance with either number 1 or number 2:

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.
See attached table for intent on each specific rule outlined and how it maintains TND standards and preserves TND intent.

2. No feasible engineering or construction solutions can be applied to satisfy the regulation.

then all of 3, 4, and 5 shall be met:

3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).

4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.

5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.

WHERE DEVIATION(S) FROM SECTION 901.3, ACCESS MANAGEMENT AND 901.1, TRANSPORTATION—CORRIDOR SPACING IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

C. Where an alternative standard is requested from Section 901.3, Access Management, or where deviations from Section 901.1, Transportation — Corridor Spacing are

requested, the Development Review Committee (DRC) shall hear the request and consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:

1. No feasible engineering or construction solutions can be applied to satisfy the regulation; or

2. The proposed alternative standard will maintain or improve collector/arterial roadway capacity and travel times without increasing the number or severity of accidents; or

3. Compliance with the regulation will deny reasonable access.

WHERE DEVIATION(S) FROM SECTION 406.1, SIGNS IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

D. Where an alternative standard is requested to increase the height of a monument sign, or to increase the size of a wall sign, the DRC shall hear the request and shall consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:

1. Granting the request reduces the number of signs on the parcel and/or the number of registered billboards in the unincorporated areas of Pasco County. The request must achieve one or more of the following:

   a. Removal of one or more unconstructed monument signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to erect on the parcel; or

   b. Removal of one or more nonconforming signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to retain on the parcel; or

   c. One or more registered billboards from any parcel in unincorporated Pasco County; or

   d. Any combination of the above; and

2. Granting the request reduces the overall sign structure area visible on the parcel from any right-of-way. The total sign structure area which applicant otherwise would have been permitted to erect or retain on the parcel must be reduced by at least thirty-five (35) percent. For the purposes of calculating the allowable sign structure area in this section, the actual size of registered billboards that are proposed to be removed will be used. All other requirements of Section 406.1, Signs of the Land Development Code (LDC), including, but not limited to, copy/sign structure ratios and required architectural features, must be observed for the proposed sign; and

3. Granting the request does not result in excessive sign heights. The maximum height for a sign erected pursuant to this alternative standard may not exceed twenty (20) feet, or thirty (30) feet on controlled access roadways, even where a reduction in overall numbers of signs on the property and a reduction in overall sign structure area is acheived; and

4. Granting the request does not result in the erection of pole signs or any other prohibited structures identified in this Code; and

5. Granting the request meets or exceeds the stated intent and purpose of:

   a. Section 406.1, Signs of the LDC; and

   b. This section, which the specific intent and purpose of this section is:

      (1) To allow applicants to combine monument sign height allowances (or to combine wall sign size allowances) in exchange for reducing the overall number and size of monument signs (or wall signs) which are, or may be, erected on the property; and

(2) To provide an incentive for property owners to remove nonconfoming signs and registered billboards in return for increased flexibility in the height of monument signs or increased size of wall signs; and

(3) To give flexibility in height and size to allow signs that are proportionate for the property, but not to approve signs of excessive heights or heights that will be inharmonious or incompatible with its surroundings. The sign should be compatible with building heights of the existing neighborhood and should not impose a foreign or inharmonious element to an existing skyline; and

(4) To ensure no pole signs or other prohibited sign is erected; and

(5) To approve signs which are compatible with other nearby signs, other elements of street and site furniture, and with adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering; and

(6) To ensure the location and placement of the sign will not endanger motorists; and

(7) To ensure the sign will not cover or blanket any prominent view of a structure or façade of historical or architectural significance; and

(8) To ensure the sign will not obstruct views of users of adjacent buildings to side yards, front yards, or to open space; and

(9) To ensure the sign will not negatively impact the visual quality of a public open space as a public recreation facility, square, plaza, courtyard, and the like; and

(10) To ensure the sign's lighting will not cause hazardous or unsafe driving conditions for motorists; and

6. Granting the request does not require Pasco County to compensate for any signage or registered billboards proposed to be removed. The owner(s) of any sign or registered billboard, and landowner(s) where such sign or registered billboard was erected, must provide a written acknowledgement in a form approved by the County Attorney's Office that:

a. The increased height/size of signage obtained through approval of an alternative standard is just compensation, and is the sole compensation owing pursuant to Section 70.20, Florida Statutes and under any other legal theory available, for any sign and/or registered billboard removed from the property, or any sign which could have been erected but was not; and

b. The sign/registered billboard owner and the landowner waive any right to additional compensation under Section 70.20, Florida Statutes, or under any other legal theory available, for any sign and/or registered billboard removed from the property, or which could have been erected but was not; and

c. If the sign/registered billboard owner and landowner are not the same entity requesting approval of the alternative standard, the applicant for an alternative standard must agree to defend, indemnify, and hold the County harmless for any claim for compensation by other persons, in a form approved by the County Attorney's Office.

E. Denial of Alternative Standards. Any request for an alternative standard which does not meet the criteria above will be denied, and the applicant shall either:

1. Comply with this Code; or

2. For those alternative standards not heard by the DRC pursuant to Section 407.5.C and D, the applicant/developer may request consideration of the alternative standard by the DRC. The standard of review for the DRC shall be the same as for the County Administrator or designee; or

3. For those alternative standards heard by the DRC pursuant to Section 407.5.C and D, a denial may be appealed to the Board of County Commissioners pursuant to the LDC, Section 407.1, Appeals.

ADDITIONAL ITEMS REQUIRED FOR ALTERNATIVE STANDARDS:

1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed or proof of ownership _____
3. Copy of Last Year's Tax Bill _____
4. Notarized Agent of Record Letter (if applicable) _____
5. Is this application the result of a Notice of Violation? _____ If so, please attach a copy of the notice.
6. Alternative Standards Fee:

   a. $200.00 for each item requested for new developments, and no review fee for redevelopment(s).

   b. For *Access Management, Transportation—Corridor Spacing, Private street w/interconnections, and Signs*: $600.00 Base Fee plus $200.00 for each alternative standards request.

   c. For determination by the DRC where otherwise DRC approval was not required pursuant to Section 407.5: $400.00.

   Check made payable to: Pasco County Board of County Commissioners.

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: 8.29.14

APPLICANT'S SIGNATURE: N/A

APPLICANT'S REPRESENTATIVE: AMR

ADDRESS: 707 N. Franklin St., 6th Floor

CITY: Tampa STATE: Florida

ZIP CODE: 33602

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Hillsborough

BEFORE ME, the undersigned authority, personally appeared, Stuart M. Rogers who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an alternative standards application on property (Parcel ID No. 26-26-17-0000-00200-0030; 23-26-17-0000-00200-0010; 24-26-17-0000-00200-0020; 25-26-17-0000-00100-0020; 36 26-17-0010-0NW02-0000) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to: Modifications to various rules specified in Chapter 600, Section 601 - Traditional Neighborhood Development

2. That I hereby acknowledge that the alternative standards, if approved, shall not:
   a. Constitute authorization to begin construction.
   b. Exempt the project from certification of Level of Service compliance.
   c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

AFFIANT Stuart M. Rogers

AFFIANT

SWORN to and subscribed before me this 29th day of August, 2014.

Nancy L. Dunn
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

Notary Public State of Florida
Nancy L Dunn
My Commission EE086285
Expires 04/20/2015

Note: <u>All</u> property owners of the subject property or their designated Agent of Record <u>must</u> sign this affidavit.

AGENT OF RECORD LETTER

TO THE PASCO COUNTY ZONING AND SITE DEVELOPMENT DEPARTMENT AND/OR THE DEVELOPMENT REVIEW COMMITTEE:

I, Michael T. Harrison, hereby designate and appoint Stuart M. Rogers as my Agent of Record for the purposes of representing me during the Site Review Process, or other (_____) and/or hearing processes with regard to: (Project Name and No.) Asturia (Formally Behnke Ranch)

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

DATE: May 20, 2014

APPLICANT'S REPRESENTATIVE (SIGNATURE)

Stuart M. Rogers, Florida Design Consultants, Inc.
APPLICANT'S REPRESENTATIVE (PRINT)

707 N. Franklin St., 6th Floor
ADDRESS

Tampa, Florida 33602
CITY, STATE, ZIP CODE

813-414-5661
TELEPHONE NO.

727-848-3648
FAX NO.

srogers@fldesign.com
E-MAIL ADDRESS

APPLICANT/OWNER (SIGNATURE)

Michael T. Harrison
APPLICANT/OWNER (PRINT)

Senior Managing Director
APPLICANT/OWNER'S TITLE

STATE OF ~~FLORIDA~~ Georgia

COUNTY OF Cobb

I HEREBY CERTIFY that on this day personally appeared before me this 21 day, of May, 20 14 (name of person acknowledging), Michael T. Harrison who is personally known to me or who has produced _____ (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of May, 20 14

MARGARET A. RAMIREZ NOTARY PUBLIC COBB COUNTY, GA MY COMMISSION EXPIRES FEBRUARY 13, 2017

Margaret A. Ramirez
NOTARY PUBLIC
State of Florida at Large
Georgia

My Commission Expires: 2/13/17

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.

Asturia

Hines

Pasco County Chapter 600, Section 601 TND

November 14, 2014

TND Alternate Standard Request and Justification – Response to comments

LDC Rule No.	Description	TND Alternate Standard Request
601.6.E.3.	Height - Attached, Detached, and Accessory Block (Detached Units)	Reduce the minimum building height from 18 feet (one [1] story) to 14 feet (one [1] story) for garages. This requested applies to both detached and garages attached to the primary structure.
601.6.E.4.	Height - Attached, Detached, and Accessory Block (Attached Units)	Reduce the minimum building height from 24 feet (two [2] stories) to 14 feet (one [1] story) for garages. This requested applies to both detached and garages attached to the primary structure.
Table on Page 601-10, footnote (5)	Raised Finished Floor Elevation	Reduce the minimum finished floor elevation of all TND products from three (3) feet to twelve (12) inches.
601.7.C.4.d.	Street Network Design Standards - A street curb cuts limited to maximum of 2	This request is limited to only those specific blocks depicted on the enclosed Exhibit A. Eliminated requirement limiting street curb cuts to a maximum of 2 where front loaded TND is proposed. The request specifically pertains to areas where front loaded TND homes are proposed. In these areas driveways curb cuts are required due to the absence of alleys. See attached Exhibit A for location front loaded TND lots.
601.7.C.6.b.	Right-of-Way Landscaping - Street Tree Spacing	This request is limited to only those specific blocks depicted on the enclosed Exhibit A. Increase the street tree spacing in the TND area to a minimum of 60 feet on center. This request is necessary only in areas where front loaded TND homes are proposed. The product type contemplated for this application could be up to 55 feet wide. Placing street trees 30-40 feet on center as required would conflict with driveway locations and eliminate the ability to create a street pattern consistent with TND goal. See attached Exhibit A for location front loaded TND lots.

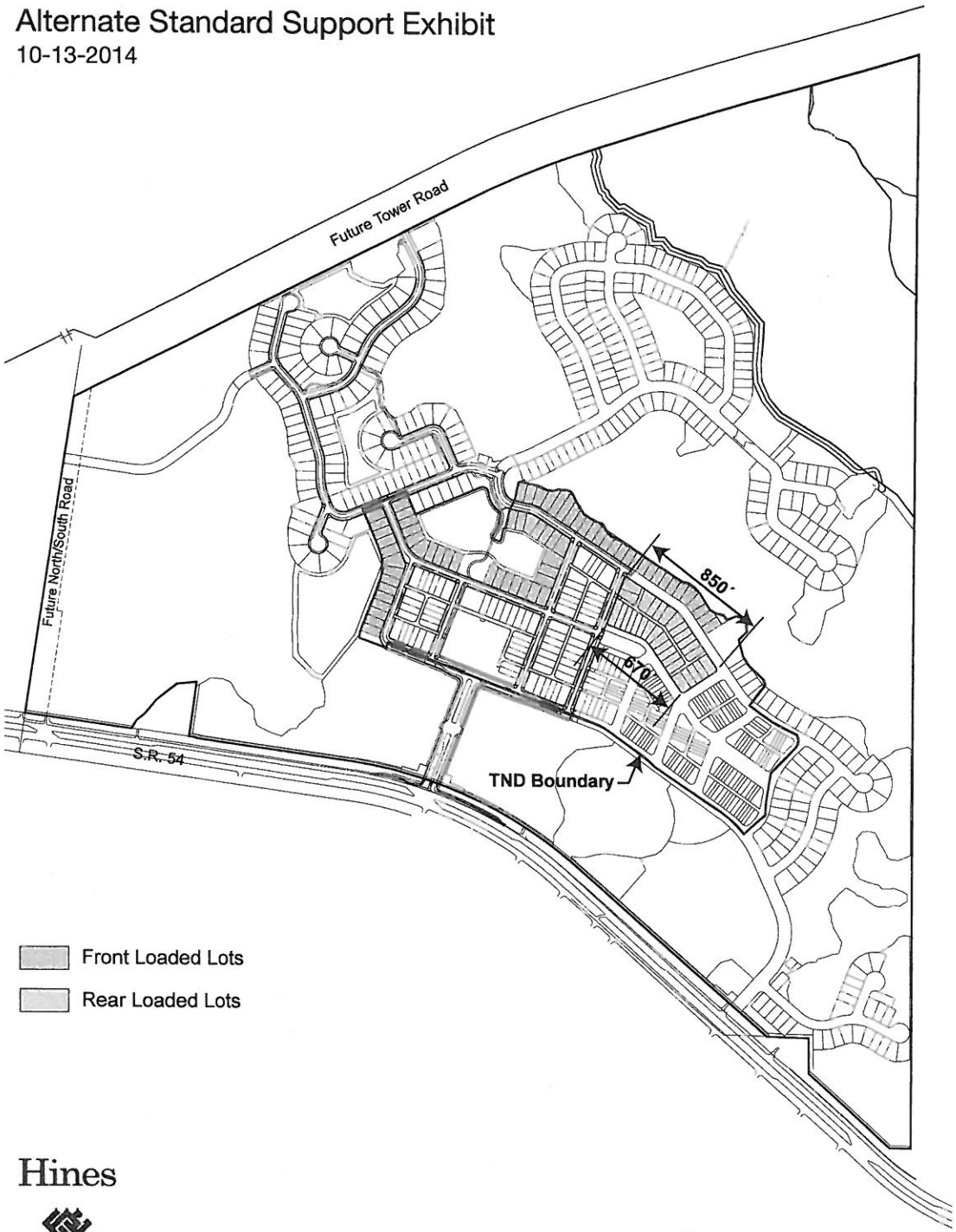
601.7.C.6.e.	Right-of-Way Landscaping - Street lighting	Reduce the minimum street light height from 15 feet to 12 ½ feet. This request is justified based on the available decorative lights configurations offered by Duke Energy.
601.7.D.2.b. & 601.7.D.4.b(2)	Network Pattern Standards - Block Size\Street Network Standards	This request is limited to only those specific blocks depicted on the enclosed Exhibit A. This request seeks an increase of the block length requirements by 40%. Specifically, an increase from the required 600 feet to 850 feet. This request is for the block depicted in the enclosed Exhibit A. The overall block length is less than the required minimum of 2,100 feet. The longer block length is necessary because of the curve in the road which results in increasing the distance of perpendicular streets (Delancey street and Gathering Way) from the curve for safety reasons; thus slightly elongating the block. An additional reason is to minimize conflicts with driveways and street traffic by carefully minimizing multiple street ends\T-intersection conditions with front loaded homes. This is relevant from a potential safety perspective in areas where front loaded homes are across the street from alley loaded homes.

Asturia

Exhibit A

Alternate Standard Support Exhibit

10-13-2014



Hines

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RAYSOR

PROSSER

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ASTURIA
REQUEST FOR RELIEF FROM THE REQUIREMENTS OF
LDC SECTION 805.5 - UPLAND BUFFERS

A. NATURE OF REQUEST:

This request is to allow encroachment into the 25-foot upland buffer in select areas adjacent to Category 1 Wetlands within the Asturia project. The limits of Wetlands A and F are irregular and extend land ward of the existing cypress canopy into areas of maintained pasture that has been actively farmed for many years. Consequently, the adjacent uplands consist of areas dominated by bahia grass (*Paspalum notatum*) and are subject to grazing and mowing. The adjacent uplands currently provide limited support of wetland function and limited habitat for wetland-dependent wildlife species.

During the project planning process, the applicant acted proactively seeking the County's input on the project design and layout as this property lies within the County's dense urban service area. From these meetings, it was determined a dense, mixed-use project with a variety of product (residential, commercial, office, etc) in a grid like design was preferred. Due to the irregular wetland line, the requested select buffer encroachments are required in order to achieve the desired grid like pattern and block lengths, mix of uses, recommended density, and to avoid realignment of streets, lots and commercial parcels that would result in a loss of developable acreage and increased development costs which would negatively affect the economic viability of the project. In addition, regulatory and drainage considerations require that finished floors be elevated above the 100-year floodplain. The need to transition from finished lot and parcel grades to existing grade requires grading with the 25-foot upland buffer. We have included exhibits that show a typical buffer encroachment and enhancement area. The applicant, with input from the County, proactively proposed buffer enhancements in order to maintain or improve the required function of the upland buffer.

B. TYPE OF ACTIVITY:

The activity proposed within portions of the 25-foot upland buffer will be limited to the placement of fill for residential lots, grading of rear yards, and landscaping. No impervious surfaces will be constructed within the 25-foot upland buffer.

C. JUSTIFICATION FOR RELIEF:

1. **Potential for Off-site or Downstream Impacts Not Expected:** The proposed activities within the upland buffers are not expected to result in adverse impacts to either off-site habitats or downstream waters. Erosion and sedimentation controls will be established prior to construction in order to prevent the discharge of sediments and transport to downstream waters. The developer is required to implement a surface water quality monitoring plan in order to demonstrate that the construction will not result in adverse impacts to downstream water quality.

2. **Wetland Type and Hydrological Requirements:** Wetland habitat immediately adjacent to the proposed activity consists of active pasture with herbaceous groundcovers that include greater than 50 percent facultative or obligate wetland plant species. The area represents a secondary or transitional zone between the upland pasture and the cypress-dominated wetlands. The width of the herbaceous zone varies from 20 to as much as 100 feet depending on topography and fluctuations of water levels in adjacent wetlands. The forested portion of the wetlands is associated with South Branch. South Branch consists of a series of interconnected wetlands and stream channels that collects and conveys surface water from the surrounding drainage basin to the Anclote River. The drainage basin has been highly urbanized, largely as a result of the construction of residential subdivisions beginning in the late 1970's. This urbanization has resulted in significant alterations to basin runoff characteristics, floodplain configuration, and flood storage. Many of the historic stream reaches within the basin have been channelized or otherwise reconfigured in order to enhance flood conveyance from developed areas. Hydrologic conditions within the onsite cypress sloughs are highly dependent on maintaining flows from upstream in the basin and less dependent on runoff from adjacent land.
3. **Required Buffer Function:** Due to the similarity of the vegetative structure within the wet transitional zone and the upland pasture, there is little difference in the ecological benefit provided for maintaining the function and structure of the cypress wetlands. Maintaining the current width of the wet transitional zone will provide sufficient protection of water quality in South Branch and allow for maintenance of existing flood storage. The primary purpose of the proposed upland buffers should be to minimize the potential for post development secondary impacts on wetland functions. The proposed buffers will provide upland areas for use by wetland dependent wildlife. Where buffer widths have been reduced, the proposed buffer enhancements by the applicant will provide for more functional upland habitat and encourage wildlife utilization. Buffer widths have been increased where feasible. Average buffer widths are shown on the plans approved by SWFWMD with the Conceptual Environmental Resource Permit.
4. **Listed Species:** There have been no observations of listed species using the existing upland habitat for nesting or denning. There is a potential for increased usage by listed wildlife within the project area as a result of the enhancement of upland habitats upon implementation of the Critical Linkage Mitigation Plan.
5. **Buffer Management Requirements:** Management of the buffers will involve control of nuisance or invasive plant species and informational signage in selected areas in order to prevent unauthorized activities by residents or maintenance personnel. The location of the conservation area signs are shown on the attached plans.

D. CONCLUSION:

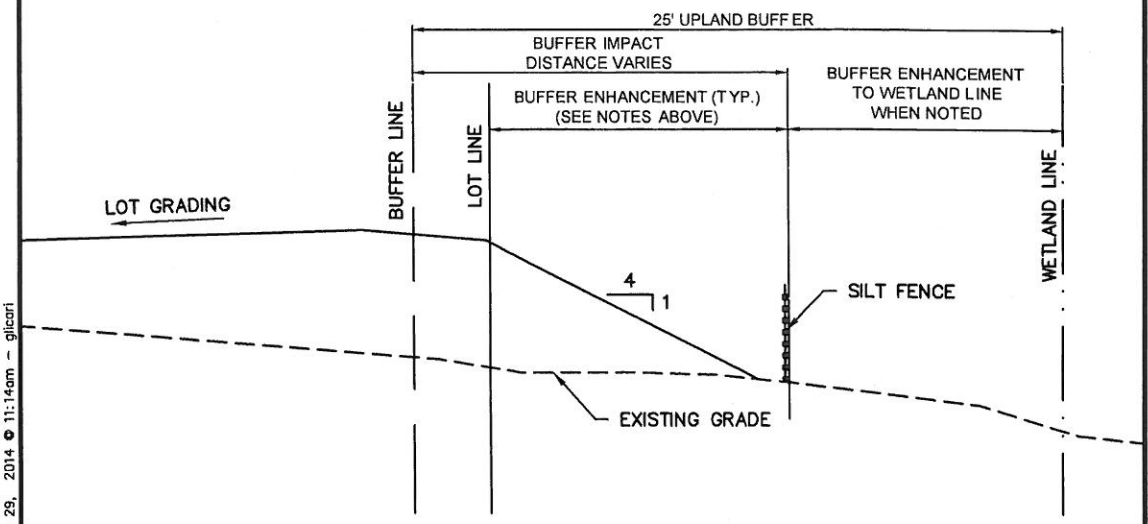
Section 805.1 of the LDC states that the intent and purpose Section 805 is "to identify, delineate, and protect wetlands and the natural function of wetlands within the County." This request meets the intent of the LDC by providing for the enhancement of upland buffers to improve the natural function of the wetlands in areas where the average width of the proposed upland buffer is less than an average width of 25 feet. The attached exhibits include a proposed typical buffer enhancement section. The

enhancements also include the installation of informational signage in the location of all buffer encroachment areas to prevent disturbance by adjacent homeowners. If a simple 25-foot upland were to be provided in strict compliance with the LDC but without such signage, it can be anticipated that the area would be subject to disturbance by adjacent homeowners as a result of mowing, or be subject to recruitment by nuisance and/or invasive plant species.

The proposed enhancement with native plant species and maintenance of the buffer plantings provides a net benefit to the function of the adjacent wetland system and will provide for more functional upland habitat and encourage wildlife utilization. The enhancements noted above and the other design aspects of the subject development will ensure that the wetland structure and functioned will be maintained. As such, it is appropriate that relief from the applicable provisions of the LDC be granted.

PROPOSED PLANTING SCHEDULE
UPLAND BUFFER ENHANCEMENT

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
IC	Ilex cassine	Dahoon Holly	3 Gal.	10' o.c.
LL	Calicarpa americana	Beautyberry	1 Gal.	6' o.c.
VC	Vaccinium corymbosum	Highbush Blueberry	1 Gal.	6' o.c.
MC	Myrica cerifera	Wax Myrtle	3 Gal.	20' o.c.
MG	Muhlenbergia capillaris	Muhly Grass	1 Gal.	3' o.c.
SB	Spartina bakeri	Sand Cordgrass	1 Gal.	3' o.c.



TYPICAL BUFFER ENHANCEMENT SECTION
N.T.S.

ASTURIA	UPLAND BUFFER EXHIBIT

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO.7421

EPN 213		JOB NO. 0506-100C	
DATE 6-04-2014			
DESIGNED GL	DRAWN AJH	PAGE 2 OF 2	
CHECKED SMR	Q.C.		

K:\213\Proj\Data\Exhibits\Master\213_AltStandEx Buffer Impact Revised.dwg – Sep 29, 2014 @ 11:14am – glicari

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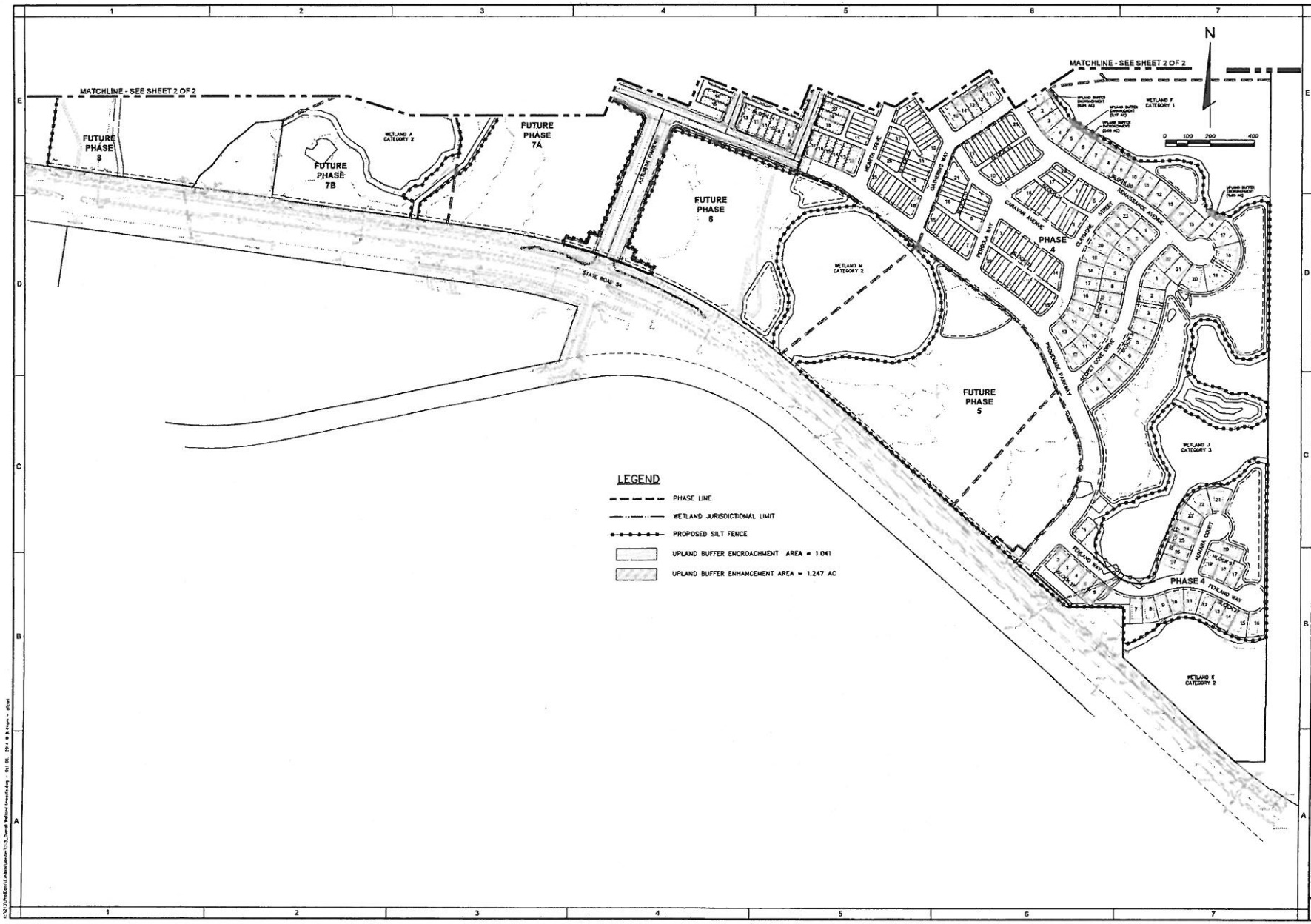

SR 54 LAND ASSOCIATES LLC

PROJECT NAME: Asturia | PHASE 1-4

SHEET NAME: UPLAND BUFFER ENCROACHMENT EXHIBIT

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1 OF 2

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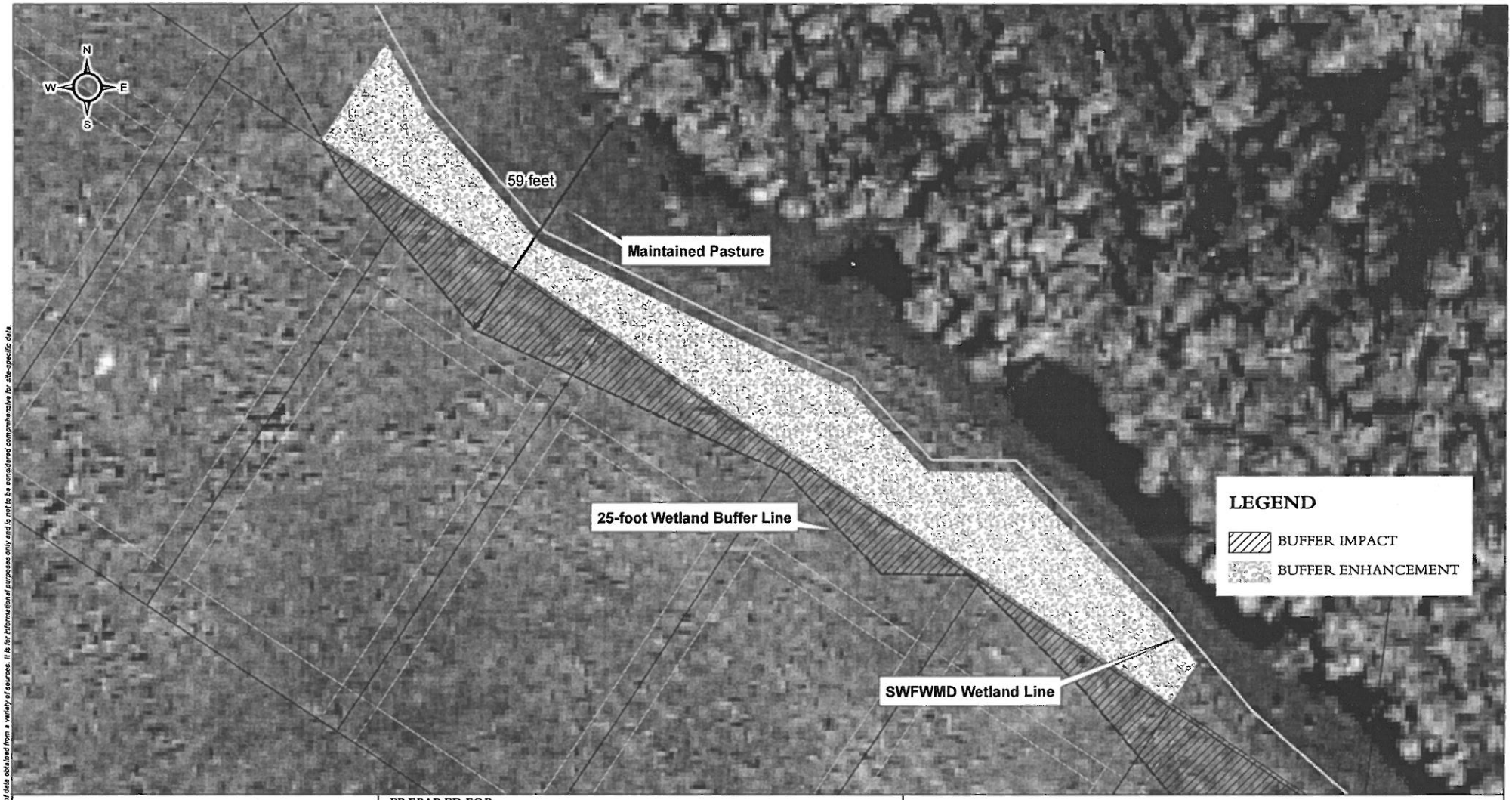

GIS DATA: This drawing is comprised of data obtained from a variety of sources. It is for informational purposes only and is not to be considered comprehensive for site-specific data.

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PREPARED FOR
SR 54 LAND ASSOCIATES, L.L.C.
PASCO COUNTY, FLORIDA

ASTURIA

GIS DATA

Maps are for graphical purposes only. They do not represent a legal survey.
While every effort has been made to ensure that these data are accurate and reliable,
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PAGE 1 OF 2

TYPICAL BUFFER ENCROACHMENT AND ENHANCEMENT AREA

FLORIDA DESIGN
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— THINK IT. ACHIEVE IT. —

3030 Starkey Boulevard
New Port Richey, Florida 34655

707 N. Franklin Street, 6th Floor
Tampa, Florida 33602

800.532.1047
www.fldesign.com

October 6, 2014

Ms. Justyna Buszewski, Planner II
Pasco County Planning and Development
8731 Citizens Drive
New Port Richey, Florida, FL 34654

RE: Asturia - Master Planned Unit Development
Project No. RSD14-014

Dear Ms. Buszewski:

Please find enclosed our request for administrative relief from LDC Section 805.5 – Upland Buffers. This request is to allow encroachment into the 25-foot upland buffer in select areas adjacent to Category 1 Wetlands within the Asturia project. We are submitting the following plans and documents on behalf of Hines' development entity, SR 54 Land Associates LLC, for review:

1. Upland Buffer Exhibits 1 and 2.
2. Narrative pursuant to LDC Section 407.3(A)(8)(a-e).
3. Upland Buffer Impact Exhibits Sheets 1 and 2.
4. Conceptual Plans approved by SWFWMD.

As we discussed, we have provided four (4) copies of each of the above referenced items for distribution. We have also included a computer disk that contains the documents and plans.

Thank you for your attention and please do not hesitate to contact our office with any questions or concerns.

Sincerely,

James H. Hunting
Senior Ecologist/Project Manager

j:\admin\project_docs\asturia fka behnke property - hines\letters\buszewski mpud 10-6-2014.docx

c: Lane Gardner, SR 54 Land Associates, L.L.C. w/o Encl.
Melissa J. Charbonneau, Pasco County ELD w/Encl
Sean Manson, SR 54 Land Associates, L.L.C. w/Encl.
Stuart Rogers, P.E., FDC w/o Encl
File 506-100C-10.03

ASTURIA
SWFWMD CONCEPTUAL PLANS
LOCATED IN PART OF
SECTIONS 23, 24, 25, 26, & 36, TOWNSHIP 26 SOUTH, RANGE 17 EAST
PASCO COUNTY, FLORIDA

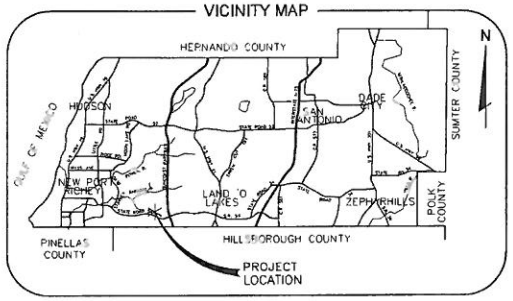
LEGAL DESCRIPTION

A parcel of land lying within Sections 23, 24, 25, 26 and 36, Township 26 South, Range 17 East, Pasco County, Florida being further described as follows:

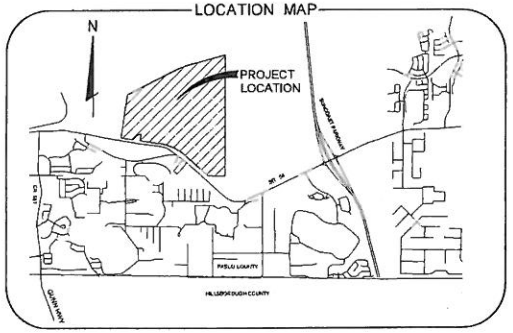
COMMENCE at the East 1/4 corner of Section 24, Township 26 South, Range 17 East, Pasco County, Florida; thence South 00°12'05" West along the East Line of the Southeast 1/4 of Section 24, Township 26 South, Range 17 East (being the basis of bearings for this legal description), for 428.33 feet to the point of intersection with the Northerly line of the former Seaboard Coastline Railroad Right of Way; thence South 72°52'02" West along said Northerly line of the former Seaboard Coastline Railroad Right of Way, for 3463.77 feet; thence the following three (3) courses, along a line 3,309.55 feet West of and parallel with the East line of Section 25, Township 26, Range 17 East Pasco County, Florida; (1) thence leaving said Northerly line of the former Seaboard Coastline Railroad Right of Way, South 00°23'37" West, for 274.78feet to the POINT OF BEGINNING; (2) thence South 00°23'37" West, for 3550.24 feet; (3) thence South 00°16'14" West, for 3277.64 feet to the point of intersection with the Southerly line of the former Tract 2 according to the plat of "Revised Map of Keystone Park Colony", as recorded in Plat Book 1, page 64, as vacated by Resolution dated April 25, 2006 and recorded at Official Records Book 6955, page 2, all of the public records of Pasco County Florida; thence leaving said line 3309.55 feet West of and parallel with the East boundary of said Section 25, North 89°08'18" West along said Southerly line of the former Tract 2, for 133.59 feet to the point of intersection with the Northerly right of way line of State Road 54, according to that certain State of Florida Department of Transportation Right of Way Map for State Road 54, w.p. item/seg.: 256337-1, prepared by Cumby and Fair, Inc., dated 10-13-1999, same being the point of intersection with a non-tangent curve concave Northeasterly; thence Northwesterly along the arc of said curve from a radial bearing of South 40°19'04" West, having a radius of 1785.19 feet, a central angle of 01°20'58", an arc length of 42.04 feet, and a chord bearing North 49°00'27" West for 42.04 feet to the point of tangent; thence North 48°21'16" West along said Northerly right of way line of State Road 54, for 640.78 feet to the point of intersection with the Westerly line of said former Tract 2; thence leaving said Northerly right of way line of State Road 54 North 00°21'12" East along said Westerly line of former Tract 2, for 222.14 feet to the point of intersection with the Northerly line of Tract 3 according to said plat of "Revised Map of Keystone Park Colony"; thence North 89°02'24" West along said Northerly Line of Tract 3, for 256.03 feet to the point of intersection with the Northerly right of way line of State Road 54 as described in Official Records Book 4926, page 1228 of the public records of Pasco County Florida; thence the following twelve (12) courses along said Northerly right of way line of State Road 54; (1) thence North 48°21'16" West, for 1596.81 feet to a point of curvature of a curve concave Southwesterly; (2) thence Northwesterly along the arc of said curve, having a radius of 2634.51 feet, a central angle of 33°31'20", an arc length of1541.36 feet, and a chord bearing North 65°06'56" West, for 1519.49 feet to the point of tangent; (3) thence North 81°52'36" West, for 987.56 feet; (4) thence North 08°07'22" East, for 3.28 feet; (5) thence North 81°52'27" West, for 46.54 feet; (6) thence North 08°22'17" East, for 345.57 feet; (7) thence South 84°41'06" West, for 124.98 feet; (8) thence South 50°56'38" West, for 162.91 feet; (9) thence South 39°19'24" West, for 107.87 feet; (10) thence South 50°17'42" West, for 72.02 feet; (11) thence South 31°04'25" West, for 58.37 feet; (12) thence North 81°52'36" West, for 661.88 feet; thence leaving said Northerly right of way line of State Road 54; North 08°34'47" East, for 1997.31 feet to the point of intersection with a line 142.00 feet South of and parallel with the Southerly line of said former Seaboard Coastline Railroad Right of Way; thence the following three (3) courses along said line 142.00 feet South of and parallel with the Southerly line of the former Seaboard Coastline Railroad Right of Way; (1) thence North 63°11'52" East, for 2732.73 feet to a point of curvature of a curve concave Southerly; (2) thence Easterly along the arc of said curve, having a radius of 5527.58 feet, a central angle of 09°39'05", an arc length of 931.11 feet, and a chord bearing North 68°01'25" East, for 930.01 feet to the point of tangent; (3) thence North 72°50'58" East, for 2034.79 feet to the POINT OF BEGINNING.

Containing 21,789,946 square feet or 500.228 acres, more or less

VICINITY MAP



LOCATION MAP



DRAWING INDEX

1	COVER SHEET
2	GENERAL NOTES
3	AERIAL SITE PLAN
4-11	GRADING PLAN
12	STORMWATER POLLUTION PREVENTION PLAN AND CSWMP
13	EROSION CONTROL PLAN
14-15	DRAINAGE DETAILS
16	MITIGATION PLAN

PREPARED FOR:

SR 54 LAND ASSOCIATES LLC
605 PALENCIA DRIVE
ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 - FAX: (904) 810-0525

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permit, the Permittee shall notify the District in writing when construction begins.

THESE PLANS ARE DESIGNED WITH THE INTENT OF GRADING, POND CONSTRUCTION, AND OUTFALL STRUCTURES ONLY. THE APPLICANT UNDERSTANDS THAT A FUTURE PERMIT (BASED ON DETAILED PAVING, GRADING, STORMWATER SYSTEM AND DRAINAGE PLANS) WILL BE REQUIRED PRIOR TO ROAD OR LOT CONSTRUCTION.

PREPARED BY:

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 NORTH FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (800) 532-1047 WWW.FLDESIGN.COM L.B. NO.5707

THE PLAN HAS BEEN CERTIFIED BY THE DESIGN ENGINEER TO BE IN SUBSTANTIAL CONFORMANCE WITH THE UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS AS REQUIRED BY SECTION 336.045 FLORIDA STATUTES.

811 Know what's below. Call before you dig.

ASTURIA
JOB NO. 506-100C
DATE: 3-19-2014

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GENERAL NOTES

1. TOPOGRAPHY AND WETLAND JURISDICTIONAL LIMITS PROVIDED BY FLORIDA DESIGN CONSULTANTS, INC. BY SURVEY DATED 6-20-06, REVISED 4-14-2010. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD 88).
2. DRAINAGE RUNOFF (POST DEVELOPMENT) WILL BE COLLECTED AND DIRECTED VIA PIPES AND SWALES TO A STORMWATER POND DESIGNED FOR A 25-YEAR, 24-HOUR STORM. A 100 YEAR, 24 HOUR AND A 100 YEAR, 5 DAY STORM EVENT WAS ALSO EVALUATED
3. ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT SHALL BE BY WATERING OR OTHER METHODS AS APPROVED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE.
4. SITE BURNING IS NOT INTENDED.
5. CONSERVATION/PRESERVATION AREAS AND RETENTION PONDS ARE OWNED, INSPECTED AND MAINTAINED (ON A REGULAR BASIS) BY THE SURFACE WATER MANAGEMENT SYSTEM OWNER'S ASSOCIATION, INC.
6. ALL PRACTICABLE AND NECESSARY EFFORT, INCLUDING BUT NOT LIMITED TO THE USE OF STAKED HAY BALES OR STAKED SILT SCREEN BARRIERS, WILL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO INLETS, SURFACE DRAINS, WETLANDS AND POND AREAS. STAKED HAY BALES AND STAKED SILT SCREEN BARRIERS ARE TO BE INSTALLED PRIOR TO AND MAINTAINED THROUGH CONSTRUCTION COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
7. ALL OPEN/DISTURBED AREAS TO BE SODDED. AREAS WHERE SOD IS REQUIRED SHALL BE SAND GROWN AND STAKED AS NECESSARY TO PREVENT DISPLACEMENT.
8. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO COUNTY RIGHT-OF-WAY USE PERMIT.
9. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
10. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
11. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.
12. THE SITE IS NOT ENCUMBERED BY ANY HISTORIC RESOURCES OR SITES
13. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES BEING FOUND ON SITE.
14. ALL DEMOLITION DEBRIS WILL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
15. ALL EFFLUENT FROM DEWATERING ACTIVITIES WILL REMAIN ON-SITE WITHIN ISOLATED PONDS OR WETLANDS. NO WATER FROM DEWATERING ACTIVITIES SHALL BE PERMITTED TO LEAVE THE SITE WITHOUT PRIOR WRITTEN APPROVAL FROM SWFWMD. DEWATERING PLAN SHALL BE SUBMITTED BY THE CONTRACTOR TO SWFWMD FOR REVIEW AND APPROVAL A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF DEWATERING ACTIVITIES. ALL WATER FROM DEWATERING ACTIVITIES SHALL PASS THROUGH DEWATERING BAGS (EQUIVALENT TO ULTRA DEWATERING BAGS AS PRODUCED BY ULTRA TECH INTERNATIONAL, INC.) OR APPROVED ALTERNATE.
16. SODDED SLOPES OVER 4 TO 1, SHALL BE INSTALLED WITH SOD PEGS.
17. ANY OFFSITE DISTURBANCE SHALL BE RESTORED TO THE PRE OR BETTER CONDITION.
18. AS APPLICABLE, THE OWNER/DEVELOPER WILL PROVIDE COPIES OF THE REQUIRED PERMITS FROM THE RESPECTIVE GOVERNING AGENCIES, PRIOR TO ISSUANCE OF THE SDP.

    OWNER/DEVELOPER: SR 54 LAND ASSOCIATES, LLC
    605 PALENCIA DRIVE
    ST. AUGUSTINE, FLORIDA 32095
    PH. (904) 810-0500
    FAX (904) 810-0525

    ENGINEER/SURVEYOR: FLORIDA DESIGN CONSULTANTS, INC.
    707 NORTH FRANKLIN STREET, 6TH FLOOR
    TAMPA, FLORIDA 33602
    PH. (727) 849-7588
    FAX (727) 848-3648

19. EXISTING ZONING: MPUD.
20. EXISTING LAND USE CLASSIFICATION: AC
21. THE SITE IS CURRENTLY VACANT.
22. PREDOMINANT SOIL TYPES ON-SITE CONSIST OF BASINGER, SMYRNA, SELLARS, MYAKKA, AND POMELLO FINE SANDS.
23. SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE ALSO REQUIRED FOR ALL WORK WITHIN THE R.O.W.
24. WETLAND SETBACKS FROM SWFWMD WETLANDS SHALL BE A MINIMUM OF 15' WITH AN AVERAGE OF 25' AS PER ERP REGULATIONS, SETBACKS FROM PASCO COUNTY CATEGORY I WETLANDS SHALL BE A MINIMUM OF 25 FEET EXCEPT AS NOTED ON THE APPROVED CONSTRUCTION PLANS.
25. THIS PROJECT SHALL COMPLY WITH THE PASCO COUNTY TREE PROTECTION AND RESTORATION ORDINANCE.
26. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD CONDITIONS.
27. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
28. FUGITIVE DUST SHALL BE CONTROLLED BY WATER TRUCKS AS NECESSARY.
29. ON SITE BURNING SHALL REQUIRE THE APPROVAL OF THE DIVISION OF FORESTRY.

EROSION CONTROL NOTES (TO BE INCLUDED ON ALL FUTURE CONSTRUCTION PLANS)

1. ALL NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO INLETS, SURFACE DRAINS, WETLANDS AND DETENTION AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
2. PROVIDE ALL DISTURBED AREAS WITHIN THE LIMITS OF THE WORK WITH TEMPORARY SOIL EROSION CONTROL AND SEDIMENT CONTROL, UTILIZING EARTH DAMS & PONDS, GRADE TO DRAIN SWALES, SETTLING BASINS, SILT FENCES, STONE FILTERS, HAY BALE FILTERS, ETC., TREATING ALL SOIL SURFACES WITH SEEDED TOPSOIL AND/OR MULCH AFTER GRADING.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION, AIR AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS SHALL BE COMPLIED WITH AT ALL TIMES.
5. MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ONE TIME AND INSTALL SOIL EROSION CONTROL FENCES AS SHOWN AND IN SUCH A MANNER AS TO CAPTURE AND FILTER SURFACE WATER DURING CONSTRUCTION.
6. PERMANENT VEGETATION SHALL BE BY SODDING ALL EXPOSED AREAS WITHIN THREE DAYS AFTER FINAL GRADING.

   AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL WHICH WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY AS TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.
7. ALL NEW EROSION AND SILT CONTROL METHODS AND LOCATIONS INDICATED ON THIS DRAWING ARE FOR STARTUP AND GENERAL REFERENCE AND SHALL BE ADJUSTED, AS REQUIRED, TO SUIT THE PROCESS OF THE CONSTRUCTION.
8. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL RECEIVE VEGETATIVE TREATMENT AFTER FINAL GRADING IN ACCORDANCE WITH THESE PLANS. ALL DISTURBED AREAS SHALL BE SODDED.
9. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE CONSTRUCTION PHASE.
10. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHOULD BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORM WATER RUNOFF FROM BEING DISCHARGED OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORM WATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIER, DITCHES, AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
11. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM THE CONSTRUCTION AREA, THE WATER SHALL BE TREATED TO REDUCE TURBIDITY TO STATE WATER QUALITY STANDARDS PRIOR TO DISCHARGE. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
12. THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE, ACCEPTED BY PASCO COUNTY, AND ALL BARED SOIL STABILIZED. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
13. WATER REMAINING IN THE EXCAVATIONS AFTER CONSTRUCTION MUST BE KEPT CONFINED WITHIN THE EXCAVATIONS PRIOR TO DISCHARGE (IF APPLICATION), UNTIL THE TURBIDITY LEVEL OF THE POND WATER MEETS STATE WATER QUALITY STANDARDS.
14. NO CLAY MATERIAL SHALL BE LEFT EXPOSED IN THE EXCAVATIONS, IF CLAY OR SANDY CLAYS ARE LEFT EXPOSED AT THE PERMITTED DEPTH, THE CONTRACTOR SHALL EXCAVATE BELOW THE SWALES AND/OR POND'S BOTTOM AND SIDE SLOPES BY A MINIMUM OF 12 INCHES AND BACKFILL WITH CLEAN SANDS.
15. THE CONTRACTOR SHALL PROVIDE SILTATION REDUCTION DEVICES FOR THE DISCHARGE FROM THE DEWATERING PROCESS SO THAT DIRECT DISCHARGE DOES NOT OCCUR.
16. THE CONTRACTOR SHALL CHECK ALL EROSION AND SILTATION CONTROL DEVICES AFTER EACH RAINFALL, PREPARE AND FILE REPORTS AS NECESSARY TO MEET STATE AND FEDERAL CRITERIA, AND REPAIR OR REPLACE THEM AS REQUIRED AT CONTRACTOR'S EXPENSE.
17. SILT FENCE WHERE SHOWN ON THE PLANS, SHALL CONFORM TO TYPE III AS PER DETAIL ON SHEET 12
18. THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS HE DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT.

GRADING & DRAINAGE NOTES (TO BE INCLUDED ON ALL FUTURE CONSTRUCTION PLANS)

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PASCO COUNTY STANDARDS AND/OR FDOT STANDARDS AS REQUIRED.
2. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES FOR INLETS AND STORM MANHOLES. MITERED END SECTIONS AND FLARED END SECTIONS ARE PART OF PIPE LENGTHS. ALL PIPE LENGTHS ARE PLUS OR MINUS.
3. THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THOUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED.
4. UPON COMPLETION IT IS THE HOME OWNERS ASSOCIATIONS RESPONSIBILITY, TO INSPECT AND MAINTAIN THE WATER RETENTION SYSTEM ON A REGULAR BASIS.
5. AFTER CONSTRUCTION OF EACH POND CONTROL STRUCTURE IS COMPLETED, A PERMANENT BENCHMARK SHALL BE ESTABLISHED ADJACENT TO OR ON THE OUTFALL STRUCTURE.
6. CONTRACTOR SHALL PREVENT FLOATATION OF STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
7. A GEOTECHNICAL TESTING COMPANY SHALL BE PRESENT DURING POND EXCAVATION TO OBSERVE POND EXCAVATION ACTIVITIES, IF LIMEROCK IS ENCOUNTERED DURING EXCAVATION, EXCAVATION IN THIS AREA WILL STOP AND A MINIMUM OF 2 FEET OF CLAY SHALL BE BACKFILLED AND COMPACTED TO THE GEOTECH'S SATISFACTION. IF A SINKHOLE IS ENCOUNTERS/COLLAPSES DURING CONSTRUCTION, ALL EXCAVATION SHALL HALT AND REMEDIATION SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEER AND IMPLEMENTED BY THE SITE CONTRACTOR.
8. ALL ABOVE NOTES APPLY TO ALL GRADING AND DRAINAGE PLAN SHEETS.

FEMA FLOOD ZONE NOTE

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12023004000 FOR PASCO COUNTY DATED SEPTEMBER 30, 1992 THIS PROPERTY LIES IN ZONE X AND AE, ZONE X IS DESCRIBED AS BEING OUTSIDE OF THE 500 YEAR 24 HOURS FLOOD AREA. ZONE AE IS DESCRIBED TO BE WITHIN THE 100 YEAR FLOOR WITH BASE FLOOD ELEVATION (B.F.E.) DETERMINED; B.F.E. = 49', 50', 51' AND 54' NGVD 1929 DATUM.
2. THE FLOOD AREA AND LIMITS SHOWN ON THIS PLAN ARE BASED ON THE NEW PROPOSED PRELIMINARY DIGITAL FLOOD INSURANCE MAPS (DFIRM) FOR PASCO COUNTY AND THEY ARE CONSIDERED TO BE THE BEST AVAILABLE INFORMATION. ACCORDING TO PASCO COUNTY IT IS ANTICIPATED THAT THE REVISED MAPS WILL BECOME EFFECTIVE IN THE FALL OF 2014. THE BASE FLOOD ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 1988 DATUM.

OWNER'S INSTRUCTIONS FOR MAINTENANCE AND INSPECTION OF STORMWATER FACILITIES

THE ENTIRE STORMWATER SYSTEM SHOULD BE INSPECTED ON AT LEAST A SEMI-ANNUAL BASIS. THIS SHOULD INCLUDE A VISUAL INSPECTION OF THE POND, POND BANKS, BLEED-DOWN ORIFICES, OTHER CONTROL STRUCTURES, AND DISCHARGE PIPES. THESE SHOULD BE KEPT FREE OF DEBRIS AND CLEANED ON A FREQUENCY AS REQUIRED TO KEEP THEM FUNCTIONAL, AS DESIGNED. MOWING/CLEARING AROUND THE STRUCTURES MAY BE REQUIRED TO PREVENT VEGETATION FROM CLOGGING THEM.

WETLAND PLANTS, IF INTENTIONALLY INSTALLED, SHOULD BE MONITORED AND MAINTAINED AS REQUIRED ON THE APPROVED CONSTRUCTION PLANS. AREAS OF LITTORAL SHELVING, WHICH ARE REQUIRED TO BE VEGETATED BUT NOT INTENTIONALLY PLANTED, SHOULD NOT BE CLEARED OF THE WETLAND PLANTS. THESE AREAS SHOULD HAVE AS HIGH A PLANT COVERAGE AS POSSIBLE, FOR MAXIMUM WATER FILTRATION.

SEDIMENT SUMPS, IF DESIGNED AND INSTALLED, SHOULD HAVE SEDIMENT REMOVED AS NECESSARY TO ALLOW THEM TO EFFICIENTLY REMOVE SUSPENDED PARTICLES. THEY SHOULD BE RE-DUG TO THE ORIGINAL DESIGN SPECIFICATIONS, IF SILTED IN.

FOR PERCOLATION TREATMENT PONDS/SWALES, THE OWNER OF THE FACILITY SHALL INSPECT THE POND BOTTOM PERIODICALLY AFTER HEAVY RAINFALL EVENTS TO CHECK FOR PERSISTENT PONDING OR POOLING OF WATER. ALL LARGE DEBRIS SHALL BE REMOVED AND DISPOSED OF ELSEWHERE. IF PROLONGED PONDING PERSISTS, I.E., IN EXCESS OF 72 HOURS, THE OWNER SHALL RAKE OR SCARIFY THE SURFACE. IF REQUIRED, THE SOIL IN THE AREA OF PONDING SHALL BE REMOVED AND REPLACED WITH CLEAN SANDY, NON-COHESIVE SOILS.

PLEASE CHECK THE CONSTRUCTION PLANS TO SEE IF WRITTEN REPORTS ON MONITORING OR PLANT SURVIVAL RATES ARE REQUIRED TO BE SENT TO ANY REVIEWING AGENCIES. WRITTEN NOTES SHOULD ALWAYS BE KEPT WHICH DESCRIBE MAINTENANCE ACTIVITIES UNDERTAKEN DURING EACH INSPECTION.

SPECIFIC CONDITIONS OF ALL PERMITS MAY REQUIRE ADDITIONAL MAINTENANCE ACTIVITIES ABOVE AND BEYOND THOSE OUTLINED ABOVE. PLEASE BE AWARE OF ALL PERMIT CONDITIONS AS ISSUED BY REGULATORY AGENCIES TO ENSURE PERMIT COMPLIANCE.

PROJECT DATUM

HORIZONTAL:

BEARINGS AND COORDINATES (IN U.S. SURVEY FEET) ARE BASED ON NATIONAL GEODETIC SURVEY (NGS), STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.

CONTROL STATIONS UTILIZED:

(1) FOUND 3/4" IRON ROD AND CAP STAMPED "RICHEYPORT 1989", DESIGNATED BY NGS AS "RICHEYPORT", PID = AL7874 (NORTHING = 1401654.88, EASTING = 455717.41)

(2) FOUND 3/4" IRON ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "Z09-019 1991", DESIGNATED BY NGS AS "Z09 019", PID = AL81506 (NORTHING = 1396427.02, EASTING = 445426.97)

(3) FOUND 3/4" IRON ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "T10-023 1991", DESIGNATED BY NGS AS "T10 023", PID = AL8087 (NORTHING = 1424909.29, EASTING = 447024.01)

ALL AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (http://www.ngs.noaa.gov)

VERTICAL:

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD 88).

CONTROL BENCHMARK UTILIZED:

(1) A FOUND 3/4" IRON ROD WITH PUNCH HOLE, INSIDE A METAL CASING, LID STAMPED "X-668 2005", DESIGNATED BY NGS AS "X 668", PID = DJ8242, ELEVATION = 51.12 FEET, ADJUSTED; AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE.(http://www.ngs.noaa.gov)

CONVERSION FACTOR:

ADD 0.83 FEET TO ELEVATIONS TO CONVERT TO THE NATIONAL GEODETIC SURVEY, NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT (NGVD 29). CONVERSION CALCULATED UTILIZING VERTCON (VERSION 2.0).

SAFETY (TO BE INCLUDED ON ALL FUTURE CONSTRUCTION PLANS)

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUB CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUB CONTRACTORS AND SUB CONTRACTOR'S EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
6. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
7. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
8. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE ONE AT 811.
10. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED TO AND APPROVED BY, THE APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO BEGINNING ANY CONSTRUCTION.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

THESE PLANS ARE DESIGNED WITH THE INTENT OF GRADING, POND CONSTRUCTION, AND OUTFALL STRUCTURES ONLY. THE APPLICANT UNDERSTANDS THAT A FUTURE PERMIT (BASED ON DETAILED PAVING, GRADING, STORMWATER SYSTEM AND DRAINAGE PLANS) WILL BE REQUIRED PRIOR TO ROAD OR LOT CONSTRUCTION.

No.	Date	Revisions
1	05/08/14	Revised per SWFWMD Comments

JOB NO. 508-100C · 213 · DATE 04-09-2014 · DESIGNED GL · DRAWN AH · CHECKED GL · SR

DESIGNED FOR: SR 54 LAND ASSOCIATES LLC
605 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE (904) 810-0500 · FAX (904) 810-0525

PROJECT NAME: ASTURIA

SHEET NAME: GENERAL NOTES

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

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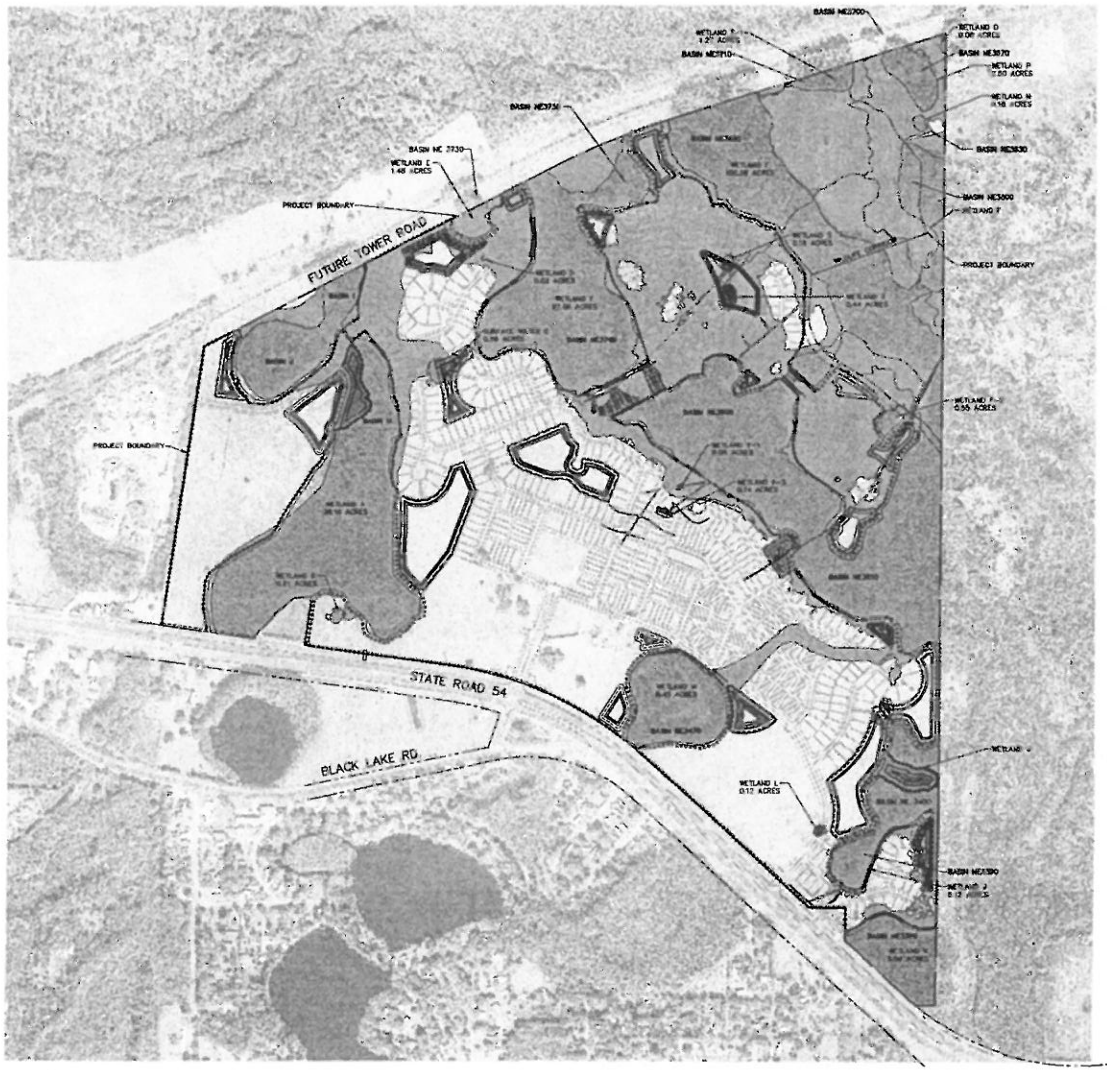

N

0 200 400 800

LEGEND

- Erosion Control/Silt Fence
- Double Erosion Control/Silt Fence
- Phase Line
- Limits of Wetland Impact
- Flood Plain

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

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1	05/06/14	Revised per SWFWMD Comments
NO.	DATE	REVISION

DESIGNED FOR: SR 54 LAND ASSOCIATES LLC
605 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 - FAX: (904) 810-0525

PROJECT NAME: ASTURIA

SHEET NAME: AERIAL SITE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK R. ACHIEVE IT.
5030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 948-3648 WWW.FLDESIGN.COM C.A. NO. 7421

DATE	509-100C
DWN	213
DATE	04-09-2014
DESIGNED	GL
DRAWN	AH
CHECKED	SR

SHEET 3 OF 16

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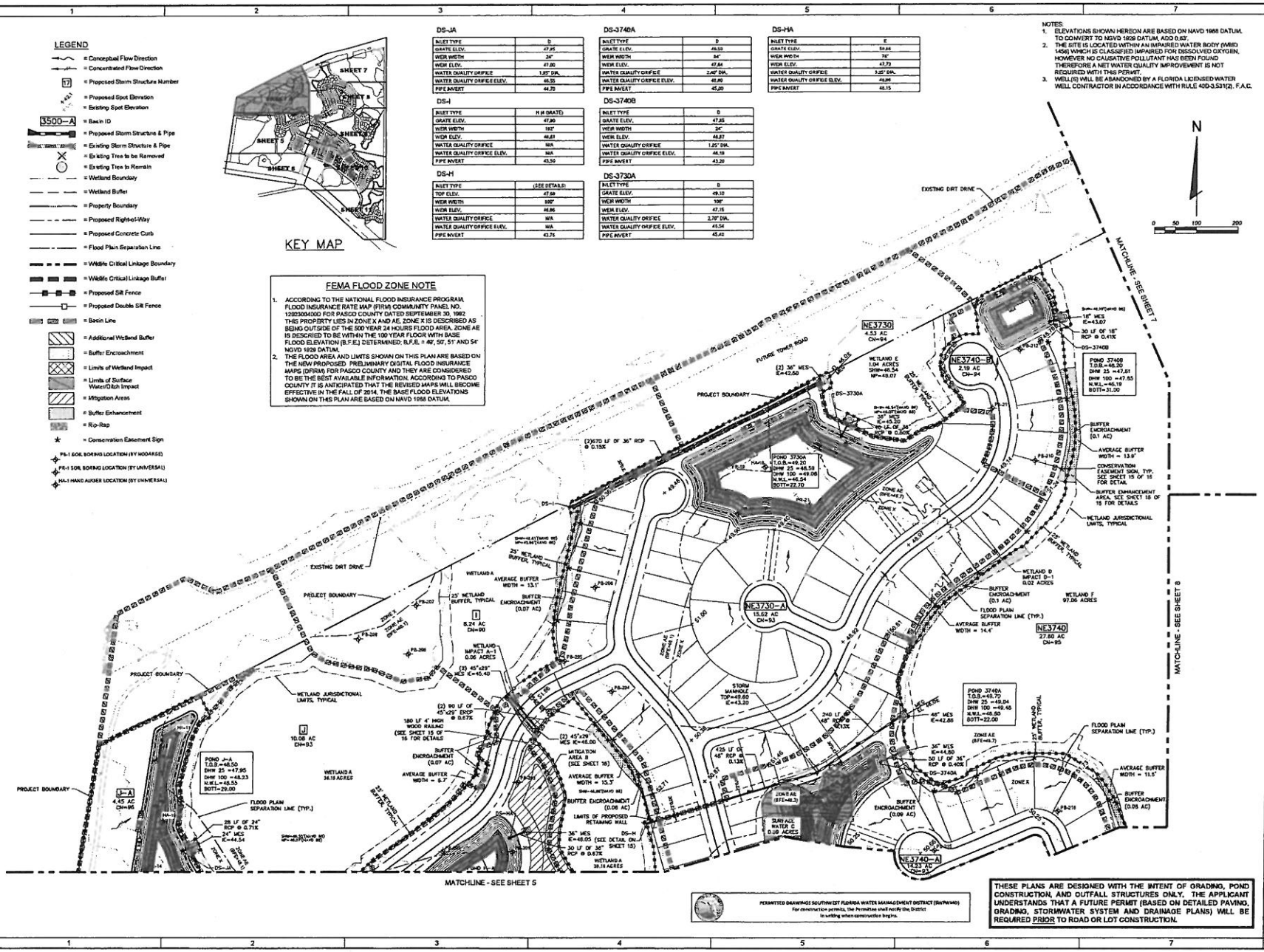

DS-JA	
INLET TYPE	D
GRATE ELEV.	47.95
WEIR WIDTH	24"
WEIR ELEV.	47.80
WATER QUALITY ORIFICE	1.25" DIA.
WATER QUALITY ORIFICE ELEV.	46.55
PIPE INVERT	44.70

DS-I	
INLET TYPE	H (4 GRATE)
GRATE ELEV.	47.90
WEIR WIDTH	192"
WEIR ELEV.	46.81
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	43.50

DS-H	
INLET TYPE	(SEE DETAIL)
TOP ELEV.	47.68
WEIR WIDTH	100"
WEIR ELEV.	46.86
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	43.76

DS-3740A	
INLET TYPE	D
GRATE ELEV.	49.50
WEIR WIDTH	84"
WEIR ELEV.	47.64
WATER QUALITY ORIFICE	2.40" DIA.
WATER QUALITY ORIFICE ELEV.	46.80
PIPE INVERT	45.20

DS-3740B	
INLET TYPE	D
GRATE ELEV.	47.85
WEIR WIDTH	24"
WEIR ELEV.	46.87
WATER QUALITY ORIFICE	1.25" DIA.
WATER QUALITY ORIFICE ELEV.	46.19
PIPE INVERT	43.20

DS-3730A	
INLET TYPE	D
GRATE ELEV.	49.10
WEIR WIDTH	108"
WEIR ELEV.	47.15
WATER QUALITY ORIFICE	2.78" DIA.
WATER QUALITY ORIFICE ELEV.	45.54
PIPE INVERT	45.42

DS-HA	
INLET TYPE	E
GRATE ELEV.	50.66
WEIR WIDTH	72"
WEIR ELEV.	47.73
WATER QUALITY ORIFICE	3.25" DIA.
WATER QUALITY ORIFICE ELEV.	46.96
PIPE INVERT	46.15

DATE	506-1002
JOB	213
DSN	
DWN	
CHK	
ISSUED	04-09-2014
BOOK	
PAGE	
GL	AH
CHECKED	SR

NO.	DATE	BY	REVISIONS
1	05/06/14	GL	Revised per SWFWMD Comments

DEVELOPER: SR 54 LAND ASSOCIATES LLC
605 PALENCIA CLUB DRIVE ST. AUGUSTINE, FLORIDA 32086
PHONE: (904) 810-0500 - FAX: (904) 810-0505

PROJECT NAME: ASTURIA

SHEET NAME: GRADING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERING ARCHITECTURE
727 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (813) 222-1241 FAX: (727) 546-3648 WWW.FLDESIGN.COM C.A. NO. 7121

SHEET 4 OF 16

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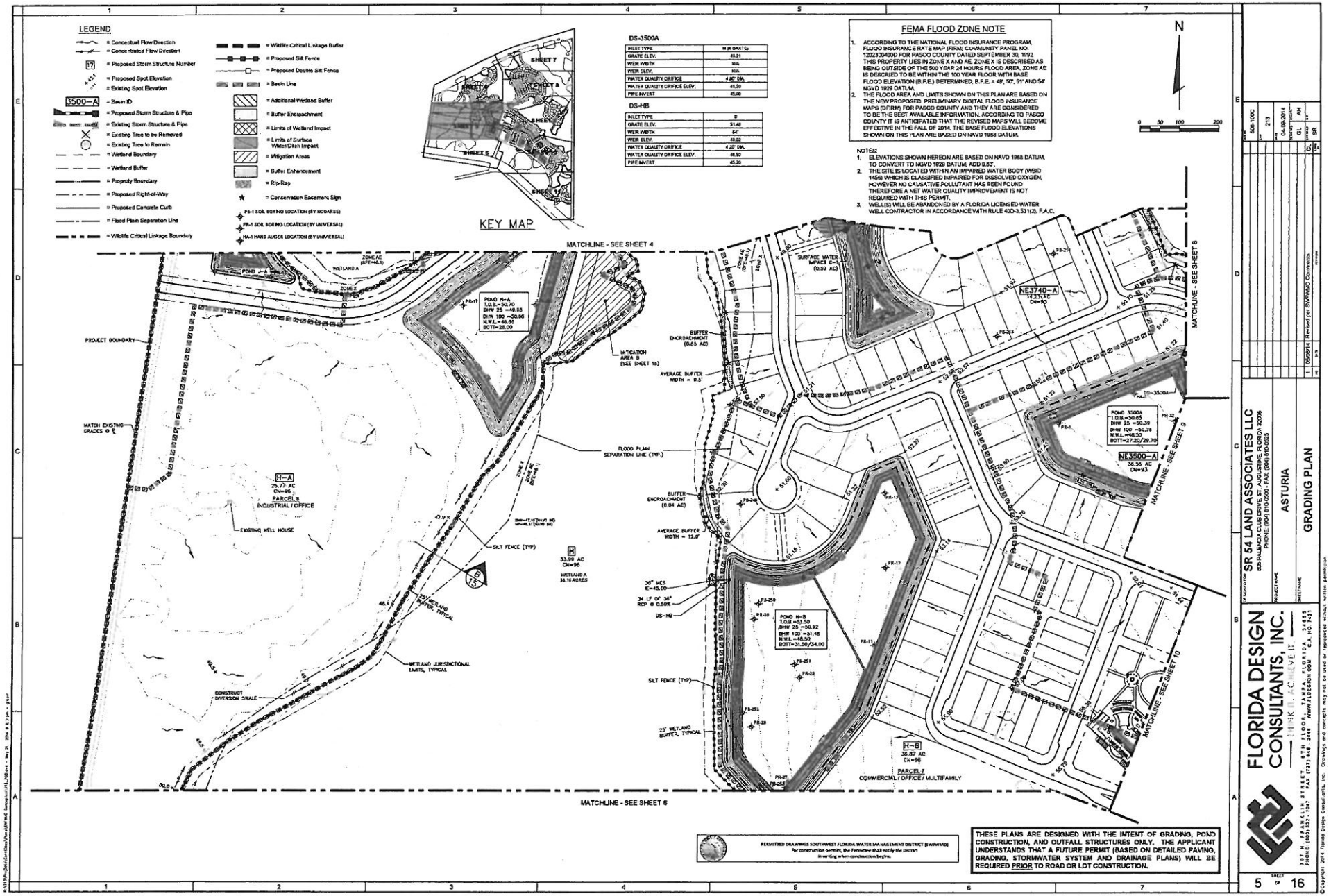

DESIGNED	GL	05/2014	AH
DRAWN	GL	05/2014	AH
CHECKED	SR	05/2014	SR
QUALITY CONTROL			
PROJECT MANAGER			

1	05/30/14	Revised per SWFWMD Comments	GL
NO.	DATE	REVISION	BY

DATE: 5/28/2014
SCALE: 1" = 100'
JOB NO.: 508-1002
SHEET NO.: 213

DESCRIPTION: SR 54 LAND ASSOCIATES LLC
805 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 FAX: (904) 810-0525

PROJECT NAME: ASTURIA

SHEET NAME: GRADING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
INFRASTRUCTURE
787 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (813) 932-1537 FAX: (727) 442-2240 WWW.FLDESIGN.COM C.A. NO 3421

SHEET 5 OF 16

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LEGEND

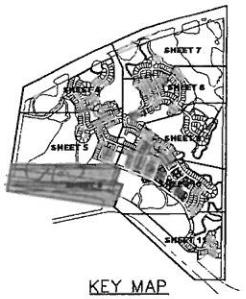
- = Conceptual Flow Direction
- = Concentrated Flow Direction
- D7 = Proposed Storm Structure Number
- x43.1 = Proposed Spot Elevation
- = Existing Spot Elevation
- 3500-A = Basin ID
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Existing Tree to be Removed
- = Existing Tree to Remain
- = Wetland Boundary
- = Wetland Buffer
- = Property Boundary
- = Proposed Right-of-Way
- = Proposed Concrete Curb
- = Flood Plain Separation Line
- = Wildlife Critical Linkage Boundary
- = Wildlife Critical Linkage Buffer
- = Proposed Silt Fence
- = Proposed Double Silt Fence
- = Basin Line
- = Additional Wetland Buffer
- = Buffer Encroachment
- = Limits of Wetland Impact
- = Limits of Surface Water/Ditch Impact
- = Mitigation Areas
- = Buffer Enhancement
- = Rip-Rap
- = Conservation Easement Sign
- PB-1 SOIL BORING LOCATION (BY KODAKSEI)
- PA-1 SOIL BORING LOCATION (BY UNIVERSAL)
- HA-1 HAND AUGER LOCATION (BY UNIVERSAL)

FEMA FLOOD ZONE NOTE

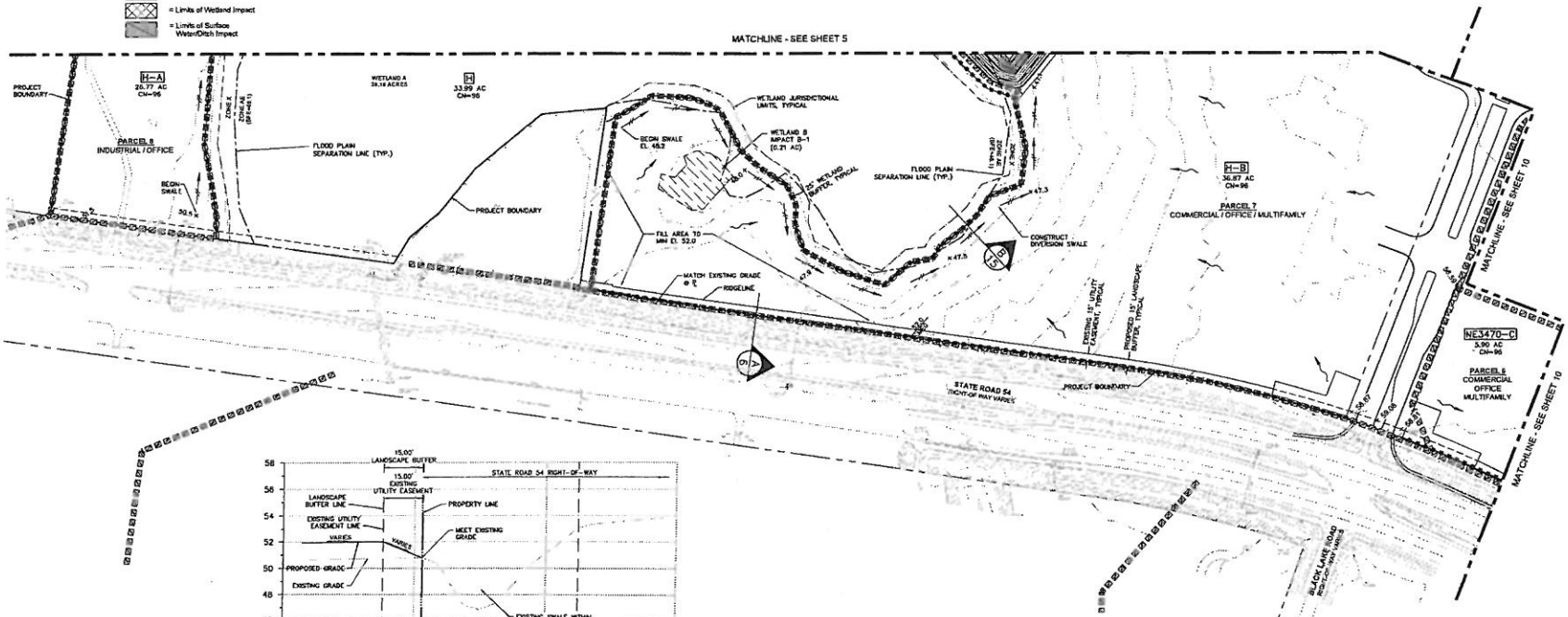
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12023004600 FOR PASCO COUNTY DATED SEPTEMBER 30, 1992 THIS PROPERTY LIES IN ZONE X AND AE. ZONE X IS DESCRIBED AS BEING OUTSIDE OF THE 500 YEAR 24 HOURS FLOOD AREA, ZONE AE IS DESCRIED TO BE WITHIN THE 100 YEAR FLOOR WITH BASE FLOOD ELEVATION (B.F.E.) DETERMINED; B.F.E. = 49', 50', 51' AND 52' NGVD 1929 DATUM.
2. THE FLOOD AREA AND LIMITS SHOWN ON THIS PLAN ARE BASED ON THE NEW PROPOSED PRELIMINARY DIGITAL FLOOD INSURANCE MAPS (DFIRM) FOR PASCO COUNTY AND THEY ARE CONSIDERED TO BE THE BEST AVAILABLE INFORMATION; ACCORDING TO PASCO COUNTY IT IS ANTICIPATED THAT THE REVISED MAPS WILL BECOME EFFECTIVE IN THE FALL OF 2014. THE BASE FLOOD ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 1988 DATUM.

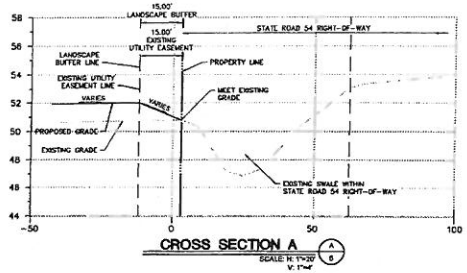
NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.63'.
2. THE SITE IS LOCATED WITHIN AN IMPAIRED WATER BODY (WBID 1456) WHICH IS CLASSIFIED IMPAIRED FOR DISSOLVED OXYGEN, HOWEVER NO CAUSATIVE POLLUTANT HAS BEEN FOUND THEREFORE A NET WATER QUALITY IMPROVEMENT IS NOT REQUIRED WITH THIS PERMIT.
3. WELL(S) WILL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.



KEY MAP





CROSS SECTION A

SCALE: H: 1"=20'
V: 1"=4'

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

THESE PLANS ARE DESIGNED WITH THE INTENT OF GRADING, POND CONSTRUCTION, AND OUTFALL STRUCTURES ONLY. THE APPLICANT UNDERSTANDS THAT A FUTURE PERMIT (BASED ON DETAILED PAVING, GRADING, STORMWATER SYSTEM AND DRAINAGE PLANS) WILL BE REQUIRED PRIOR TO ROAD OR LOT CONSTRUCTION.

DESIGNED FOR: SR 54 LAND ASSOCIATES LLC
805 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810.0500 · FAX: (904) 810.0525

PROJECT NAME: ASTURIA

SHEET NAME: GRADING PLAN

JOB #	308-1000
FILE #	213
DATE	04-09-2014
SCALE	1" = 100'
DESIGN	GL
DRAWN	GL
CHK'D	BR

NO	DATE	REVISIONS
1	05/09/14	Revised per SWFWMD Comments

FLORIDA DESIGN CONSULTANTS, INC.
LAND PLANNING & CIVIL ENGINEERING
757 N. FRANKLIN STREET, 7TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (813) 223-3919 FAX: (727) 848-2410 WWW.FLORIDADESIGN.COM C.A. NO. 9213

SHEET 6 OF 16

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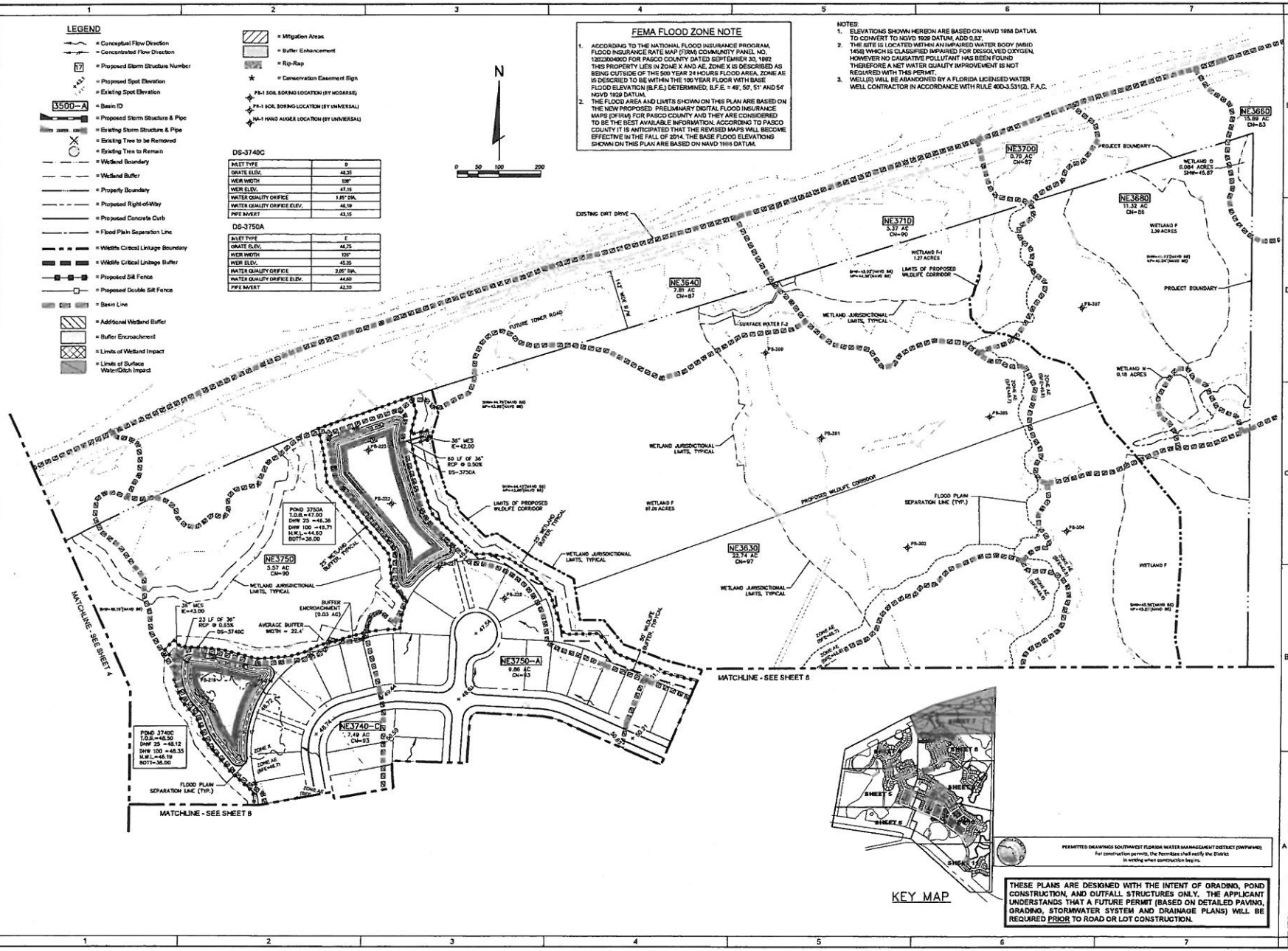

FLORIDA DESIGN CONSULTANTS, INC.
THINK. ACT. ACHIEVE!
787 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (813) 632-1647 FAX: (727) 940-9848 WWW.FLDESIGN.COM C.A. NO. 7421

DESIGNED FOR: SR 54 LAND ASSOCIATES LLC
605 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 • FAX: (904) 810-0525

PROJECT NAME: ASTURIA

SHEET NAME: GRADING PLAN

1	05/08/14	Revised per SWFWMD Comments	GL	SR

JOB #	508-1002
FILE #	213
DATE	04-09-2014
DRAWN BY	GL
CHECKED BY	AH
SCALE	1"=100'
SHEET #	7

SHEET 7 OF 16

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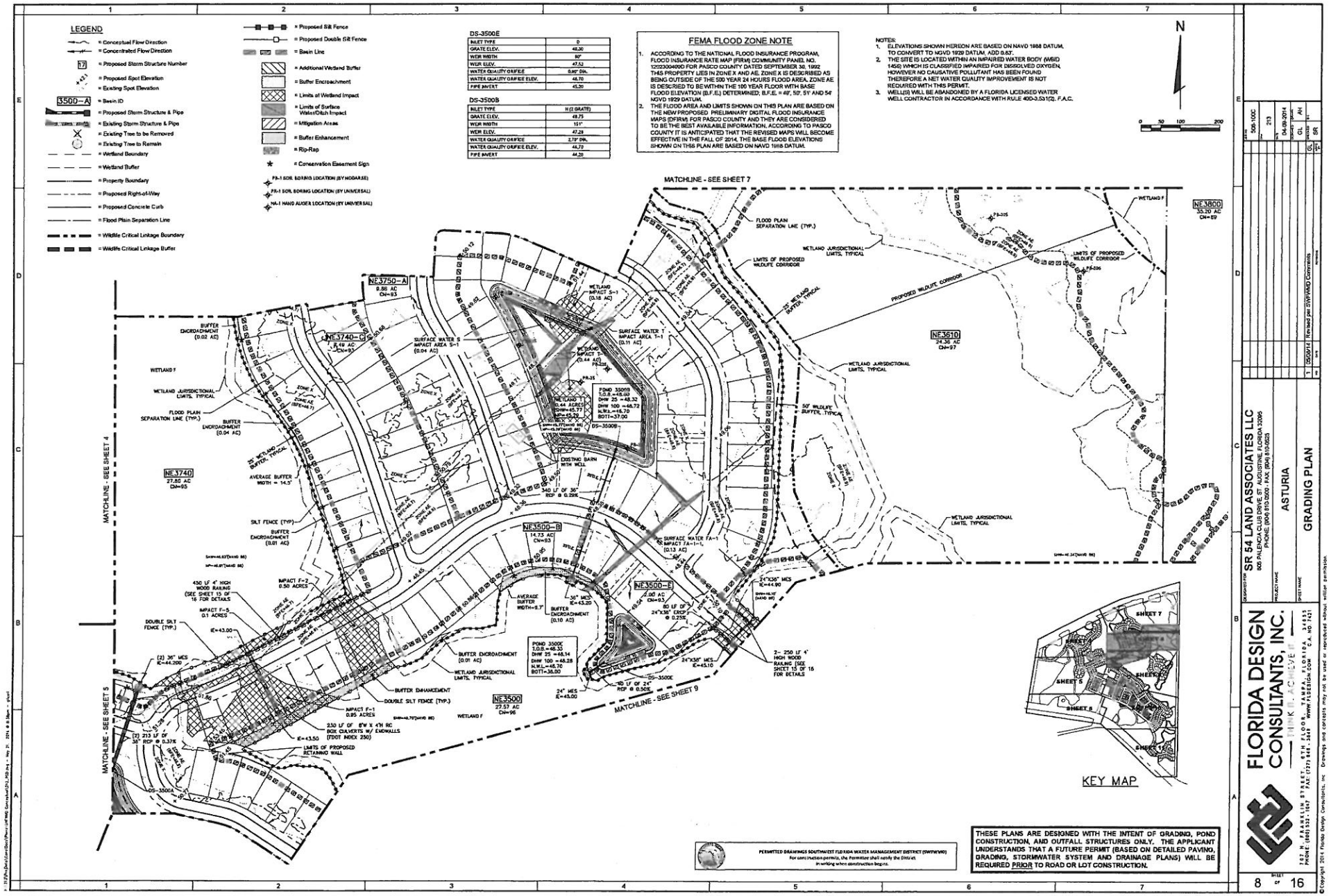

							506-1002
							213
							04-09-2014
							GL AH
							GL SBR
1	12/02/14	Revised per SWFWMD Comments					
no.	date	revision					

DEVELOPER: SR 54 LAND ASSOCIATES LLC
905 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0200 FAX: (904) 810-0525
PROJECT NAME: ASTURIA
SHEET NAME: GRADING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK ARCHITECT
182 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA, 33602
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SHEET 8 OF 16

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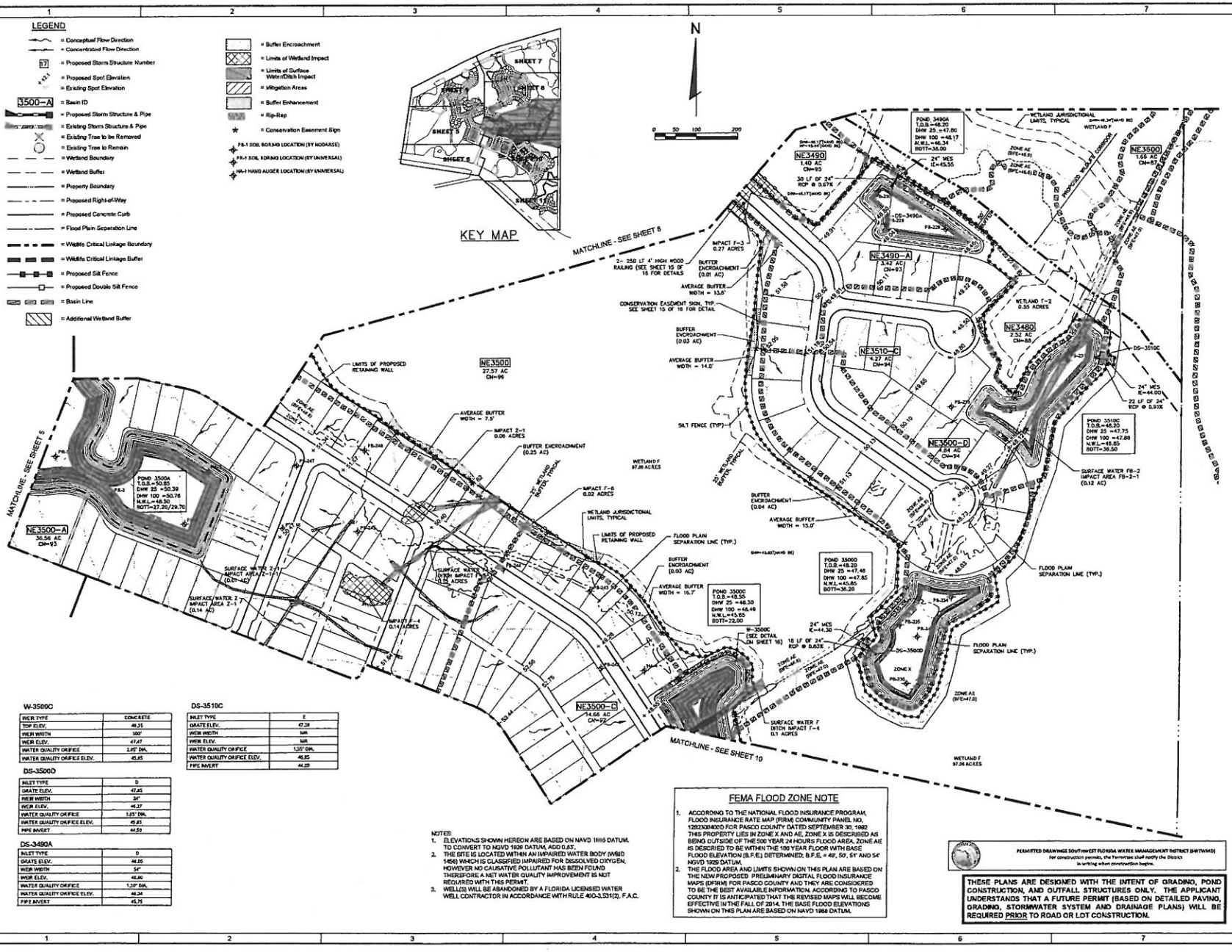

W-3500C	
WEIR TYPE	CONCRETE
TOP ELEV.	48.35
WEIR WIDTH	100'
WEIR ELEV.	47.47
WATER QUALITY ORIFICE	2.95" DIA.
WATER QUALITY ORIFICE ELEV.	45.65

DS-3519C	
INLET TYPE	E
GRATE ELEV.	47.28
WEIR WIDTH	N/A
WEIR ELEV.	N/A
WATER QUALITY ORIFICE	1.35" DIA.
WATER QUALITY ORIFICE ELEV.	46.65
PIPE INVERT	44.20

DS-3500D	
INLET TYPE	D
GRATE ELEV.	47.85
WEIR WIDTH	24'
WEIR ELEV.	46.37
WATER QUALITY ORIFICE	1.25" DIA.
WATER QUALITY ORIFICE ELEV.	45.65
PIPE INVERT	44.50

DS-3490A	
INLET TYPE	D
GRATE ELEV.	48.05
WEIR WIDTH	54"
WEIR ELEV.	46.90
WATER QUALITY ORIFICE	1.10" DIA.
WATER QUALITY ORIFICE ELEV.	46.24
PIPE INVERT	45.75

1	09/08/14	Revised per SWFWMD Comments

PREPARED FOR: SR 64 LAND ASSOCIATES LLC
905 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 FAX: (904) 810-0525

PROJECT NAME: ASTURIA

SHEET NAME: GRADING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERING | PLANNING | SURVEYING
1201 W. FRANKLIN STREET, SUITE 110 TAMPA, FLORIDA 33606
PHONE: (813) 282-1881 FAX: (727) 940-3440 WWW.FLADESIGN.COM C.A. NO. 5123

JOB NO.	506.100C
PH	213
DATE	04-09-2014
SCALED PLOT	1"=100'
DESIGNED	GL
DRAWN	AH
CHECKED	GL
SOURCE	SR

SHEET 9 OF 16

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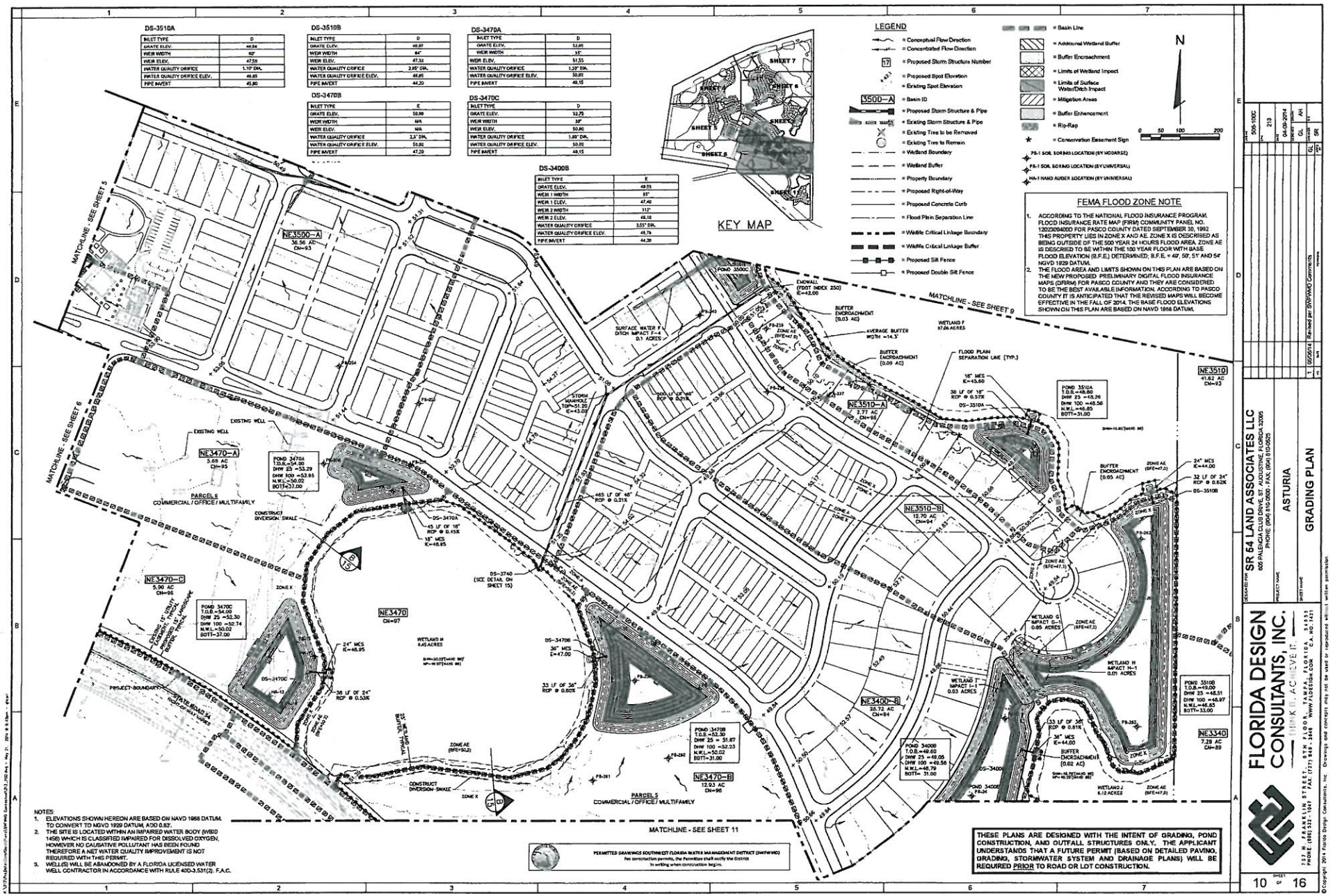

1	05/30/14	Revised per SWFWMD Comments	GL			
no.	date	revision	by			

job no. 505-1002
scale 1" = 219'
date 04-09-2014
design GL
drawn AH
check SR

DESIGNED BY: SR 54 LAND ASSOCIATES LLC
605 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 - FAX: (904) 810-0525
PROJECT NAME: ASTURIA
SHEET NAME: GRADING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
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SHEET 10 OF 16

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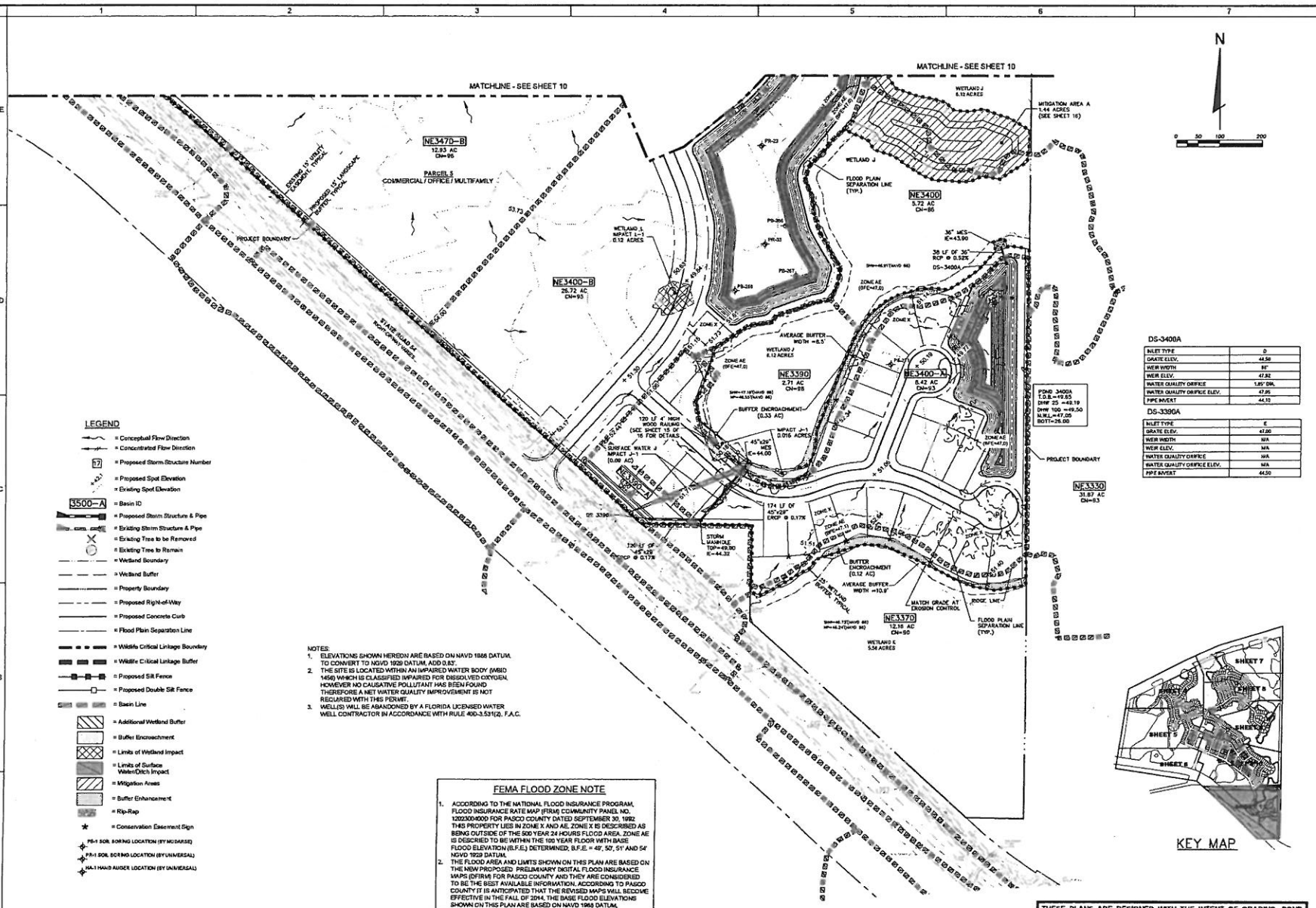

DS-3400A

INLET TYPE	D
GRATE ELEV.	44.50
WEIR WIDTH	84'
WEIR ELEV.	47.92
WATER QUALITY ORIFICE	1.85" DIA.
WATER QUALITY ORIFICE ELEV.	47.05
PIPE INVERT	44.10

DS-3390A

INLET TYPE	E
GRATE ELEV.	47.00
WEIR WIDTH	N/A
WEIR ELEV.	N/A
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	44.00

LEGEND

- = Conceptual Flow Direction
- = Concentrated Flow Direction
- = Proposed Storm Structure Number
- = Proposed Spot Elevation
- = Existing Spot Elevation
- 3500-A = Basin ID
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Existing Tree to be Removed
- = Existing Tree to Remain
- = Wetland Boundary
- = Wetland Buffer
- = Property Boundary
- = Proposed Right-of-Way
- = Proposed Concrete Curb
- = Flood Plain Separation Line
- = Wildlife Critical Linkage Boundary
- = Wildlife Critical Linkage Buffer
- = Proposed Silt Fence
- = Proposed Double Silt Fence
- = Basin Line
- = Additional Wetland Buffer
- = Buffer Encroachment
- = Limits of Wetland Impact
- = Limits of Surface Water/Ditch Impact
- = Mitigation Areas
- = Buffer Enhancement
- = Rip-Rap
- = Conservation Easement Sign
- PB-1 SOIL BORING LOCATION (BY MUDARSE)
- PR-1 SOIL BORING LOCATION (BY UNIVERSAL)
- HA-1 HAND AUGER LOCATION (BY UNIVERSAL)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.
2. THE SITE IS LOCATED WITHIN AN IMPAIRED WATER BODY (WBID 1458) WHICH IS CLASSIFIED IMPAIRED FOR DISSOLVED OXYGEN, HOWEVER NO CAUSATIVE POLLUTANT HAS BEEN FOUND THEREFORE A NET WATER QUALITY IMPROVEMENT IS NOT REQUIRED WITH THIS PERMIT.
3. WELL(S) WILL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.

FEMA FLOOD ZONE NOTE

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12023C0400D FOR PASCO COUNTY DATED SEPTEMBER 30, 1992 THIS PROPERTY LIES IN ZONE X AND AE. ZONE X IS DESCRIBED AS BEING OUTSIDE OF THE 500 YEAR 24 HOURS FLOOD AREA. ZONE AE IS DESCRIED TO BE WITHIN THE 100 YEAR FLOOR WITH BASE FLOOD ELEVATION (B.F.E.) DETERMINED; B.F.E. = 49', 50', 51' AND 54' NGVD 1929 DATUM.
2. THE FLOOD AREA AND LIMITS SHOWN ON THIS PLAN ARE BASED ON THE NEW PROPOSED PRELIMINARY DIGITAL FLOOD INSURANCE MAPS (DFIRM) FOR PASCO COUNTY AND THEY ARE CONSIDERED TO BE THE BEST AVAILABLE INFORMATION. ACCORDING TO PASCO COUNTY IT IS ANTICIPATED THAT THE REVISED MAPS WILL BECOME EFFECTIVE IN THE FALL OF 2014. THE BASE FLOOD ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 1988 DATUM.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permit, the Permittee shall notify the District in writing when construction begins.

THESE PLANS ARE DESIGNED WITH THE INTENT OF GRADING, POND CONSTRUCTION, AND OUTFALL STRUCTURES ONLY. THE APPLICANT UNDERSTANDS THAT A FUTURE PERMIT (BASED ON DETAILED PAVING, GRADING, STORMWATER SYSTEM AND DRAINAGE PLANS) WILL BE REQUIRED PRIOR TO ROAD OR LOT CONSTRUCTION.

1	05/09/14	Revised per SWFWMD Comments	GL

PREPARED FOR: SR 54 LAND ASSOCIATES LLC
605 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 FAX: (904) 810-0525

PROJECT NAME: ASTURIA

SHEET NAME: GRADING PLAN

JOB NO.	506.100C
DWG NO.	213
DATE	04.09.2014
SCALE: 1" = 100'	
DESIGNED	GL
DRAWN	GL
CHECKED	AH
APPROVED	GR

FLORIDA DESIGN CONSULTANTS, INC.
THINK. PLAN. ACHIEVE.
787 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (866) 932-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM
C.A. NO. 3421

SHEET 11 OF 16

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1. SITE DESCRIPTION

A. PROJECT DESCRIPTION:

THIS PROJECT, LOCATED IN PASCO COUNTY, INVOLVES GRADING ACTIVITIES FOR A 500.23 ACRE COMMERCIAL / OFFICE / RESIDENTIAL PROJECT. ALSO INVOLVED IS CONSTRUCTION OF SURFACE WATER MANAGEMENT FACILITIES.

B. MAJOR SOIL DISTURBING ACTIVITIES:

SOIL DISTURBING ACTIVITIES FOR THIS PROJECT WILL INCLUDE CLEARING, GRUBBING, & EARTHWORK.

THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING TEMPORARY OR PERMANENT STABILIZATION AS SOON AS POSSIBLE FOR AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN FOURTEEN (14) CALENDAR DAYS.

C. TOTAL PROJECT AREA: 500.23 ACRES

THE PROJECT CONSISTS OF CLEARING AND GRUBBING AND EARTHWORK.

D. TOTAL AREA TO BE DISTURBED: 212.48 ACRES

IT SHALL BE THE INTENT OF THE CONTRACTOR TO MINIMIZE THE ACREAGES OF DISTURBED SOIL IN THE PROJECT AREA AT ALL TIMES.

E. (1) RUNOFF COEFFICIENTS BEFORE CW(B), DURING CW(D) AND AFTER CW(A) CONSTRUCTION:

RUNOFF COEFFICIENT FOR:
OPEN SPACE: C = 0.35
IMPERVIOUS SURFACES: C = 0.95
DISTURBED AREAS, EXPOSED SOIL ETC. DURING CONST.: C = 0.8

WEIGHTED RUNOFF COEFFICIENT:
CW(B): 0.35
CW(D): 0.80 - 0.35, VARIES
CW(A): 0.38

DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE

THE PASCO COUNTY SOIL SURVEY IDENTIFIES THE SURROUNDING SOILS AS:
ARREDONDO FINE SAND - 0 TO 5% SLOPES (109.5 ACRES)
LAKE FINE SAND - 0 TO 5% SLOPES (13.7 ACRES)
ARREDONDO FINE SAND - 5 TO 8% SLOPES (7.4 ACRES)
PAOLA - URBAN LAND COMPLEX - 0 TO 8% SLOPES (4.7 ACRES)

2. CONTROLS

NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS:

CONSTRUCTION ACTIVITIES - GENERAL

CONSTRUCTION ACTIVITIES ON THIS PROJECT CONSIST OF CLEARING, GRUBBING, EARTHWORK, REMOVAL OF EXISTING STRUCTURES, SLABS, FOUNDATIONS AND RESTORATION OF VEGETATIVE COVER. ALL ITEMS REPRESENTED IN THE FOLLOWING DISCUSSION ARE TREATED IN DETAIL IN THE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS, "FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", OR WILL BE IMPLEMENTED BY THE CONTRACTOR'S REPRESENTATIVE IN A MANNER APPROPRIATE TO ENVIRONMENTALLY SENSITIVE CONSTRUCTION PRACTICES AND AS APPROVED BY THE OWNER.

THE CONTRACTOR WILL BE REQUIRED TO PREPARE A SITE SPECIFIC EROSION CONTROL PLAN. THE CONTRACTOR WILL ALSO BE REQUIRED TO MODIFY THE PLAN OR MATERIALS DURING CONSTRUCTION TO ADAPT TO SEASONAL VARIATIONS.

OFF-SITE RUNOFF SHOULD BE DIVERTED AWAY OR THROUGH THE CONSTRUCTION AREA. THIS ADDITIONAL FLOW IF NOT DIVERTED, CAN ADD VOLUME AND SIZE TO STRUCTURAL PRACTICES, REQUIRING MORE FREQUENT MAINTENANCE AND LIMITING EFFECTIVENESS OF EROSION AND SEDIMENT CONTROLS.

COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN IS A REQUIREMENT OF THE PROJECT CONTRACT DOCUMENTS. CONSTRUCTION-RELATED INFORMATION REQUIRED BY THE NPDES PERMIT BUT NOT SPECIFICALLY INDICATED IN THE STORMWATER POLLUTION PREVENTION PLAN CAN BE FOUND IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A STABILIZED CONSTRUCTION ENTRANCE FOR VEHICLES ENTERING OR EXITING ONTO PUBLIC ROADS. THE CONTRACTOR'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR MONITORING THE SYSTEM AND MODIFYING THE SYSTEM OR PROCEDURES AS NEEDED.

CONSTRUCTION ACTIVITIES

PRIOR TO COMMENCEMENT, THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE TO INDICATE DATES OF MAJOR GRADING ACTIVITIES AND DETERMINE SEQUENCING OF TEMPORARY AND PERMANENT SOIL DISTURBING ACTIVITIES ON ALL PORTIONS OF THE SITE.

PRIOR TO THE BEGINNING OF ANY PHASE, THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL ITEMS AS DESCRIBED ON SHEETS 6 AND 7 OF 10 IN THE CONSTRUCTION DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEEDING, MULCHING AND WATERING AS SOON AS POSSIBLE FOR AREAS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY CEASED BUT IN NO CASE SHALL THE TIME BE GREATER THAN FOURTEEN (14) DAYS.

REMOVAL OF FOUNDATIONS AND EARTHWORK, AS SHOWN ON THE PLANS MAY REQUIRE DEWATERING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCHARGING THE DEWATERING FLOW TO A TEMPORARY SETTLING BASIN SUCH AS AREAS CREATED BY STAKED HAY BALES OR SILT FENCE IN DRY GRASSED SWALES OR OTHER SIMILAR SETTLING AREAS. HOWEVER, AT NO TIME SHALL THE CONTRACTOR DISCHARGE DEWATERING FLOW DIRECTLY TO THE EXISTING STORMWATER MANAGEMENT SYSTEM, NOR OFFSITE.

EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND MAY BE REMOVED ONLY WHEN PERMANENT STABILIZATION IS ESTABLISHED AND THE OWNER APPROVES THE REMOVAL.

A. EROSION AND SEDIMENT CONTROLS:

(1) STABILIZATION PRACTICES TO BE IMPLEMENTED:

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED. ALL DISTURBED AREAS WILL BE SEEDED AND MULCHED OR SODDED FOLLOWING CONSTRUCTION.

(2) STRUCTURAL PRACTICES WILL INCLUDE:

- ROCK BEDDING AT CONSTRUCTION ENTRANCE
- STAKED SILT FENCES
- INLET SEDIMENT TRAP

B. OTHER CONTROLS:

(1) WASTE DISPOSAL:

THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION ACTIVITIES. ALL FERTILIZER, HYDROCARBON, OR OTHER CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER. NO SOLID MATERIALS INCLUDING BUILDING AND CONSTRUCTION MATERIALS SHALL BE DISCHARGED TO WETLANDS OR BURIED ON-SITE.

(2) OFF-SITE VEHICLE TRACKING:

OFF-SITE VEHICLE TRACKING WILL BE CONTROLLED BY THE FOLLOWING METHODS:

- LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN.
- EXCESS DIRT ON ROAD REMOVED DAILY.
- STABILIZED CONSTRUCTION ENTRANCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING STABILIZED CONSTRUCTION ENTRANCES WHEN ENTERING OR EXITING ONTO PUBLIC ROAD. THE CONTRACTOR'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR MODIFYING THE SYSTEM OR PROCEDURES AS NEEDED AND AS APPROVED BY THE OWNER.

(3) SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATION.

(4) FERTILIZERS AND PESTICIDES:

FERTILIZERS AND SOIL STERILIZERS WILL BE USED ON THIS PROJECT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AT THE DISCRETION OF THE CONTRACTOR WITH COORDINATION OF THE OWNER.

(5) NON-STORMWATER DISCHARGE (INCLUDING SPILL REPORTING):

A. THE CONTRACTOR WILL PROVIDE THE APPLICANT WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL REPORTING AND RESPONSE.

B. APPROVED STATE, LOCAL PLANS, OR STORMWATER PERMITS:
- SWFWMD
- PASCO COUNTY

3. MAINTENANCE:

GENERAL

THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES AFTER THE NOTICE OF TERMINATION.

MAINTENANCE AND REPAIR REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COST OF PAY ITEMS FOR THIS PROJECT.

THE CONTRACTOR SHALL MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAINFALL. ALL CONTROL MEASURES WILL BE MAINTAINED DAILY BY THE CONTRACTOR.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

STRUCTURAL PRACTICES AND CONTROLS:

THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

BUILT-UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED TO PREVENT CLOGGING OF ROCK BEDDING WHICH MAY IMPEDE THE USEFULNESS OF THE STRUCTURE.

4. INSPECTION:

THE CONTRACTOR'S DAILY INSPECTIONS REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COST OF THE PAY ITEMS FOR THIS PROJECT.

ALL EROSION AND WATER POLLUTION ABATEMENT AND CONTROL MEASURES WILL BE INSPECTED DAILY BY THE CONTRACTOR.

THE CONTRACTOR SHALL USE THE STANDARD CONSTRUCTION INSPECTION REPORT FORM FOR DAILY INSPECTIONS.

5. TRACKING AND REPORTING:

THE CONTRACTOR SHALL SUBMIT A WEEKLY REPORT TO THE APPLICANT DOCUMENTING THE DAILY INSPECTIONS AND MAINTENANCE OR REPAIRS TO THE EROSION AND SEDIMENT CONTROL DEVICES.

THE PERMITTEE OR ITS REPRESENTATIVES SHALL MAINTAIN ALL REQUIRED RECORDS SUBMITTED BY THE CONTRACTOR AND COMPLETE ALL CSWMP INSPECTION REPORT FORMS REQUIRED FOR THE NPDES PERMIT.

PREPARATION OF THE CONTRACTOR'S WEEKLY REPORTS OF INSPECTIONS, MAINTENANCE AND REPAIRS, REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COST OF THE PAY ITEMS FOR THIS PROJECT.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CERTIFICATION

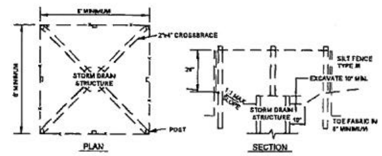
CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP)

1. THE CSWMP CONSISTS OF PLAN SHEETS 12 AND 13 SHOWING EROSION PROTECTION DEVICES TO BE UTILIZED ON THE PROJECT. TOGETHER WITH EROSION PROTECTION DETAILS SHOWN ON THIS SHEET.
2. THE APPLICANT/OWNER OR AUTHORIZED AGENT HAS REVIEWED THE CSWMP AND HAS SIGNED THE CSWMP WHERE REQUIRED BELOW.
3. THE CSWMP SHALL BE PART OF THE FINAL CONSTRUCTION PLANS FOR THE PERMITTED SURFACE WATER MANAGEMENT SYSTEM.

SIGNATURE: ______________________

NAME: ______________________ DATE: __________

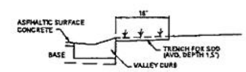
☐ APPLICANT ☐ OWNER ☐ AUTHORIZED AGENT (SITE CONTRACTOR)



INSTALLATION:
TYPE III SILT FENCE SUPPORTED BY STEEL POST SHALL BE USED. THE STAKES SHALL BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND SECURELY DRIVEN INTO THE GROUND, APPROXIMATELY 18 INCHES DEEP. THE FABRIC SHALL BE ENTRENCHED 12 INCHES AND BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL. FABRIC AND WIRE SHALL BE SECURELY FASTENED TO THE POST, AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18 INCHES OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

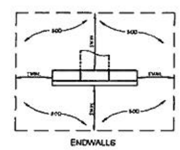
MAINTENANCE:
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.

INLET SEDIMENT TRAP
FILTER FABRIC WITH SUPPORTING FRAME
NTS



NOTES:
1. SPECIAL ATTENTION IS TO BE GIVEN TO THE PLACEMENT OF SOD NEXT TO THE ROADWAY. TOP OF SOD SHALL MATCH EDGE OF VALLEY CURB.

SOD DETAIL AT PAV'T EDGE
NTS

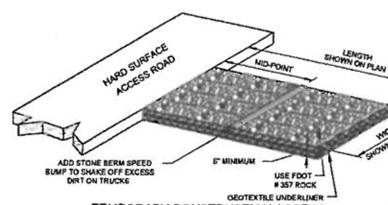


SOD DETAIL AT STRUCTURES

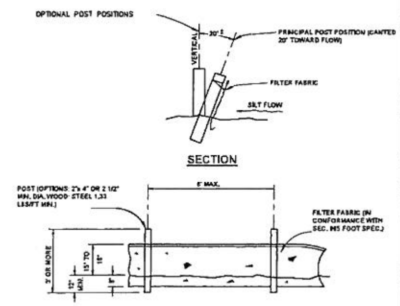
GENERAL SODDING NOTES

-See F.D.O.T. Index No's. 100, 105, 272, 273, 281.
-All disturbed areas of an existing public right of way shall receive sodding.
-All new roadways shall receive sodding. 18" wide along the valley curb edges as a minimum.
-All drainage structures shall receive sodding per the above as a minimum.
-All slopes 4:1 OR steeper shall receive sodding.
-All sod on slopes equal to or steeper than 4 to 1 shall be pegged or nail secured as necessary to prevent displacement unless directed by the County.
-All other disturbed areas NOT receiving sod shall be properly seeded and mulched.
-Sodding shall include all work, fertilizers, and watering necessary to produce a dense, live stand of grass.
-Sodding will be considered acceptable if 90% of the installation is healthy at the beginning and end of the 18 month maintenance period.

SODDING DETAIL
NTS



TEMPORARY CONSTRUCTION ACCESS
NTS



TYPE III SILT FENCE
NTS

MAINTENANCE OF SILT SCREENS:
SILT SCREENS SHALL BE INSPECTED BY THE CONTRACTOR AFTER EACH RAINFALL EVENT FOR SIGNS OF DETERIORATION OR FAILURE. DETERIORATION OF A SILT SCREEN SHALL BE CONSTRUED TO MEAN THAT THE SILT SCREEN HAS LIMITED EFFECTIVENESS OR CAPACITY FOR THE FUNCTION OF TRAPPING SEDIMENT, DUE TO PROBLEMS SUCH AS, BUT NOT LIMITED TO, EXCESSIVE BUILDUP OF SEDIMENT OR CONSTRUCTION ACCIDENT. WHEN A SILT SCREEN BECOMES DETERIORATED, IT SHALL BE IMMEDIATELY REMEDIED BY THE CONTRACTOR BY SUCH MEANS AS REMOVAL OF THE EXCESSIVE BUILDUP OF SILT, STRAIGHTENING AND TIGHTENING OF THE SCREEN, OR ANY OTHER SUCH MEASURE DEEMED NECESSARY. FAILURE OF A SILT SCREEN SHALL BE CONSTRUED TO MEAN THAT THE SILT SCREEN IS NO LONGER CAPABLE OF FUNCTIONING TO TRAP SEDIMENT DUE TO A RIP, TEAR, OVERTOPPING BY SEDIMENT, BIODEGRADATION, CONSTRUCTION ACCIDENT, OR ANY OTHER SUCH MEANS. WHEN A SILT SCREEN HAS FAILED, IT SHALL BE IMMEDIATELY REPLACED WITH NEW SILT SCREEN BY THE CONTRACTOR WITHIN THE LIMITS OF FAILURE. PREVENTATIVE MAINTENANCE OF THE SILT SCREEN SHALL BE ACCOMPLISHED BY WEEKLY INSPECTION FOR SIGNS OF DETERIORATION OR FAILURE DURING PERIODS OF NO RAINFALL EVENT.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

THESE PLANS ARE DESIGNED WITH THE INTENT OF GRADING, POND CONSTRUCTION, AND OUTFALL STRUCTURES ONLY. THE APPLICANT UNDERSTANDS THAT A FUTURE PERMIT (BASED ON DETAILED PAVING, GRADING, STORMWATER SYSTEM AND DRAINAGE PLANS) WILL BE REQUIRED PRIOR TO ROAD OR LOT CONSTRUCTION.

No.	Date	Revision
1	05/08/14	Revised per SWFWMD Comments

JOB: 508-100C | 213 | DATE: 04-08-2014 | DESIGNED: GL | DRAWN: AH | CHECKED: GL | SR

DESIGNED FOR: SR 54 LAND ASSOCIATES LLC
805 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE (904) 810-0500 - FAX (904) 810-0525

PROJECT NAME: ASTURIA

SHEET NAME: STORMWATER POLLUTION PREVENTION PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO 7421

SHEET 12 of 16

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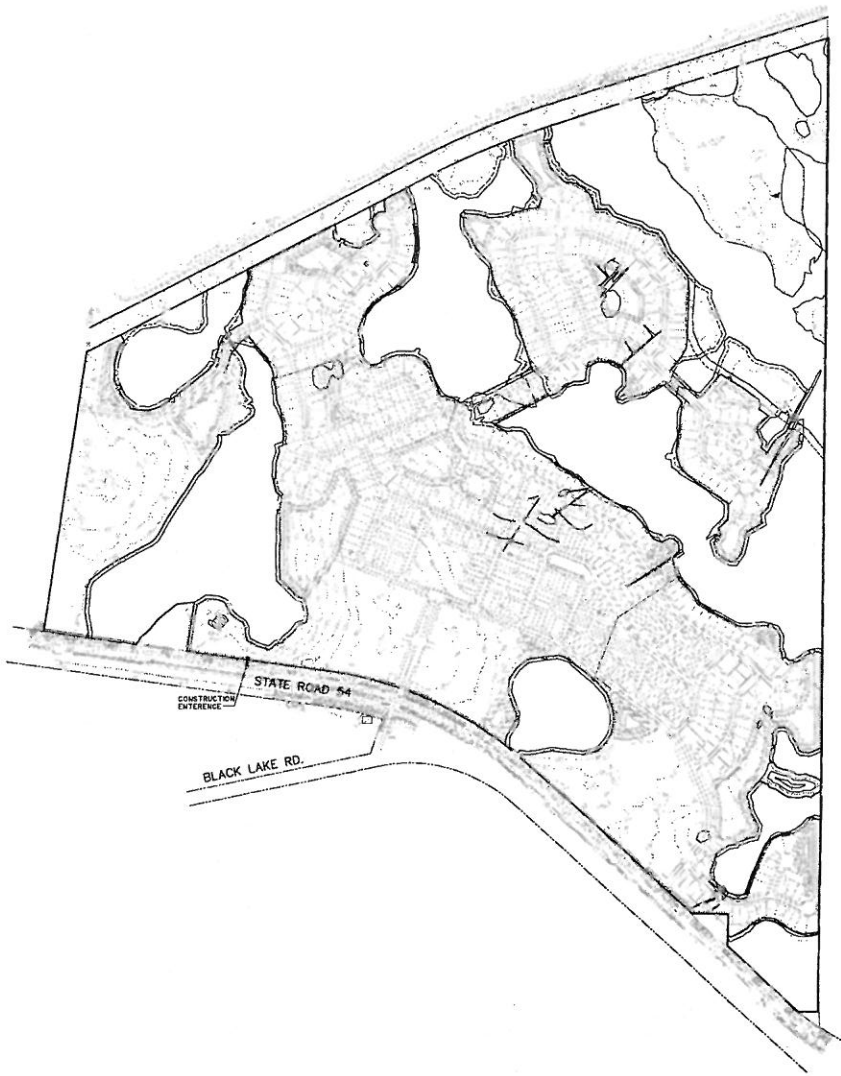

N

0 200 400 800

LEGEND

= Proposed Silt Fence

= Proposed Double Silt Fence

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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1	05/06/14	Revised per SWFWMD Comments	GL

DESIGNED FOR: SR 54 LAND ASSOCIATES LLC
805 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 - FAX: (904) 810-0525

PROJECT NAME: ASTURIA

SHEET NAME: EROSION CONTROL PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532-1847 FAX: (727) 848-3848 WWW.FLDESIGN.COM C.A. NO. 7421

DRAWN: 509-100C
DWN: 213
DATE: 04-09-2014
DESIGNED: GL
DRAWN: AH
CHECKED: SR

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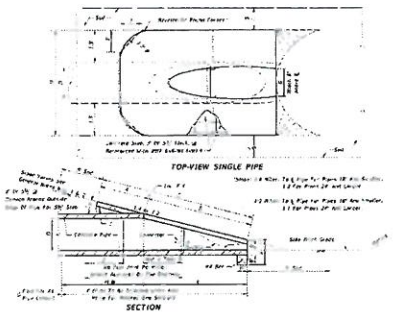
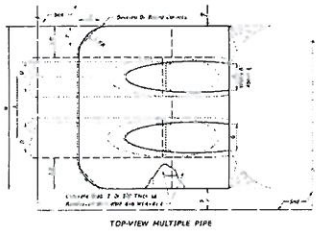
Control Structure Table

Str #	Structure Type	Dim. A (in.)	Dim. B (in.)	Dim. C (in.)	Total Weir length (in)
DS-3300A	E	(*)	(*)	(*)	(*)
DS-3400-A	D	28	20	20	68
DS-3400-B (1)	E	25	28	28	83
(2)	E	54	28	28	112
DS-3470-A	D	35	N/A	N/A	35
DS-3470-B	E	(*)	(*)	(*)	(*)
DS-3470-C	D	30	N/A	N/A	30
DS-3480-A	D	24	10	10	54
DS-3500-A	H-4 Grate	(*)	(*)	(*)	(*)
DS-3500-B	H-2 Grate	78	36	36	151
DS-3500-D	D	24	N/A	N/A	24
DS-3500-E	D	30	15	15	60
DS-3510-A	D	30	15	15	60
DS-3510-B	D	48	18	18	84
DS-3510-C	E	(*)	(*)	(*)	(*)
DS-3730-A	D	48	30	30	108
DS-3740-A	D	48	13	13	84
DS-3740-B	D	24	N/A	N/A	24
DS-3740-C	D	48	30	30	108
DS-3750-A	E	54	36	36	126
DS-3780-A	E	(*)	(*)	(*)	(*)
DS-HA	D	38	20	20	78
DS-HB	D	40	12	12	64
DS-JA	D	24	N/A	N/A	24
DS-3470	See Detail on Sheet 15				600
DS-H	See Detail on Sheet 15				600
DS-I	H-4 Grate	120	36	36	192

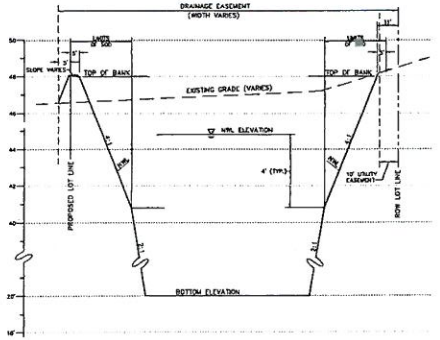
Elevations are based on NAVD1988 Datum
(*) Horizontal Weir



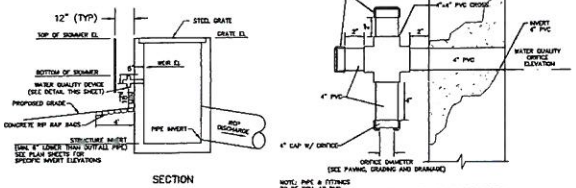


SINGLE AND MULTIPLE ROUND CONCRETE PIPE

MITERED END SECTION (M.E.S.)
F.D.O.T. INDEX #272 N.T.S.



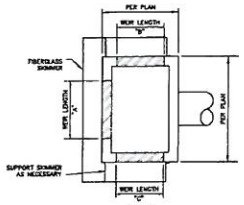
TYPICAL POND SECTION (TYP. ANY)
N.T.S.



SECTION

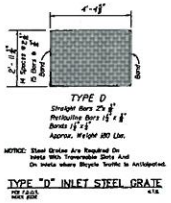
NOTE: PIPE & FITTINGS
TO BE SCH. 40 PVC

WATER QUALITY ORIFICE DETAIL
N.T.S.



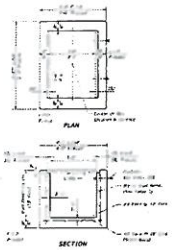
PLAN

TYPICAL DROP STRUCTURE
N.T.S.

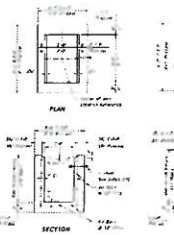


TYPE "D" INLET STEEL GRATE
N.T.S.

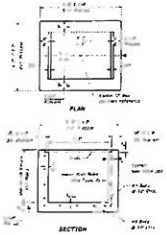
DROP STRUCTURE WITH BLEED-DOWN ORIFICE DETAIL
N.T.S.



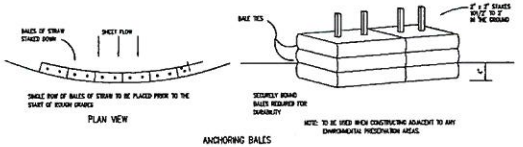
TYPE "E" INLET
F.D.O.T. INDEX #232 N.T.S.



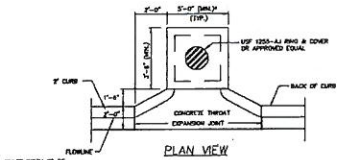
TYPE "C" INLET
F.D.O.T. INDEX #232 N.T.S.



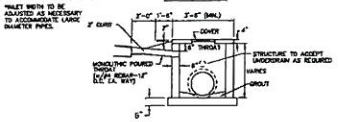
TYPE "D" INLET
F.D.O.T. INDEX #232 N.T.S.



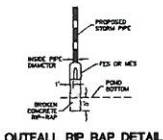
TEMPORARY STRAW SEDIMENT BARRIER
N.T.S.



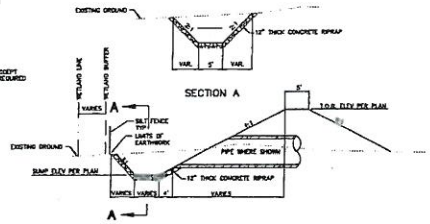
*INLET WIDTH TO BE ADJUSTED AS NECESSARY TO ACCOMODATE LARGE DIAMETER PIPES.



STANDARD TYPE 2 PRECAST CURB INLET
N.T.S.



OUTFALL RIP RAP DETAIL
N.T.S.



TYPICAL OUTFALL SUMP DETAIL
N.T.S.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

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No.	Date	Revised per SWFWMD Comments
1	05/08/14	

DESIGNED BY: GL
DRAWN BY: GL
CHECKED BY: GR
SHEET NO.: 14
DATE: 04-09-2014
SCALE: AS NOTED
JOB NO.: 213
PROJECT NO.: 505.100C

DESIGNED FOR: SR 64 LAND ASSOCIATES LLC
605 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 - FAX: (904) 810-0525

PROJECT NAME: ASTURIA
SHEET NAME: DRAINAGE DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS ARCHITECTS PLANNERS
787 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE (813) 332-1647 FAX (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

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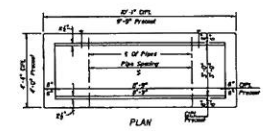
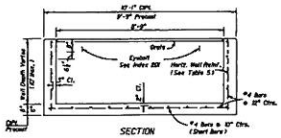


PLAN



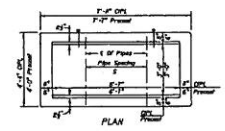
SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 5)

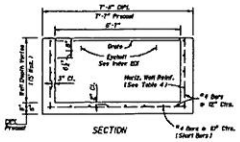
WALL DEPTH	SCHEDULE	AREA (in²/ft)	BAR SPACING BARS	BAR SPACING WWF
0'-5"	03.5	0.19	36"	3"
5'-10"	04.5	0.53	48"	4"

TYPE H (4-GRATE INLET)

Recommended Maximum Pipe Sizes:
3'-0" Wall - 24" Pipe
5'-9" Wall - 1-78" Pipe
Or 2-30" Pipe (5'-1"-3")



PLAN



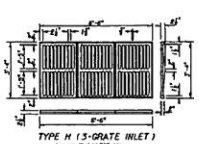
SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 4)

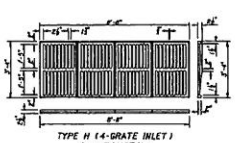
WALL DEPTH	SCHEDULE	AREA (in²/ft)	BAR SPACING BARS	BAR SPACING WWF
0'-5"	05.5	0.24	24"	2"
5'-7"	06.5	0.31	18"	2"
7'-10"	04.5	0.53	48"	4"

TYPE H (2 & 3-GRATE INLET)

Recommended Maximum Pipe Sizes:
3'-0" Wall - 24" Pipe
5'-7" Wall - 1-60" Pipe
Or 2-24" Pipe (3'-5"-5")

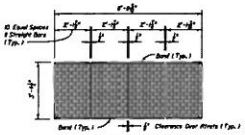


TYPE H (3-GRATE INLET)
Approx. Weight 725 Lbs.



TYPE H (4-GRATE INLET)
Approx. Weight 967 Lbs.

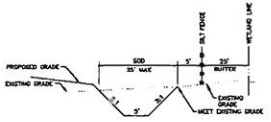
CAST IRON GRATES



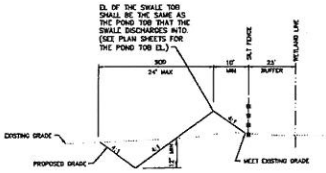
TYPE H (4-GRATE INLET)
Straight End-Bearing Bars 2" x 1/4"
Perpendicular Bars 1/2" x 1/4"
Bearing Bars 2" x 1/4"
Approx. Total Weight 388 Lbs.

STEEL GRATES

NOTE: Steel Grates Are Required On Inlets With Transversable Slots And On Inlets Where Bicycle Traffic Is Anticipated.



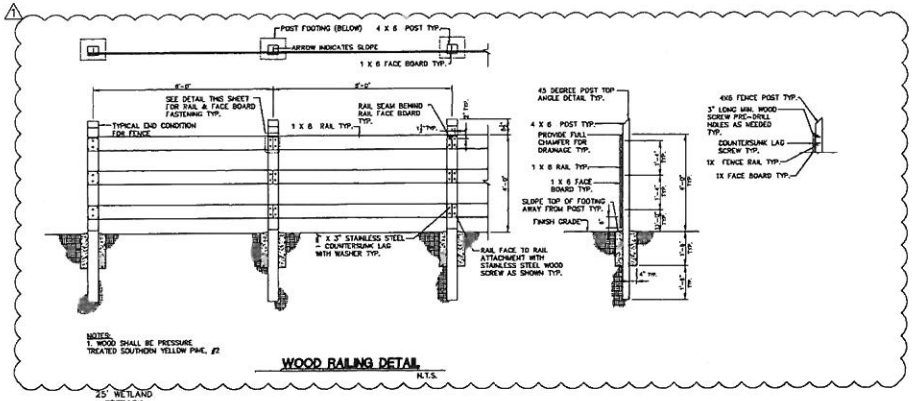
SECTION A
15
N.T.S.



SECTION B
15
N.T.S.

GENERAL NOTES

1. These inlets are suitable for bicycle traffic and are to be used in attended, medium and urban areas subject to infrequent traffic backings but are not to be placed in areas subject to any heavy wheel loads. These inlets may be placed in areas subject to occasional pedestrian traffic such as landscaped areas and pavement areas where pedestrians can walk around the inlet.
2. Inlets subject to vehicular traffic should be constructed without slots. Where safety is a problem, inlets should be constructed with slots. Slotted inlets located within roadway driver lanes and areas subject to bicycle and/or pedestrian short term transversals exist. The transversable slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with transversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-transversable slots. Subject to the exception described above, when Alternate A grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Size for other types of pipe must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered 3/4".
6. Concrete inlet paraments to be used on inlets without slots and inlets with non-transversable slots only when called for in the plans, but required on all transversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Transversable slots constructed in existing inlets shall be paid for as inlets partial. For construction work and method of payment see "TRANSVERSABLE SLOT INLETS (PARTIAL) FOR EXISTING INLETS".
8. Saddling to be used on all inlets and bevel to paved areas and paid for under contract concrete inlet pavement unit price for Saddling, SY.
9. For supplementary details see Index No. 201.
10. All reinforcing Grade 60 bars with 2" min. cover unless otherwise noted. Bars to be cut at bend for 1" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.



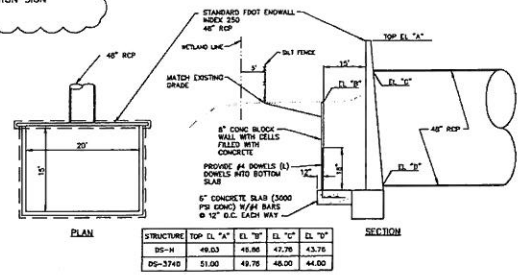
NOTES:
1. WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE, #2

WOOD RAILING DETAIL
N.T.S.

* SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT SIGNAGE

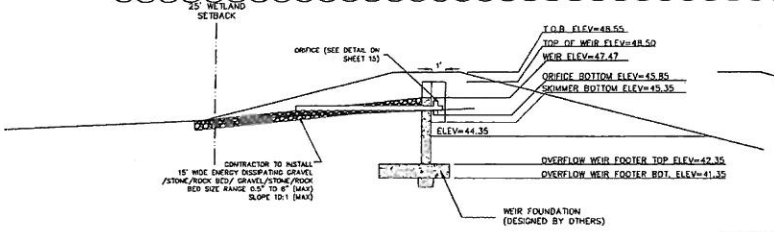
"CONSERVATION BOUNDARY: NO CONSTRUCTION OR ACTIVITY DOWNSLOPE FROM THIS BOUNDARY WITHOUT PRIOR APPROVAL FROM THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT."

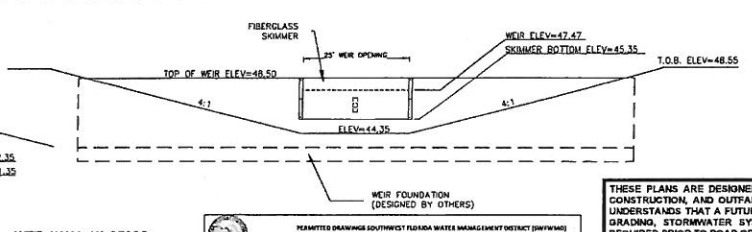
CONSERVATION SIGN



STRUCTURE	TOP EL "A"	EL "B"	EL "C"	EL "D"
DS-H	49.03	46.86	47.76	43.76
DS-3740	51.00	49.76	48.00	44.00

DRAINAGE STRUCTURE DETAIL
N.T.S.





WEIR WALL W-3500C
N.T.S.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

THESE PLANS ARE DESIGNED WITH THE INTENT OF GRADING, POND CONSTRUCTION, AND OUTFALL STRUCTURES ONLY. THE APPLICANT UNDERSTANDS THAT A FUTURE PERMIT (BASED ON DETAILED PAVING, GRADING, STORMWATER SYSTEM AND DRAINAGE PLANS) WILL BE REQUIRED PRIOR TO ROAD OR LOT CONSTRUCTION.

NO.	DESCRIPTION	DATE
1	SWFWMD Revised per SWFWMD Comments	04-08-2014

JOB NO. 505-1000
SHT 213
DATE 04-08-2014
ACAD VERS 2014
DES. CHK. SR

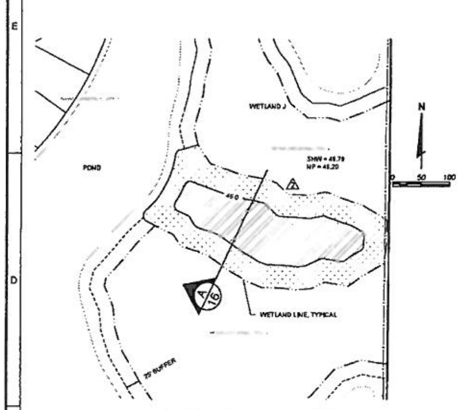
DESIGNED FOR: SR 54 LAND ASSOCIATES LLC
605 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE: (904) 810-0500 - FAX: (904) 810-0525

PROJECT NAME: ASTURIA

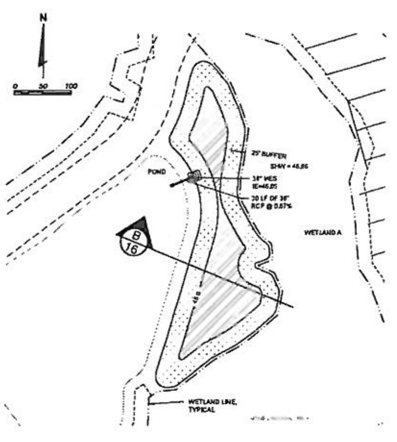
SHEET NAME: DRAINAGE DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
203 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (813) 221-3461 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

SHEET 15 OF 16



MITIGATION AREA A – 1.44 ACRES



MITIGATION AREA B – 1.42 ACRES

MITIGATION PLANTING SCHEDULE - AREA A

ZONE	SCIENTIFIC NAME	COMMON NAME	AREA (AC.)	NO.	SIZE	SPACING
A	SPARTINA BAKERI	SAND CORDGRASS	0.86	1041	4 INCH CONTAINERIZED STOCK OR BAREROOT EQUIVALENT	3' O.C.
	IRIS HEXAGONA	BLUE FLAG IRIS		1041		
	HYPERICUM FASICULATUM	ST. JOHN'S WORT		1041		
	CANNA FLACIDA	GOLDEN CANNA		1041		
B	JUNCUS EFFUSUS	SOFT RUSH	0.58	838	4 INCH CONTAINERIZED STOCK OR BAREROOT EQUIVALENT	3' O.C.
	ELEOCHARIS INTERSTINCTA	KNOTTED SPIKERUSH		838		
	SAGGITTARIA LANCIFOLIA	ARROWHEAD		838		

WETLAND MITIGATION SUCCESS CRITERIA - MITIGATION AREA A

[illegible]

ZONE	STRATUM	PERCENT COVER	DOMINANT SPECIES	SUBDOMINANT SPECIES
A	GROUNDCOVER	80%	Sand Cordgrass, Blue Flag Iris, St. John's Wort, Golden Canna	Maidencane, Spike Rush
B	GROUNDCOVER	80%	Soft Rush, Spike Rush, Arrowhead	Pickerelweed

[illegible]

MITIGATION PLANTING SCHEDULE - AREA B

ZONE	SCIENTIFIC NAME	COMMON NAME	AREA (AC.)	NO.	SIZE	SPACING
A	SPARTINA BAKERI	SAND CORDGRASS	0.89	1077	4 INCH CONTAINERIZED STOCK OR BAREROOT EQUIVALENT	3' O.C.
	IRIS HEXAGONA	BLUE FLAG IRIS		1077		
	HYPERICUM FASICULATUM	ST. JOHN'S WORT		1077		
	CANNA FLACIDA	GOLDEN CANNA		1077		
B	JUNCUS EFFUSUS	SOFT RUSH	0.53	855	4 INCH CONTAINERIZED STOCK OR BAREROOT EQUIVALENT	3' O.C.
	ELEOCHARIS INTERSTINCTA	KNOTTED SPIKERUSH		855		
	SAGGITTARIA LANCIFOLIA	ARROWHEAD		855		

WETLAND MITIGATION SUCCESS CRITERIA - MITIGATION AREA B

[illegible]

ZONE	STRATUM	PERCENT COVER	DOMINANT SPECIES	SUBDOMINANT SPECIES
A	GROUNDCOVER	80%	Sand Cordgrass, Blue Flag Iris, St. John's Wort, Golden Canna	Maidencane, Knot Grass, Spike Rush
B	GROUNDCOVER	80%	Soft Rush, Spike Rush, Arrowhead	Knot Grass, Arrowhead

[illegible]

UPLAND BUFFER ENHANCEMENT

MITIGATION CONSTRUCTION NOTES:

1. PLACE SILT FENCE WHERE INDICATED.
2. REMOVE EXISTING EXOTIC AND NUISANCE VEGETATION FROM PROPOSED ENHANCEMENT AREA.
3. PLANT AREA AS SHOWN ON PLANS.
4. CONTRACTOR SHALL WATER PLANTINGS AS REQUIRED UNTIL ESTABLISHED (30 DAYS MIN.)
5. CONTRACTOR SHALL GUARANTEE 85% SUCCESS RATE FOR 90 DAYS. DEAD OR UNHEALTHY PLANTS SHALL BE REMOVED AND REPLACED.
6. ALL PLANTING MATERIAL SHOULD BE FLORIDA GRADE 1 OR BETTER. IN ADDITION, ALL PLANTING MATERIAL SHOULD BE PURCHASED FROM A REGISTERED NURSERY IN THE SAME GEOGRAPHIC AREA AS THE PROPOSED MITIGATION AREA.
7. PLANTS WILL BE INSTALLED IN NATURALISTIC CLUSTERS AT THE CONTRACTOR'S DISCRETION.

MONITORING AND MAINTENANCE NOTES:

A MONITORING AND MAINTENANCE PROGRAM WILL BE INITIATED UPON COMPLETION OF WETLAND PLANT INSTALLATION. PURSUANT TO SPECIFIC CONDITIONS OF THE APPROVED PERMITS, MONITORING AND MAINTENANCE OF MITIGATION AREA WILL BE CONDUCTED SEMI-ANNUALLY. MONITORING REPORTS WILL BE SUBMITTED TO THE USACE AND SWFWMD WITHIN 30 DAYS OF THE PERFORMANCE OF THE MONITORING EVENT. MONITORING REPORTS WILL PROVIDE PHOTOGRAPHIC DOCUMENTATION OF THE MITIGATION AREA FROM FIXED REFERENCE POINTS AND WILL DISCUSS THE SURVIVAL RATES OF PLANTED VEGETATION AND PROVIDE ESTIMATES OF NUISANCE SPECIES COVERAGES. THE MONITORING REPORTS WILL ALSO INCLUDE A DESCRIPTION OF ALL MAINTENANCE EFFORTS WHICH WILL BE CONDUCTED IN TANDEM WITH EACH MONITORING EVENT.

UPLAND BUFFER MITIGATION SUCCESS CRITERIA

MITIGATION IS EXPECTED TO OFFSET ADVERSE IMPACTS TO WETLANDS AND OTHER SURFACE WATERS CAUSED BY REGULATED ACTIVITIES AND TO ACHIEVE VIABLE, SUSTAINABLE UPLAND BUFFER FUNCTIONS. UPLAND BUFFER ENHANCEMENT FOR MITIGATION PURPOSES WILL BE CONSIDERED SUCCESSFUL AND WILL BE RELEASED FROM MONITORING AND REPORTING REQUIREMENTS WHEN THE FOLLOWING CRITERIA ARE MET CONTINUOUSLY FOR A PERIOD OF AT LEAST ONE YEAR WITHOUT INTERVENTION IN THE FORM OF IRRIGATION OR THE ADDITION OR REMOVAL OF VEGETATION.

1) THE DOMINANT AND SUBDOMINANT SPECIES OF DESIRABLE UPLAND BUFFER PLANTS COMPRISING EACH VEGETATION ZONE AND STRATUM OF THE MITIGATION AREA SHALL BE AS FOLLOWS:

ZONE	STRATUM	PERCENT COVER	DOMINANT SPECIES	SUBDOMINANT SPECIES
UPLAND BUFFER	CANOPY	30%	DAHOON HOLLY, AMERICAN ELM	LAUREL OAK, RED MAPLE, SLASH PINE
	SUB-CANOPY	30%		
	GROUNDCOVER	70%	BEAUTYBERRY, HIGHBUSH BLUEBERRY, SAND CORDGRASS, MUHLY GRASS	WAX MYRTLE

[illegible]

MITIGATION CONSTRUCTION NOTES:

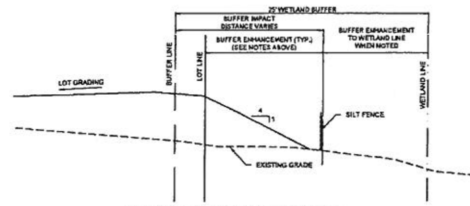
1. PLACE SILT FENCE WHERE INDICATED.
2. EXCAVATE MITIGATION AREAS AS PER SECTIONS SHOWN ON THIS SHEET.
3. STRIP AND REMOVE EXISTING GROUNDCOVER VEGETATION FROM PROPOSED MITIGATION AREA. NO MORE THAN 4" OF SOIL WILL BE REMOVED.
4. REMOVE EXISTING EXOTIC AND NUISANCE VEGETATION FROM PROPOSED MITIGATION AREA. DO NOT GRUB MITIGATION AREA. PLANT MITIGATION AREA AS SHOWN ON PLANS.
5. CONTRACTOR SHALL WATER PLANTINGS AS REQUIRED UNTIL ESTABLISHED (30 DAYS MIN.)
6. CONTRACTOR SHALL GUARANTEE 85% SUCCESS RATE FOR 90 DAYS. DEAD OR UNHEALTHY PLANTS SHALL BE REMOVED AND REPLACED.
7. ALL PLANTING MATERIAL SHOULD BE FLORIDA GRADE 1 OR BETTER. IN ADDITION, ALL PLANTING MATERIAL SHOULD BE PURCHASED FROM A REGISTERED NURSERY IN THE SAME GEOGRAPHIC AREA AS THE PROPOSED MITIGATION AREA.
8. AFTER EARTHWORK IS COMPLETED, THE ELEVATIONS SHALL BE VERIFIED BY THE PROJECT ENGINEER. TOLERANCE IS ±0.1 FT.

MONITORING AND MAINTENANCE NOTES:

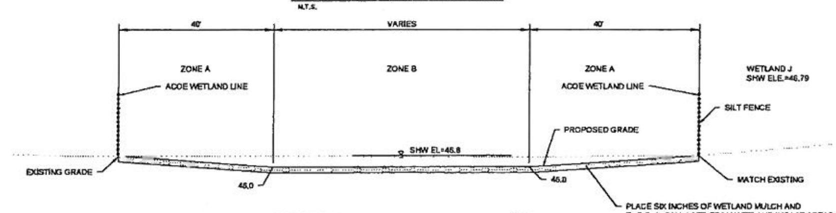
A MONITORING AND MAINTENANCE PROGRAM WILL BE INITIATED UPON COMPLETION OF WETLAND PLANT INSTALLATION. PURSUANT TO SPECIFIC CONDITIONS OF THE APPROVED PERMITS, MONITORING AND MAINTENANCE OF MITIGATION AREA WILL BE CONDUCTED SEMI-ANNUALLY. MONITORING REPORTS WILL BE SUBMITTED TO THE USACE AND SWFWMD WITHIN 30 DAYS OF THE PERFORMANCE OF THE MONITORING EVENT. MONITORING REPORTS WILL PROVIDE PHOTOGRAPHIC DOCUMENTATION OF THE MITIGATION AREA FROM FIXED REFERENCE POINTS AND WILL DISCUSS THE SURVIVAL RATES OF PLANTED VEGETATION AND PROVIDE ESTIMATES OF NUISANCE SPECIES COVERAGES. THE MONITORING REPORTS WILL ALSO INCLUDE A DESCRIPTION OF ALL MAINTENANCE EFFORTS WHICH WILL BE CONDUCTED IN TANDEM WITH EACH MONITORING EVENT.

PROPOSED PLANTING SCHEDULE
UPLAND BUFFER ENHANCEMENT

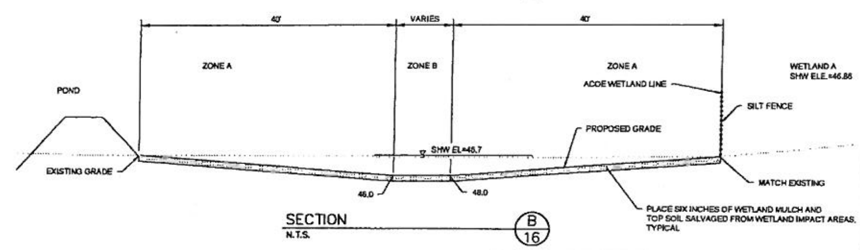
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	Ilex cassine	Dahoon Holly	3 Gal.	10' o.c.	728
	Callicarpa americana	Beautyberry	1 Gal.	6' o.c.	1011
	Vaccinium corymbosum	Highbush Blueberry	1 Gal.	6' o.c.	1011
	Myrica cerifera	Wax Myrtle	3 Gal.	20' o.c.	182
	Muhlenbergia capillaris	Muhly Grass	1 Gal.	3' o.c.	4344
	Spartina bakeri	Sand Cordgrass	1 Gal.	3' o.c.	4344



TYPICAL BUFFER ENHANCEMENT SECTION
N.T.S.



SECTION A/16
N.T.S.



SECTION B/16
N.T.S.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

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No.	Date	Revision
2	07/07/14	Removed Forested Area from Mitigation Area A
1	05/08/14	Revised per SWFWMD Comments

Job No.: 508-100C
Plan No.: 213
Date: 04-08-2014
Designed: GL
Drawn: AH
Checked: GL
Approved: SR

DESIGNED FOR: SR 54 LAND ASSOCIATES LLC
605 PALENCIA CLUB DRIVE, ST. AUGUSTINE, FLORIDA 32095
PHONE (904) 810-0500 - FAX (904) 810-0525

PROJECT NAME: ASTURIA

SHEET NAME: MITIGATION PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (800) 532-1047 FAX: (727) 849-2848 WWW.FLDESIGN.COM C.A. NO. 7421

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ATTACHMENT NO. 5 - BACKGROUND AND FINDINGS OF FACT
Asturia Phases 1 - 4

BACKGROUND:

1. On December 18, 2007, the Board of County Commissioners (BCC) approved the Legacy MPUD Master Planned Unit Development, Petition No. 6668.

2. On December 15, 2009, the BCC approved a Large Scale Comprehensive Plan Amendment changing the future land-use of the project from RES-3 (Residential-3 du/ga) to PD (Planned Development) (CPAL09-1(22) Subarea Policy FLU 7.1.18)

3. On December 15, 2009, the BCC approved substantial modification to the Legacy MPUD (RZ6668) amending the previously approved master plan from 860 single-family detached and attached units to a mixed use project consisting of residential, office, retail and light industrial uses in accordance with the entitlements of 550 Single-Family Detached, 60 Single-Family Attached (townhouses), 175 units Multi-Family, 200,000 square feet Commercial, 184,000 square feet Office, and 350,000 Square feet Light Industrial. The Development Agreement was also approved and recorded in OR Book 8251, Pages 528-579.

4. On October 10, 2013, the Zoning Administrator approved a non-substantial Modification to the MPUD (Memorandum No. PDD13-1543).

5. On February 11, 2014, the BCC approved recording a Warranty Deed and adopted a resolution cancelling taxes on land to be used for the future Tower Road in accordance with MPUD condition 26 (REA14-010).

6. On May 22, 2014, the Development Review Committee approved the Behnke/Legacy MPUD Bike Pedestrian Trails and Park Master Plan and Alternative Standard Request (Memorandum No. PDD14-943).

7. On May 22, 2014, the Development Review Committee approved the Behnke/Legacy MPUD Master Roadway Plan and Alternative Standard (Memorandum No. PDD14-933).

8. On August 5, 2014, the BCC approved an Ordinance establishing the Asturia Community Development District (PDD14-245).

9. On September 2, 2014, the Environmental Lands Division reviewed and approved the Critical Linkage Restoration Plan and the Environmental Management Plan. In addition the Surface Water Quality Monitoring Plan also received approval, in accordance with MPUD conditions 5 and 10 (ELM14-0227).

10. On September 18, 2014, the Pasco County Utilities Department reviewed and approved the Water, Wastewater and Reclaimed Water Master Utility Plan in accordance with MPUD condition 45 (PCU06-205.00.A.6)

11. On October 22, 2014, the Florida Department of Transportation issued the Asturia project a Notice of Intent for the connection to S.R. 54.

12. On October 29, 2014, the developer provided a performance bond in the amount of $205,653.64 to the Environmental Lands Division in accordance with MPUD condition 6.

13. On November 18, 2014, the BCC approved the recordation of the Critical Linkage Drainage Easement Deed and Conservation Easement in accordance with MPUD conditions 3 and 43.

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.

2. The PDP-R/construction plan and stormwater management plan and report has been reviewed by the Planning and Development Department, and it has been determined that the proposed use is consistent with the above-referenced zoning district's permitted uses.

3. The PDP-R/construction plan and stormwater management plan and report for the above-subject project was prepared for SR 54 Land Associates LLC by Florida Design Consultants, Inc. and consists of 114 sheets dated November 14, 2014; the sheets were last revised on October 22, 2014. The plans were originally received by the Planning and Development Department on June 25, 2014, and final revisions were received on November 18, 2014.

4. Access to the property is from SR 54, Florida Department of Transportation-maintained road, which has 250 feet of right-of-way with 135 feet of pavement, and has been designated a six-lane arterial facility on Map 7-22, 2025 Future Number of Lanes, and Map 7-24. 2025 Future Roadway Functional Classification, of the Comprehensive Plan.

5. A Timing and Phasing Application was submitted and found to be exempt from the requirement to provide a Timing and Phasing Analysis and a Substandard Roadway Analysis (SSRA).

6. The applicant submitted a traffic study that has been reviewed and approved by Pasco County. The analysis was submitted in accordance with MPUD condition 32 and the applicant has included within the construction plans, 2 northbound receiving lanes, westbound right-turn lane, 1 southbound left-turn lane, and a southbound right-turn lane. The signal is not warranted at this time. Additional improvements will be identified with the submittal of future construction plans.

7. The applicant provided a letter dated May 28, 2014 attesting to coordination efforts with the adjacent property owner to the east in accordance with MPUD condition 28. The phase 1 preliminary plan provides right-of-way to the east project boundary.

8. The proposed request is consistent with the Pasco County applicable provisions of the Comprehensive Plan as submitted and conditioned.

The Planning and Development Department's approval of this PDP-R/construction plan and stormwater management plan and report constitutes a finding by the Planning and Development Department that the PDP-R/construction plan and stormwater management plan and report, as conditioned, is consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the LDC that are applicable to PDP-R approvals. This action is based on the office review of the plans, supporting documentation, and certifications of the Engineer of Record.

ATTACHMENT NO. 5 - BACKGROUND AND FINDINGS OF FACT
Asturia Phases 1 - 4

BACKGROUND:

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INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR PRELIMINARY SITE PLANS, PRELIMINARY DEVELOPMENT PLANS, NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW
To Be Completed By Department Responsible for Approval Sought;
Completed Certificate Must Be Attached to the Agenda Item and Approval Document

Complete Application (Date):	7/10/14	Certificate Completed by:	D. Huber for Dot Masumian
Parcel ID No(s):	26-26-17-0000-00200-0030, 23-26-17-0000-00200-0010, 24-26-17-0000-00200-0020, 25-26-17-0000-00100-0020, 36-26-17-0010-0NW02-0000		(attach survey if project includes portion of parcel)
Project Name:	Asturia PP PH 1-4 CP/SW PH 1	No:	RSD14-014
Applicant Name, Address, and Telephone Number:	SR 54 Land Associates, LLC/Michael T. Harrison 605 Palencia Club Dr St Augustine, FL 32095 (904) 810-0520		
Job Site Address:	SR 54 n side approximately 2 miles west of the Suncoast Pkwy		

Does the applicant want to opt out of the mobility fee system pursuant to LDC 1302? ☐Yes ☐ No (If Yes, then transportation concurrency will apply and TIS application is required.)

Project subject to Development of Regional Impact (DRI) Development Order or to a Development Agreement? ☐Yes ☒ No

Approval Sought (Check All that apply):

☒	Preliminary Development Plan	☐	Nonresidential Subdivision
☐	Preliminary Site Plan	☐	Residential Subdivision into more than one dwelling unit
		☐	Public School (Comprehensive Plan Consistency Review)

TYPE OF DEVELOPMENT

Number of Units	Unit Measure	Description
668	SF	single family detached

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	12/2/2030	(6 yrs from issuance)
Roads(Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrency does not apply)		or N/A ☒
Schools: Certificate of Capacity expires or is subject to additional review on:		or N/A ☐

Completed Certificate of Capacity which has been issued to be distributed as follows:
1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

Revised 9-20-13

PCU# 06-205.02

Schools: Certificate of Capacity expires or is subject to additional review on:		or N/A ☐
Issuance Date:	12/2/2014	Dorothy L. Masumian

INITIAL CERTIFICATE OF CAPACITY

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads ☒ N/A	☐	☐	☐	LDC 1301.6.D and Chapter 7 Transportation Analysis	
Water/Water Supply (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 7/21/14
Sewer (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 7/21/14
Parks/Recreation(Parks) ☒ N/A	☐	☐	☐	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 7/21/14
School or ☐ N/A	☐	☐	☐	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

Asturia PP PH 1-4 CP/SW PH 1 Parcel ID # 26-26-17-0000-00200-0030, 23-26-17-0000-00200-0010, 24-26-17-0000-00200-0020, 25-26-17-0000-00100-0020, 36-26-17-0010-0NW02-0000
PCU# 06-205.02

Conditions of Approval for Water:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where water services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for water service to this property must be submitted and will be subject to the following conditions:

The provision water service is contingent upon the County obtaining adequate water supply from Tampa Bay Water; receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of water impact fees).

Completed Certificate of Capacity which has been issued to be distributed as follows:
1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

Team A – Dot Masumian – 7/18/14 lp