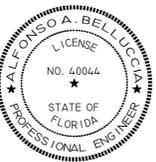


# PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE - MASS GRADING PLANS

PDD APPROVED 2/23/15  
LRG14-028 W/ CONDITIONS

PARCEL I.D. # 34-25-20-0000-00100-0020

LOCATED IN PART OF  
SECTIONS 27, 34, & 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST  
PASCO COUNTY, FLORIDA



NO.	0697-0025
DATE	137
ISSUED	09-05-2014
REVISED	RA RD
DATE	AB

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THOSE CERTAIN PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 7697, PAGE 1396 AND OFFICIAL RECORDS BOOK 8274, PAGE 1702, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTIONS 27, 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S89°50'27"E, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 1,310.64 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE S89°40'12"E, ALONG THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 26, FOR 526.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577); THENCE LEAVING SAID SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, S37°33'31"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), FOR 2,472.17 FEET TO THE POINT OF INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY OF OVERPASS ROAD; (1) THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), N52°26'10"W, FOR 1,104.77 FEET TO THE POINT OF BEGINNING; (2) THENCE CONTINUE N52°26'10"W, FOR 281.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; (3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,436.00 FEET, A CENTRAL ANGLE OF 21°28'20", AN ARC LENGTH OF 912.91 FEET, AND A CHORD BEARING N41°42'00"W FOR 907.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,564.00 FEET, A CENTRAL ANGLE OF 12°38'00", AN ARC LENGTH OF 565.35 FEET, AND A CHORD BEARING N37°16'50"W FOR 564.21 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID PROPOSED NORTHERLY RIGHT-OF-WAY OF OVERPASS ROAD, N47°31'09"E, FOR 243.04 FEET; THENCE N57°32'16"E, FOR 114.96 FEET; THENCE N47°31'09"E, FOR 194.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 10°18'43", AN ARC LENGTH OF 113.39 FEET, AND A CHORD BEARING N52°40'31"E FOR 113.23 FEET TO THE POINT OF TANGENT; THENCE N57°49'53"E, FOR 903.54 FEET; THENCE S32°10'07"E, FOR 80.00 FEET; THENCE S03°41'29"E, FOR 750.13 FEET; THENCE S45°15'30"E, FOR 497.83 FEET; THENCE S01°38'27"E, FOR 436.29 FEET; THENCE S43°05'52"W, FOR 824.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,048,494 SQUARE FEET OR 47.027 ACRES, MORE OR LESS.

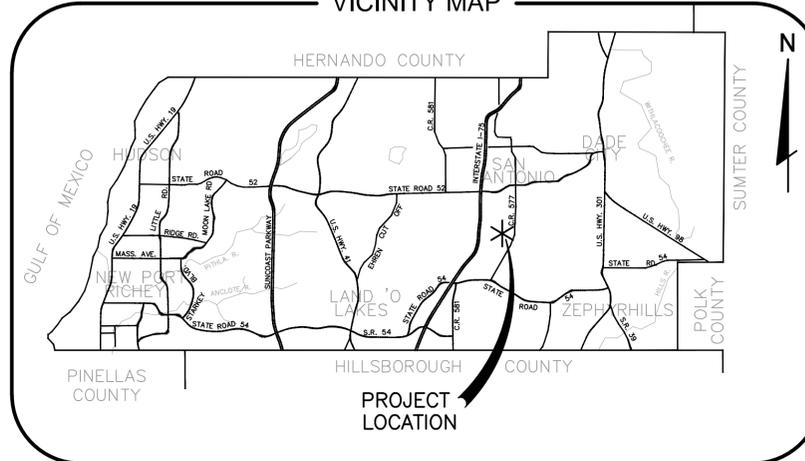
TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7697, PAGE 1396, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 34, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

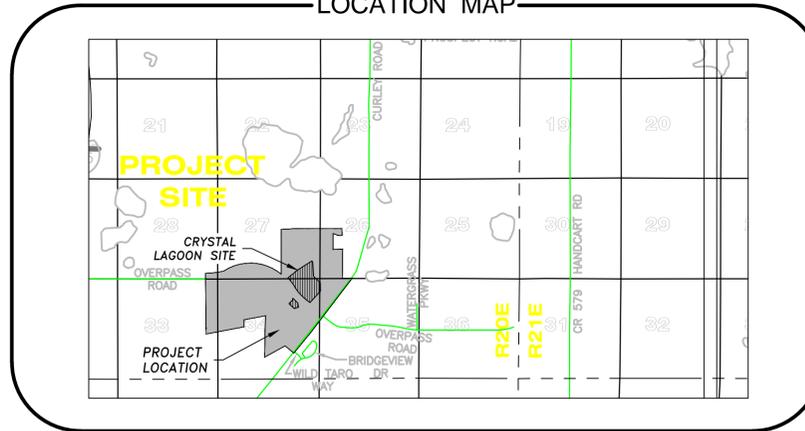
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S89°50'27"E, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 1,310.64 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE S89°40'12"E, ALONG THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 26, FOR 526.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577); THENCE LEAVING SAID SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, S37°33'31"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), FOR 2,600.17 FEET TO THE POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), N52°26'10"W, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,564.00 FEET, A CENTRAL ANGLE OF 02°14'14", AN ARC LENGTH OF 100.11 FEET, AND A CHORD BEARING N51°19'03"W FOR 100.11 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD, S39°48'04"W, FOR 204.92 FEET TO THE POINT OF BEGINNING; THENCE S10°56'50"E, FOR 224.49 FEET; THENCE S71°59'27"W, FOR 240.85 FEET; THENCE N47°34'34"W, FOR 385.30 FEET; THENCE N46°42'27"E, FOR 185.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 198.00 FEET, A CENTRAL ANGLE OF 47°12'40", AN ARC LENGTH OF 163.15 FEET, AND A CHORD BEARING N23°06'07"E FOR 158.57 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N89°29'47"E, FOR 33.38 FEET; THENCE S45°08'31"E, FOR 338.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 150,243 SQUARE FEET OR 3.449 ACRES, MORE OR LESS.

## VICINITY MAP



## LOCATION MAP



PREPARED FOR:  
**EPPERSON RANCH, LLC**  
2502 ROCKY POINT DRIVE, SUITE 1050  
TAMPA, FLORIDA 33607  
PHONE: (813) 288-8078

## DRAWING INDEX

- 1 COVERSHEET
- 2 GENERAL NOTES
- 3 OVERALL PLAN WITH AERIAL
- 3A OVERALL SITE PLAN
- 4 EXISTING CONDITIONS
- 5 OVERALL DRAINAGE & STORMWATER POLLUTION PREVENTION PLAN
- 6 OVERALL DRAINAGE & STORMWATER POLLUTION PREVENTION PLAN
- 7 - 8 GRADING AND DRAINAGE PLAN
- 9 PAVING, GRADING, AND DRAINAGE DETAILS
- 10 LANDSCAPE PLAN
- 11 SURFACE WATERS IMPACT AREA PLAN

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.



Know what's below.  
Call before you dig.

FLA. STATUTE 553.851 (1979) REQUIRES A MIN. OF 2 DAYS AND A MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

DESIGNED FOR: **EPPERSON RANCH, LLC**  
2502 ROCKY POINT DRIVE, SUITE 1050  
TAMPA, FLORIDA 33607  
PHONE: (813) 288-8078

PROJECT NAME: **PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE**

SHEET NAME: **COVERSHEET**

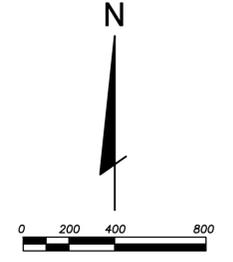
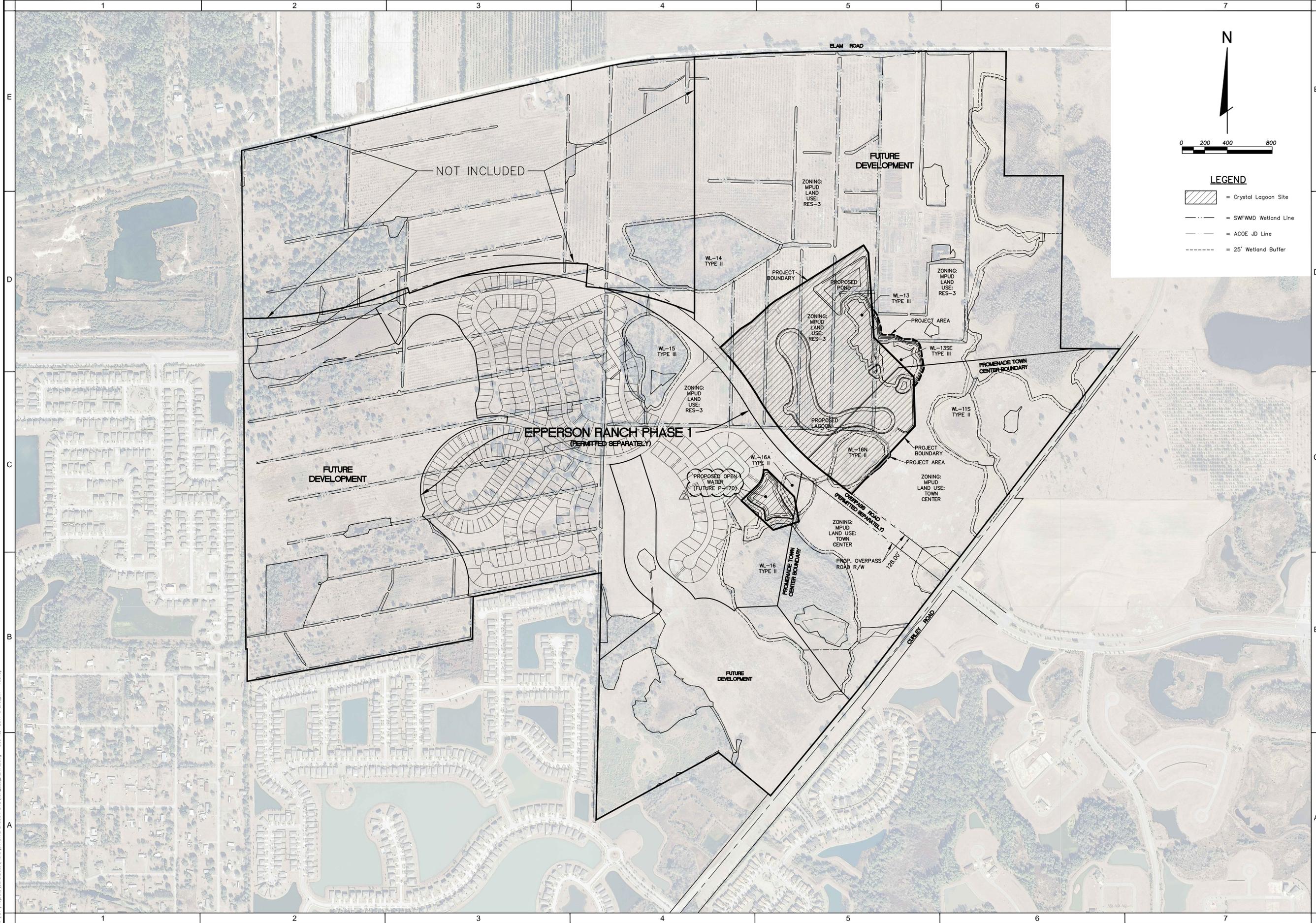
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PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421



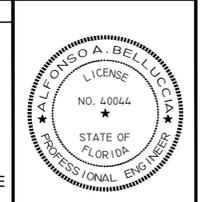


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**LEGEND**

- = Crystal Lagoon Site
- = SWFWMD Wetland Line
- = ACOE JD Line
- = 25' Wetland Buffer



PROJECT NO.	0697-0025
DATE	09-05-2014
DESIGNED BY	RA
CHECKED BY	RD
DATE	09-05-2014
PROJECT NAME	PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE
SHEET NO.	3
TOTAL SHEETS	11

DESIGNED FOR: **EPPERSON RANCH, LLC**  
 2506 ROCKY POINT DRIVE, SUITE 1050  
 TAMPA, FLORIDA 33607  
 PHONE: (813) 288-8078

PROJECT NAME: **PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE**

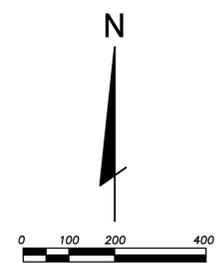
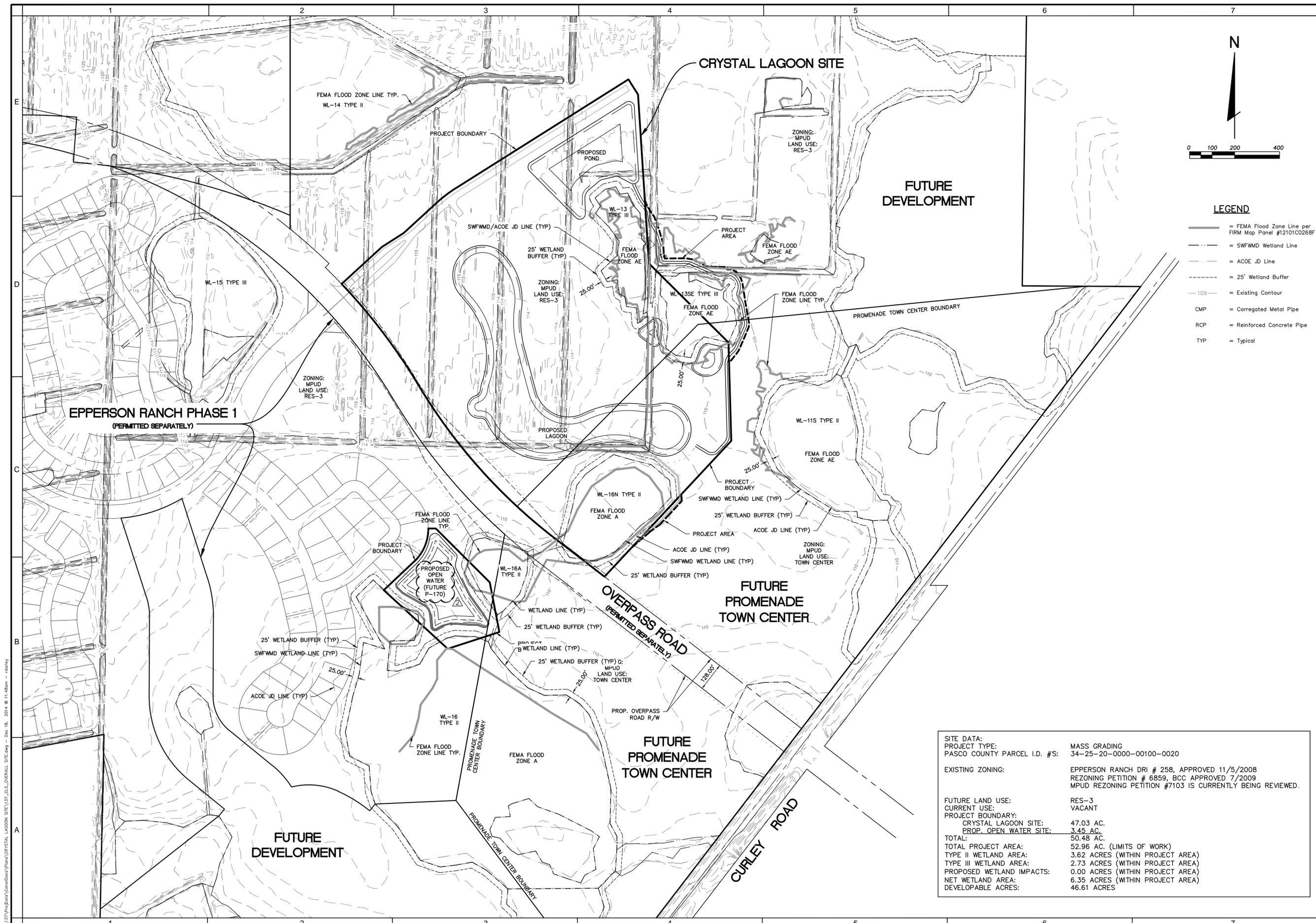
SHEET NAME: **OVERALL PLAN WITH AERIAL**



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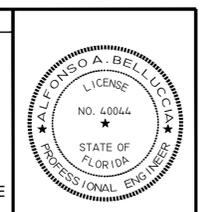
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- LEGEND**
- = FEMA Flood Zone Line per FIRM Map Panel #12101C0268F
  - - - = SWFMD Wetland Line
  - - - = ACOE JD Line
  - - - = 25' Wetland Buffer
  - 109 = Existing Contour
  - CMP = Corrugated Metal Pipe
  - RCP = Reinforced Concrete Pipe
  - TYP = Typical

<b>SITE DATA:</b>	
PROJECT TYPE:	MASS GRADING
PASCO COUNTY PARCEL I.D. #S:	34-25-20-0000-00100-0020
<b>EXISTING ZONING:</b>	
EPPERSON RANCH DRI # 25B, APPROVED 11/5/2008	
REZONING PETITION # 6859, BCC APPROVED 7/2009	
MPUD REZONING PETITION #7103 IS CURRENTLY BEING REVIEWED.	
<b>FUTURE LAND USE:</b>	
CURRENT USE:	RES-3
PROJECT BOUNDARY:	VACANT
CRYSTAL LAGOON SITE:	47.03 AC.
PROP. OPEN WATER SITE:	3.45 AC.
TOTAL:	50.48 AC.
TOTAL PROJECT AREA:	52.96 AC. (LIMITS OF WORK)
TYPE II WETLAND AREA:	3.62 ACRES (WITHIN PROJECT AREA)
TYPE III WETLAND AREA:	2.73 ACRES (WITHIN PROJECT AREA)
PROPOSED WETLAND IMPACTS:	0.00 ACRES (WITHIN PROJECT AREA)
NET WETLAND AREA:	6.35 ACRES (WITHIN PROJECT AREA)
DEVELOPABLE ACRES:	46.61 ACRES



DESIGN NO.	0697-0025
DATE	09-05-2014
PROJECT NAME	PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE
DESIGNED BY	RA
CHECKED BY	RD
DATE	AB

DESIGNED FOR: **EPPERSON RANCH, LLC**  
 2502 ROCKY POINT DRIVE, SUITE 1050  
 TAMPA, FLORIDA 33607  
 PHONE: (813) 288-8078

PROJECT NAME: **PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE**

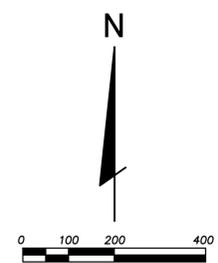
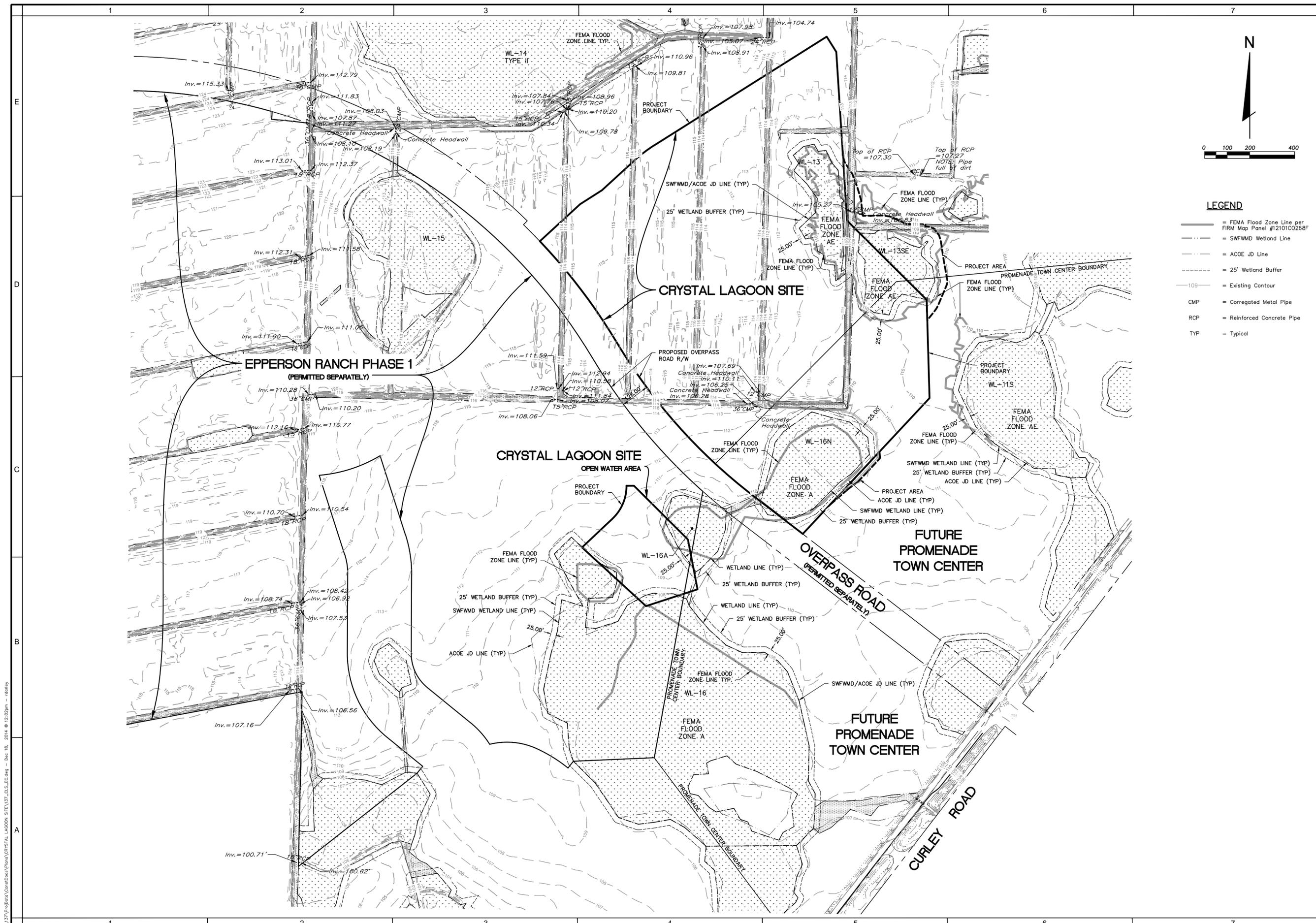
SHEET NAME: **OVERALL SITE PLAN**

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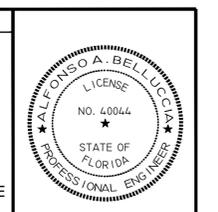
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**LEGEND**

- FEMA Flood Zone Line per FIRM Map Panel #12101C0268F
- - - SWFWMD Wetland Line
- - - ACOE JD Line
- - - 25' Wetland Buffer
- - - Existing Contour
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Concrete Pipe
- TYP = Typical



PROJECT NO.	0697-0025
DATE	09-05-2014
DESIGNED BY	RA
CHECKED BY	AB
DATE	
PROJECT NAME	PARK PLACE (aka EPPELSON RANCH SOUTH) CRYSTAL LAGOON SITE
PROJECT NO.	0697-0025
DATE	09-05-2014
DESIGNED BY	RA
CHECKED BY	AB
DATE	

DESIGNED FOR: **EPPELSON RANCH, LLC**  
 2502 ROCKY POINT DRIVE, SUITE 1050  
 TAMPA, FLORIDA 33607  
 PHONE: (813) 288-8078

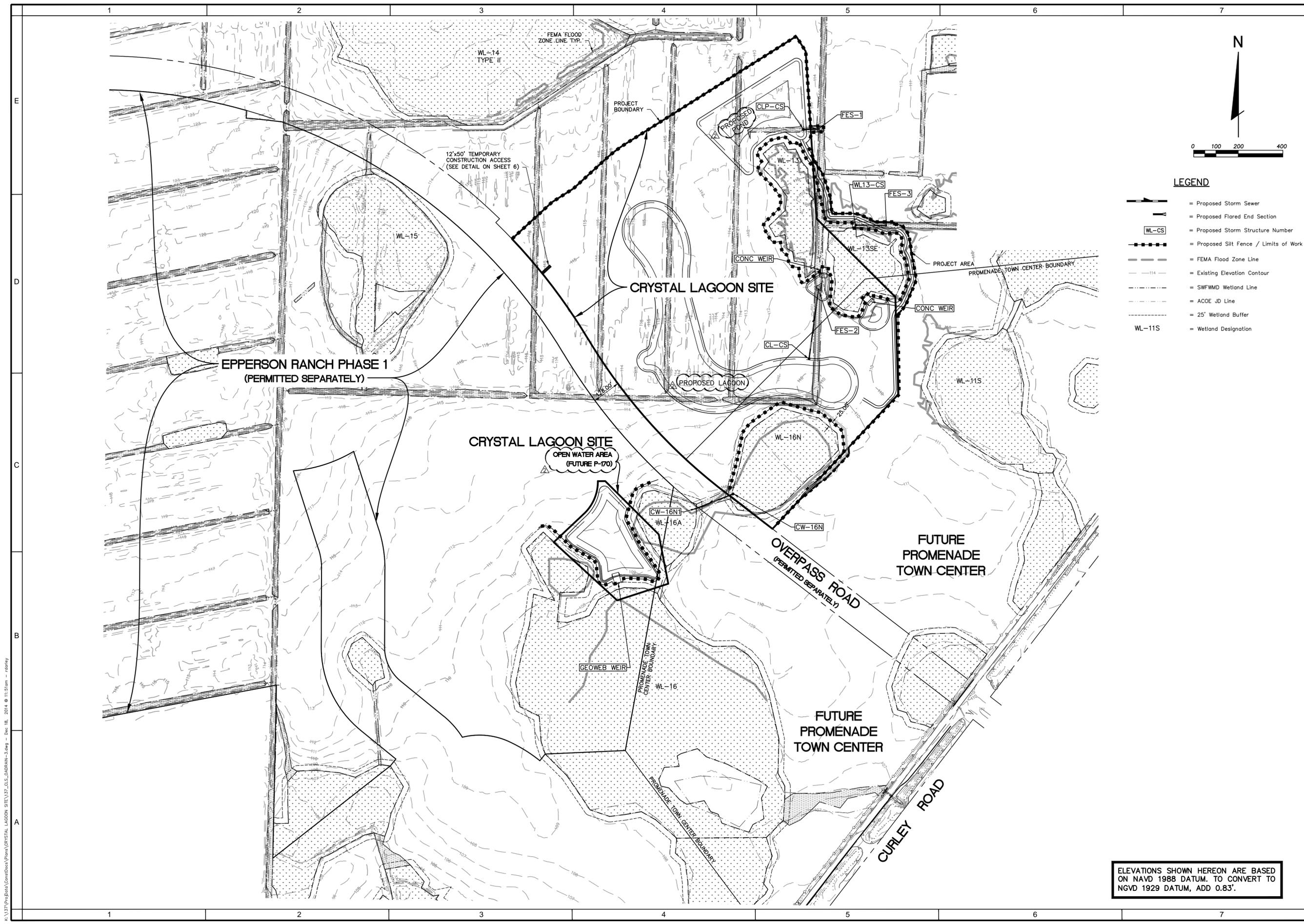
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SHEET NAME: **EXISTING CONDITIONS**

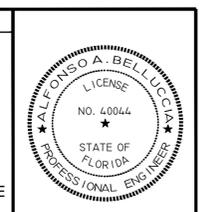
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ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.



PROJECT NO.	0697-0025
DATE	09-05-2014
DESIGNED BY	RA
CHECKED BY	AB
DATE	
PROJECT NAME	OVERALL DRAINAGE & STORMWATER POLLUTION PREVENTION PLAN

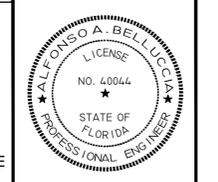
DESIGNED FOR: **EPPERSON RANCH, LLC**  
 2600 ROCKY POINT DRIVE, SUITE 1050  
 TAMPA, FLORIDA 33607  
 PHONE: (813) 288-8078

PROJECT NAME: **PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE**

SHEET NAME: **OVERALL DRAINAGE & STORMWATER POLLUTION PREVENTION PLAN**

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 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421



PROJECT NO.	0697-0025
DATE	09-05-2014
DESIGNED BY	RA
CHECKED BY	RD
DATE	09-05-2014
PROJECT NAME	EPPELSON RANCH SOUTH - CRYSTAL LAGOON SITE
SHEET NO.	6
TOTAL SHEETS	11

DESIGNED FOR  
**EPPELSON RANCH, LLC**  
2602 ROCKY POINT DRIVE, SUITE 1050  
TAMPA, FLORIDA 33607  
PHONE: (813) 288-8078

PROJECT NAME  
**PARK PLACE (aka EPPELSON RANCH SOUTH) CRYSTAL LAGOON SITE**

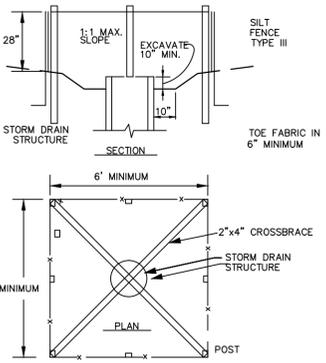
SHEET NAME  
**OVERALL DRAINAGE & STORMWATER POLLUTION PREVENTION PLAN**

**FLORIDA DESIGN CONSULTANTS, INC.**  
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PHONE: (800) 532-1047 FAX: (727) 848-3848 WWW.FLDESIGN.COM C.A. NO. 7421

1. SITE DESCRIPTION  
A. PROJECT DESCRIPTION:  
THE DEVELOPER / APPLICANT PROPOSES TO CONSTRUCT NEW SITE IMPROVEMENTS LOCATED IN PASCO COUNTY, FLORIDA. CONSTRUCTION WILL CONSIST OF CLEARING, GRUBBING, EARTHWORK AND GRADING.  
B. MAJOR SOIL DISTURBING ACTIVITIES:  
SOIL DISTURBING ACTIVITIES FOR THIS PROJECT WILL INCLUDE CLEARING, GRUBBING, EARTHWORK, INSTALLATION OF DRAINAGE STRUCTURES, BACK FILLING AND GRADING.  
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, (LIMITS OF WORK): 53.0± ACRES (TOTAL PROJECT BOUNDARY): 50.5± ACRES  
THE PROJECT CONSISTS OF THE EXCAVATION OF THE FUTURE CRYSTAL LAGOON AND RELATED SITE STORMWATER COLLECTION SYSTEM, AND CONVEYANCE PIPES TO THE SURFACE WATER MANAGEMENT SYSTEM LOCATED ON-SITE.  
D. TOTAL AREA TO BE DISTURBED: 46.6± ACRES  
IT SHALL BE THE INTENT OF THE CONTRACTOR TO MINIMIZE THE ACRES 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 = 0.20  
IMPERVIOUS SURFACES: C = 0.95  
DISTURBED AREAS, EXPOSED SOIL ETC. DURING CONST.: C = 0.40  
WEIGHTED RUNOFF COEFFICIENT = 0.20 (PERVIOUS)  
CW(B): 0.20  
CW(D): 0.40  
CW(A): 0.50  
THE SITE CONSISTS OF CLEARED CITRUS GROVE AREAS AND SOD FARM AREAS.

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, INSTALLATION OF DRAINAGE IMPROVEMENTS, BACK FILLING AND GRADING. 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 IN THE CONSTRUCTION DRAWINGS.  
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEEDING, MULCHING AND WATER 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.  
INSTALLATION OF THE DRAINAGE IMPROVEMENTS 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 IN DRY GRASSED SWALES OR OTHER SIMILAR SETTLING AREAS, HOWEVER, AT NO TIME SHALL THE CONTRACTOR DISCHARGE Dewatering FLOW DIRECTLY TO WETLAND AREAS.  
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 SEEDING AND MULCHED OR SODDED FOLLOWING CONSTRUCTION.  
(2) STRUCTURAL PRACTICES WILL INCLUDE:  
ROCK BEDDING AT CONSTRUCTION EXIT  
STAKED SILT FENCES & TURBIDITY BARRIERS  
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 TARPULIN.  
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 NOT 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 DEVELOPER / APPLICANT WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL REPORTING AND RESPONSE.  
B. APPROVED STATE, LOCAL PLANS, OR STORMWATER PERMITS:  
SEE ATTACHED PERMITS.  
(6) STORAGE, APPLICATION, GENERATION, AND MITIGATION OF TOXIC SUBSTANCES:  
(A) ALL TOXIC SUBSTANCES ARE TO BE STORED, APPLIED, GENERATED, OR MITIGATED IN ACCORDANCE WITH THE CRITERIA OF THE APPROPRIATE REGULATORY AGENCIES.  
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 CONSTRUCTION INSPECTION REPORT FORM (SEE ATTACHED) FOR DAILY INSPECTIONS.  
5. TRACKING AND REPORTING:  
REQUIRED INSPECTIONS MUST OCCUR AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER. AN INSPECTION REPORTING FORM HAS BEEN PROVIDED TO THE OWNER/DEVELOPER.  
THE CONTRACTOR SHALL SUBMIT A WEEKLY REPORT TO THE DEVELOPER / APPLICANT DOCUMENTING THE DAILY INSPECTIONS AND MAINTENANCE OR REPAIRS TO THE EROSION AND SEDIMENT CONTROL DEVICES.  
THE DEVELOPER / APPLICANT OR ITS REPRESENTATIVES SHALL MAINTAIN ALL REQUIRED RECORDS SUBMITTED BY THE CONTRACTOR AND COMPLETE ALL SWPPP 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.



INSTALLATION:  
INSTALL CURB INLET SEDIMENT BARRIER IMMEDIATELY AFTER PAVING. USE 8" CONCRETE BLOCK OR EQUAL WRAPPED IN FILTER FABRIC. PROVIDE A 4" GAP BETWEEN BARRIER AND INLET TO ALLOW OVERFLOW.  
MAINTENANCE:  
THE BARRIER 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 BARRIER. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT BARRIER AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.

INSTALLATION:  
TYPE III SILT FENCE SUPPORTED BY STEEL POST SHALL BE USED. THE STAKES SHALL BE SECURED 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 BARRIER 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 BARRIER. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT BARRIER AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.

**INLET SEDIMENT BARRIER  
FILTER FABRIC WITH SUPPORTING FRAME**

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CERTIFICATION  
CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP)  
EPPELSON RANCH SOUTH - CRYSTAL LAGOON SITE.**

1. THE CSWMP CONSISTS OF PLAN SHEETS 5 AND 6, SHOWING EROSION PROTECTION DEVICES TO BE UTILIZED ON THE PROJECT.
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: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPLICANT OWNER AUTHORIZED AGENT

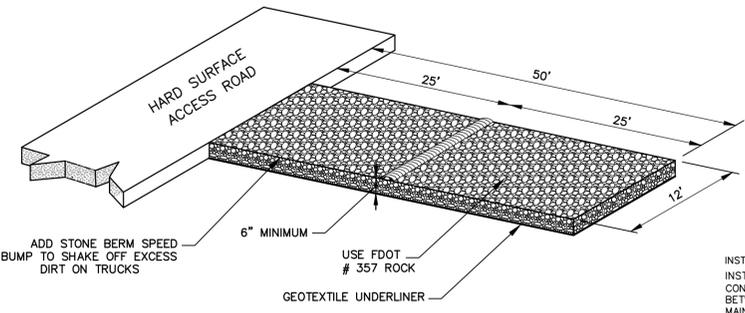
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NAME (OPERATOR AND/OR RESPONSIBLE AUTHORITY) \_\_\_\_\_ DATE \_\_\_\_\_

NAME	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE
*			

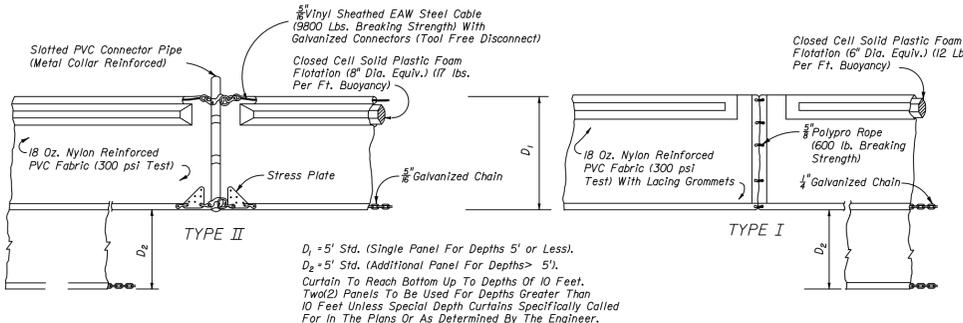
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

\* NPDES CONTRACTOR AND SUBCONTRACTOR CERTIFICATION TO BE COMPLETED AFTER CONTRACTORS HAVE BEEN SELECTED.



**TEMPORARY CONSTRUCTION ACCESS**  
N.T.S.

**CURB INLET SEDIMENT BARRIER**

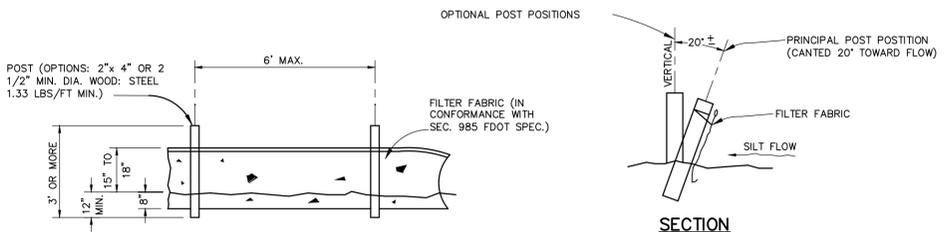


NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

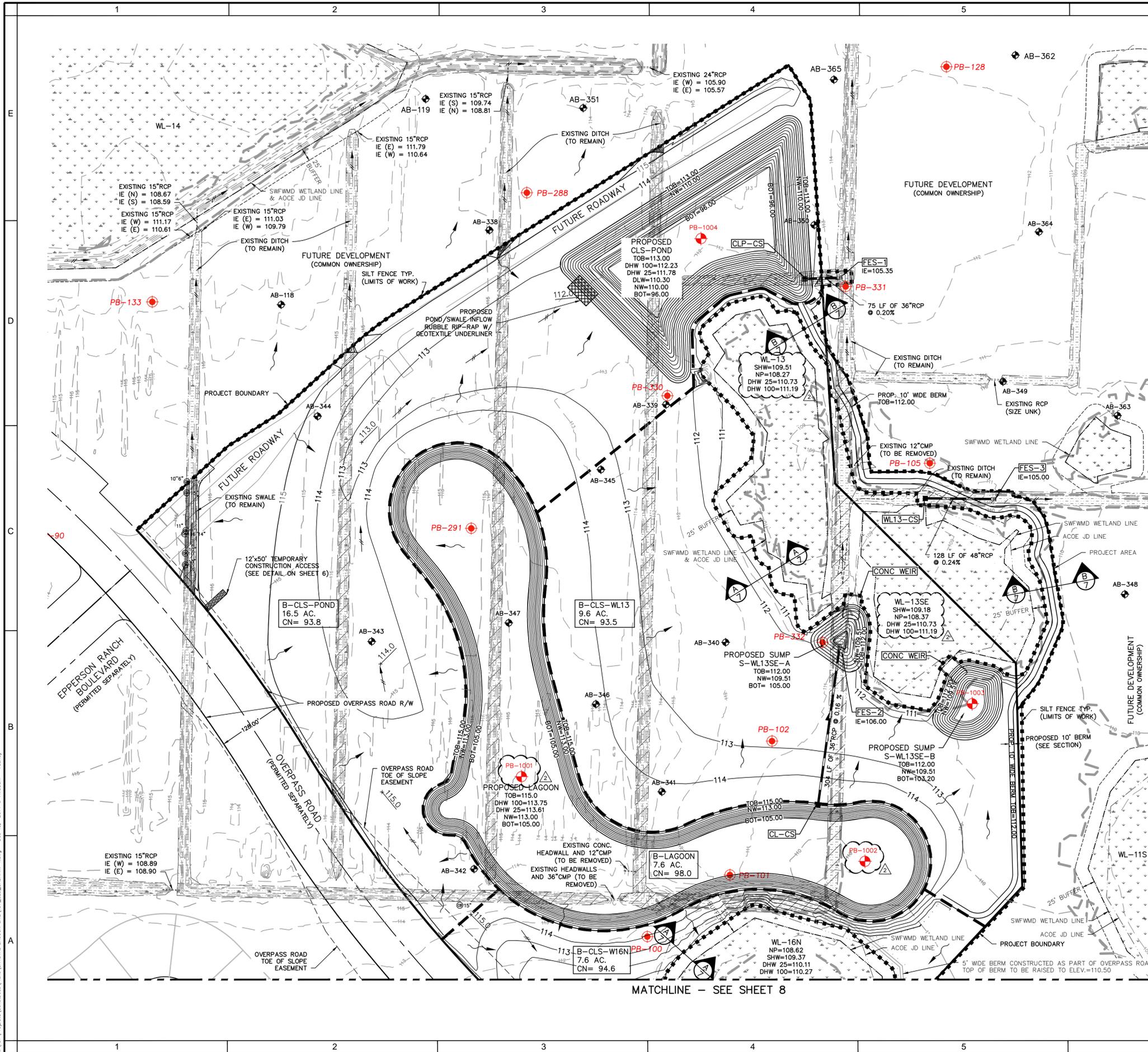
**FLOATING TURBIDITY BARRIERS**  
JUNE 2007 FDOT EROSION AND SEDIMENTATION CONTROL MANUAL N.T.S.

MAINTENANCE OF SILT SCREENS:  
SILT SCREENS SHALL BE INSPECTED 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 REMEDIATED AT THE DIRECTION OF THE ENGINEER 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 IS DEEMED BY THE ENGINEER TO HAVE FAILED, IT SHALL BE IMMEDIATELY REPLACED WITH NEW SILT SCREEN WITHIN THE LIMITS DIRECTED BY THE ENGINEER. PREVENTATIVE MAINTENANCE OF THE SILT SCREEN SHALL BE ACCOMPLISHED BY WEEKLY INSPECTION FOR SIGNS OF DETERIORATION OR FAILURE DURING PERIODS OF NO RAINFALL EVENT.

MAINTENANCE OF HAY BALES:  
HAY BALES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT FOR SIGNS OF DETERIORATION OR FAILURE. DETERIORATION OF A HAY BALE SCREEN SHALL BE CONSTRUED TO MEAN THAT THE HAY BALE 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 HAY BALE SCREEN BECOMES DETERIORATED, IT SHALL BE IMMEDIATELY REMEDIATED AT THE DIRECTION OF THE ENGINEER BY SUCH MEANS AS REMOVAL OF THE EXCESSIVE BUILDUP OF SILT, STRAIGHTENING AND REALIGNING OF THE SCREEN, OR ANY OTHER SUCH MEASURE DEEMED NECESSARY. FAILURE OF A HAY BALE SCREEN SHALL BE CONSTRUED TO MEAN THAT THE HAY BALE SCREEN IS NO LONGER CAPABLE OF FUNCTIONING TO TRAP SEDIMENT DUE TO OVERTOPPING BY SEDIMENT, BIODEGRADATION, CONSTRUCTION ACCIDENT, OR ANY OTHER SUCH MEANS. WHEN A HAY BALE SCREEN IS DEEMED BY THE ENGINEER TO HAVE FAILED, IT SHALL BE IMMEDIATELY REPLACED WITH A NEW HAY BALE SCREEN WITHIN THE LIMITS DIRECTED BY THE ENGINEER. PREVENTATIVE MAINTENANCE OF THE HAY BALE SCREEN SHALL BE ACCOMPLISHED BY WEEKLY INSPECTION FOR SIGNS OF DETERIORATION OR FAILURE DURING PERIODS OF NO RAINFALL EVENT.



**TYPE III SILT FENCE**  
JUNE 2007 FDOT EROSION AND SEDIMENTATION CONTROL MANUAL N.T.S.



N

0 50 100 200

SEED OR SOD (SOD ALL SLOPES 4:1 OR GREATER)

PROPOSED BERM SECTION A  
N.T.S.

25' BUFFER SETBACK LINE

PROPOSED BERM SECTION B  
N.T.S.

**LEGEND**

- = Surface Water Impact
- = Surface Runoff Flow Direction
- = Swale Flow Direction
- = Proposed Storm Sewer
- = Proposed Flared End Section
- = Proposed Storm Structure Number
- = Proposed Silt Fence / Limits of Work
- = Basin Line
- = FEMA Flood Zone Line per FIRM Map Panel 12101C0268F
- = Existing Elevation Contour
- = Proposed Mass Grading Elevation Contour
- = Wetland/Surface Water Jurisdictional Limit
- = Proposed Spot Grade
- = Wetland Designation
- = Oak Tree
- = Chinaberry Tree
- = Boring
- = Boring
- = Bottom Elevation
- = Corrugated Metal Pipe
- = Designed High Water Elevation (25 year)
- = Designed High Water Elevation (100 year)
- = Designed Low Water
- = Normal Water Elevation
- = Reinforced Concrete Pipe
- = Seasonal High Water Elevation
- = Top of Bank
- = Drainage Basin Name
- = Basin Area
- = Future Development CN (Allowable)

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.

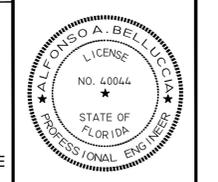
NOTE: ALL EXISTING TREES WITHIN PROJECT LIMITS ARE TO BE REMOVED.

PROJECT NO.	0697-0025
DATE	09-05-2014
DESIGNER	RA
CHECKED	RD
DATE	09-05-2014
PROJECT NAME	PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE
SHEET NAME	GRADING AND DRAINAGE PLAN

DESIGNED FOR: **EPPERSON RANCH, LLC**  
2502 ROCKY POINT DRIVE, SUITE 1050  
TAMPA, FLORIDA 33607  
PHONE: (813) 288-8078

**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

7 SHEET OF 11



PROJECT NO.	0697-0025
DATE	09-05-2014
DESIGNER	RA
CHECKED	RD
DATE	
SCALE	AS SHOWN

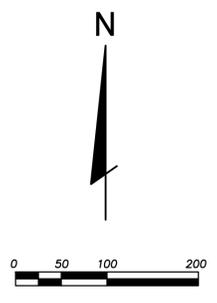
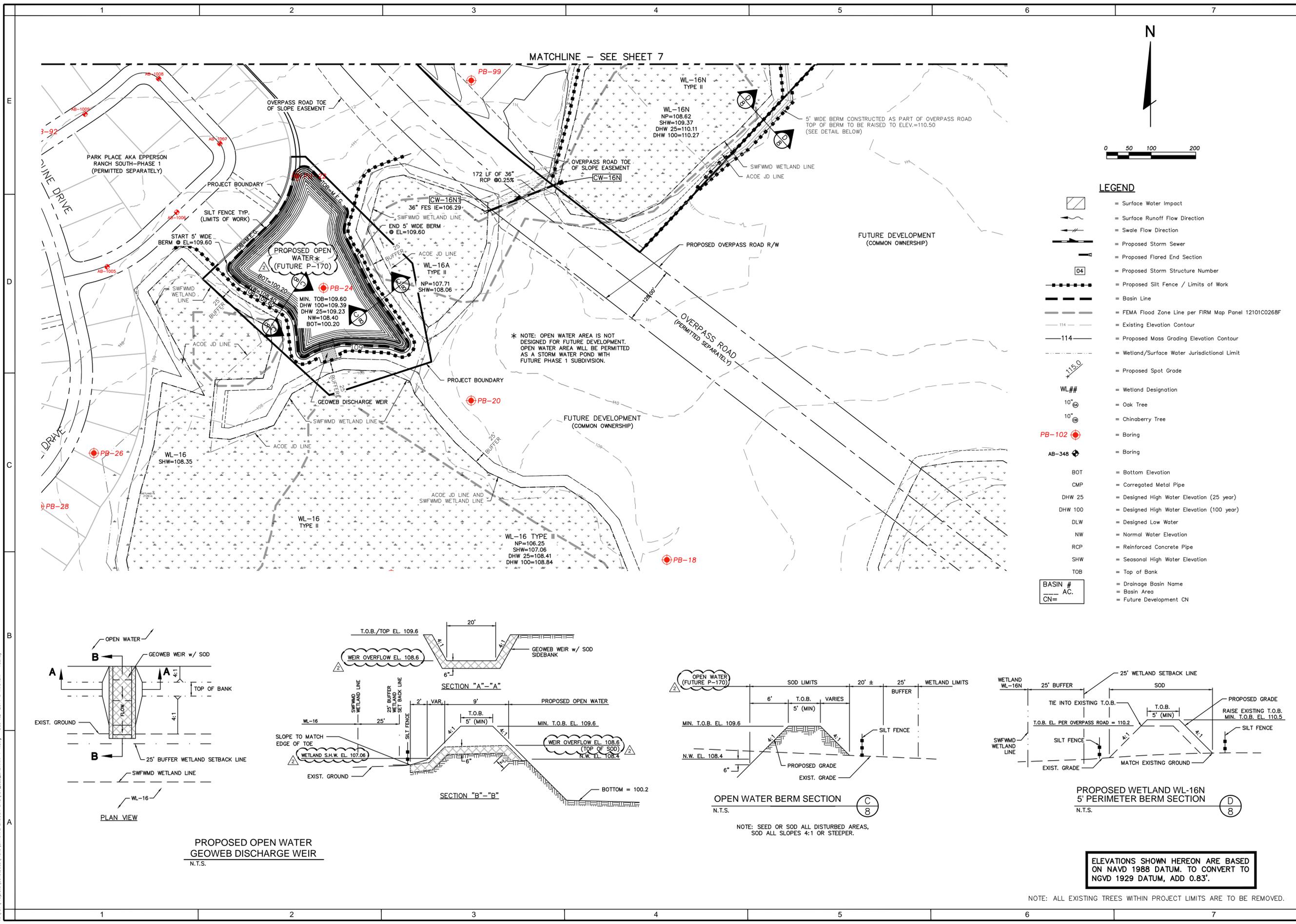
DESIGNED FOR: **EPPELSON RANCH, LLC**  
 2502 ROCKY POINT DRIVE, SUITE 1050  
 TAMPA, FLORIDA 33607  
 PHONE: (813) 288-8078

PROJECT NAME: **PARK PLACE (aka EPPELSON RANCH SOUTH) CRYSTAL LAGOON SITE**

SHEET NAME: **GRADING AND DRAINAGE PLAN**

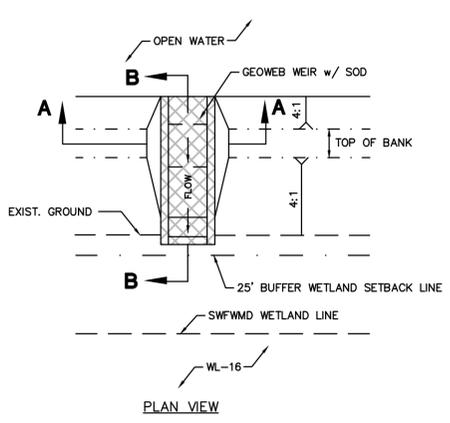
**FLORIDA DESIGN CONSULTANTS, INC.**  
 THINK IT. ACHIEVE IT.

707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655  
 PHONE: (800) 632-1047 FAX: (727) 848-3648 WWW.FLORIDADCS.COM C.A. NO. 7421

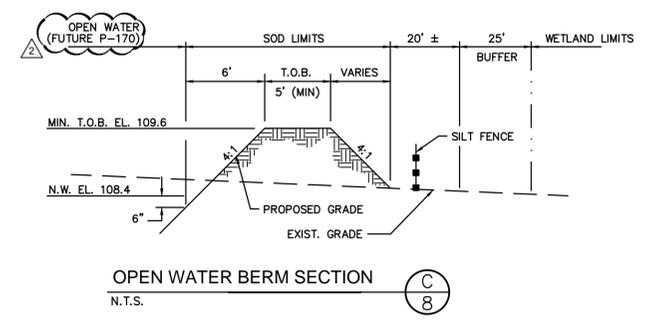
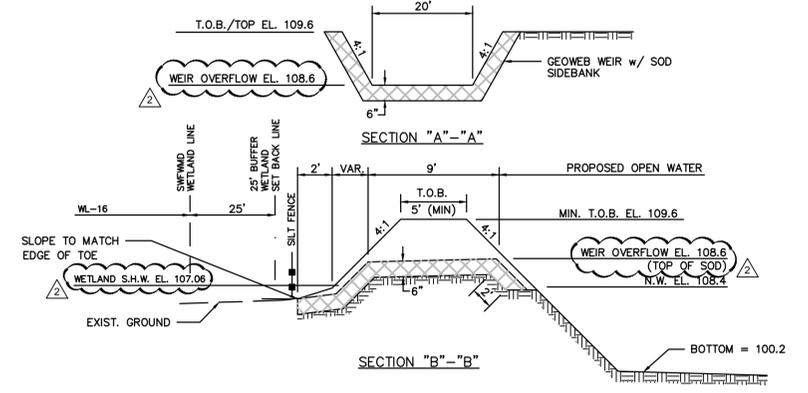


- LEGEND**
- = Surface Water Impact
  - = Surface Runoff Flow Direction
  - = Swale Flow Direction
  - = Proposed Storm Sewer
  - = Proposed Flared End Section
  - = Proposed Storm Structure Number
  - = Proposed Silt Fence / Limits of Work
  - = Basin Line
  - = FEMA Flood Zone Line per FIRM Map Panel 12101C0268F
  - = Existing Elevation Contour
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  - = Boring
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  - = Reinforced Concrete Pipe
  - = Seasonal High Water Elevation
  - = Top of Bank
  - = Drainage Basin Name
  - = Basin Area
  - = Future Development CN

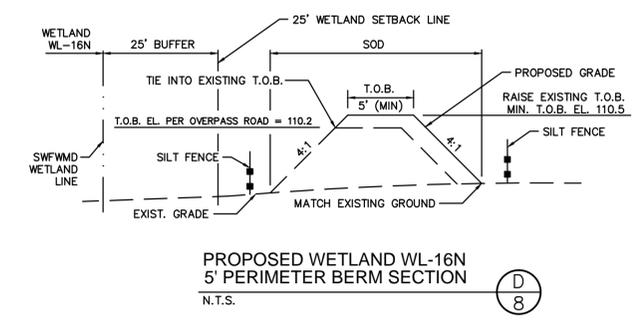
\* NOTE: OPEN WATER AREA IS NOT DESIGNED FOR FUTURE DEVELOPMENT. OPEN WATER AREA WILL BE PERMITTED AS A STORM WATER POND WITH FUTURE PHASE 1 SUBDIVISION.



**PROPOSED OPEN WATER GEOWEB DISCHARGE WEIR**  
N.T.S.



**OPEN WATER BERM SECTION**  
N.T.S.



**PROPOSED WETLAND WL-16N 5' PERIMETER BERM SECTION**  
N.T.S.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.

NOTE: ALL EXISTING TREES WITHIN PROJECT LIMITS ARE TO BE REMOVED.

K:\137\ProjData\ContraData\Plans\CRYSTAL LAGOON SITE\137\_C15\_DRAIN-1.dwg - Dec 18, 2014 @ 11:54am - rbrary



PASCO COUNTY LANDSCAPING STANDARD NOTES (PASCO LDC 905.2)

1. MAINTENANCE RESPONSIBILITY. THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPING UNLESS APPROVED THROUGH A COUNTY MAINTENANCE AGREEMENT. (LDC 905.2-C.1.A)
2. CLEAR-SIGHT TRIANGLE. WHERE A DRIVEWAY/ACCESSWAY INTERSECTS A ROAD RIGHT-OF-WAY OR WHERE TWO (2) ROAD RIGHTS-OF-WAY INTERSECT, VEGETATION, STRUCTURES, AND NON-VEGETATIVE VISUAL SCREENS SHALL NOT BE LOCATED SO AS TO INTERFERE WITH THE CLEAR-SIGHT TRIANGLE AS DEFINED IN THIS CODE OR THE FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM MINIMUM STANDARDS, MOST RECENT EDITION (GREEN BOOK), WHICHEVER IS MORE RESTRICTIVE. (LDC 905.2-C.1.B)
3. SUSTAINABLE PRACTICES. LANDSCAPING SHALL BE INSTALLED SO THAT LANDSCAPING MATERIALS MEET THE CONCEPT OF RIGHT MATERIAL/RIGHT PLACE. INSTALLED TREES AND PLANTS SHALL BE GROUPED INTO ZONES ACCORDING TO WATER, SOIL, CLIMATE, AND LIGHT REQUIREMENTS. PLANT GROUPINGS BASED ON WATER REQUIREMENTS ARE DROUGHT TOLERANT, NATURAL, AND OASIS. (LDC 905.2-C.1.C)
4. DIVERSITY. A MAXIMUM OF 50 PERCENT OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DROUGHT TOLERANT. A MINIMUM OF 30 PERCENT OF THE PLANT MATERIALS, OTHER THAN TREES AND TURFGRASS, USED TO FULFILL THE REQUIREMENTS OF THIS SUBSECTION SHALL BE NATIVE FLORIDIAN SPECIES, SUITABLE FOR GROWTH IN THE COUNTY. (LDC 905.2-C.1.D)
5. DIVERSITY. NO ONE PLANT SPECIES OF SHRUBS OR GROUND COVER PLANTS, EXCLUDING TURFGRASS, SHALL CONSTITUTE MORE THAN 25 PERCENT COVERAGE OF THE OVERALL LANDSCAPE AREA. (LDC 905.2-C.1.D.5)
6. QUALITY. ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 GRADE PER "GRADES AND STANDARDS FOR NURSERY PLANTS," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS), WHICH IS INCORPORATED HEREIN BY REFERENCE. (LDC 905.2-C.2.A)
7. AVOID EASEMENTS. TREES SHALL NOT BE PLANTED WITHIN ANY EASEMENT SO AS TO INTERFERE WITH THE USE OF THAT EASEMENT, NOR UNDER ANY PRESENT OR PLANNED OVERHEAD UTILITY, NOR IN ANY RIGHTS-OF-WAY WITHOUT COUNTY APPROVAL THROUGH THE ASSOCIATED REVIEW PROCESS. (LDC 905.2-C.3.C)
8. MULCH SHALL BE USED IN CONJUNCTION WITH LIVING PLANT MATERIALS SO AS TO COVER EXPOSED SOIL. MULCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF THREE (3) INCHES. THE MULCH SHOULD NOT BE PLACED DIRECTLY AGAINST THE PLANT STEM OR TREE TRUNK. MULCH SHALL NOT BE REQUIRED FOR ANNUAL BEDS. STONE OR GRAVEL MAY BE USED TO COVER A MAXIMUM OF 20 PERCENT OF THE LANDSCAPED AREA. (LDC 905.2-C.3.D)
9. QUALITY PRACTICES. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND PRACTICES OF THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION AND THE FLORIDA CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE. (LDC 905.2-C.3.E)
10. ALL PORTIONS OF A LOT UPON WHICH DEVELOPMENT HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, SHALL BE PLANTED WITH A GRASS SPECIES OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION. ADEQUATE COVERAGE, SO AS TO SUPPRESS FUGITIVE DUST, SHALL BE ACHIEVED WITHIN 45 DAYS. (LDC 905.2-C.3.G)
11. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY IN ACCORDANCE WITH THIS CODE. (LDC 905.2-E.2)
12. ONGOING MAINTENANCE TO PREVENT THE ESTABLISHMENT OF PROHIBITED EXOTIC SPECIES IS REQUIRED. (LDC 905.2-E.4)
13. LANDSCAPE PLANTINGS SHALL BE PLACED TO AVOID CONFLICT WITH THE EXISTING AND/OR PROPOSED UTILITIES.

14. ALL TREES THAT OVERHANG TO THE PUBLIC RIGHT-OF-WAY, OR TREES WITHIN THE RIGHT-OF-WAY SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM THE FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM OF CANOPY AND 16.6' CLEAR HEIGHT ABOVE THE ROADWAY PATHS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CAL	SIZE	Native	Drought Tolerant
	14	ACER RUBRUM / RED MAPLE	4" CAL	MIN. 8' HT	Y	N
	12	FRAXINUS PENNSYLVANICA 'CIMARRON' / GREEN ASH	4" CAL	MIN. 8' HT	Y	N

Onsite Tree Replacement Schedule

Tree Type	Number	DBI	Replacement DBI
Acer Rubrum (Red Maple)	14	4"	56"
Fraxinus Pennsylvanica (Green Ash)	12	4"	48"
<b>Totals</b>	<b>26</b>		<b>104"</b>

**OVERALL EPPERSON RANCH SOUTH TREE REMOVAL DEFICIT (in inches) 13,462**

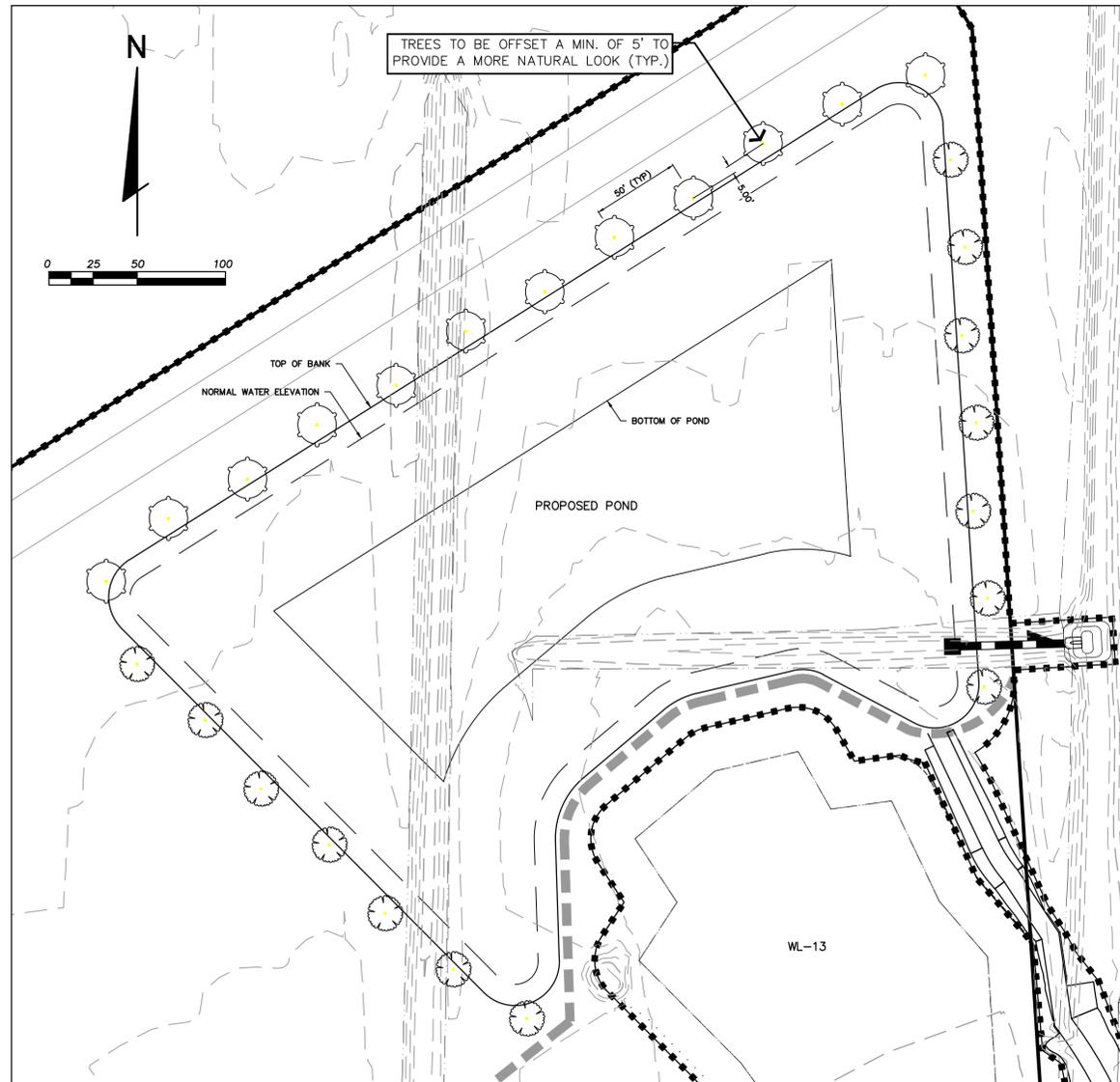
Per 10/08/14 Tree Removal Permit

Credits for Tree Replacment: (in inches)

Overpass Road	60
Crystal Lagoon	104
Park Place Blvd., Phase 1	15

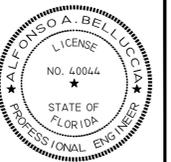
**Total Credits for Overpass Road, Crystal Lagoon and Park Place Blvd. 179**

**Remaining Tree Removal Deficit (in inches) 13,283**



OVERALL EPPERSON RANCH SOUTH TREE REMOVAL - REPLACEMENT TABLE

Type	Size (Inches)	No.	Total Inches On Site	To Be Saved		To Be Removed		Required Replacements		
				No.	Inches	No.	Inches	1:1	1:3	
Oak	10	143	1,430	30	300	113	1,130	1,130		
	11	99	1,089	19	209	80	880	880		
	12	109	1,308	27	324	82	984	984		
	13	85	1,105	18	234	67	811	811		
	14	68	952	12	168	56	784	784		
	15	72	1,080	14	210	58	870	870		
	16	47	752	7	112	40	640	640		
	17	39	663	8	136	31	527	527		
	18	55	990	15	270	40	720	720		
	19	50	950	8	152	42	798	798		
	20	39	780	6	120	33	660	660		
	21	32	672	4	84	28	588	588		
	22	31	682	3	66	28	616	616		
	23	19	437	2	46	17	391	391		
	24	23	552	5	120	18	432	432		
	25	17	425	1	25	16	400	400		
	26	18	468	1	26	17	442	442		
	27	5	135	2	54	3	81	81		
	28	10	280	1	28	9	252	252		
	29	3	87	0	0	3	87	87		
	30	4	120	0	0	4	120	120		
	31	3	99	0	0	3	99	99		
	32	5	160	0	0	5	160	160		
	33	6	198	1	33	5	165	165		
	34	2	68	2	68	0	0	0		
	35	3	105	0	0	3	105	105		
	36	2	72	1	36	1	36	36		
	37	4	148	1	37	3	111	111		
	38	2	76	1	38	1	38	38		
	39	1	39	1	39	0	0	0		
	42	2	84	0	0	2	84	84		
	43	1	43	1	43	0	0	0		
	<b>Total</b>		<b>999</b>	<b>16,043</b>	<b>191</b>	<b>2,978</b>	<b>808</b>	<b>13,065</b>	<b>13,065</b>	<b>0</b>
	Maple	10	6	60	2	20	4	40	13 1/3	
		11	3	33	1	11	2	22	7 1/3	
		12	2	24	1	12	1	12	4	
		13	4	52	3	39	1	13	4 1/3	
		14	3	42	2	28	1	14	4 2/3	
		15	2	30	1	15	1	15	5	
		18	2	36	1	18	1	18	6	
	20	1	20	1	20	0	0	0		
	21	1	21	0	0	1	21	7		
	23	1	23	1	23	0	0	0		
<b>Total</b>		<b>25</b>	<b>341</b>	<b>13</b>	<b>186</b>	<b>12</b>	<b>155</b>	<b>0</b>	<b>51 2/3</b>	
Cedar	11	2	22	0	0	2	22	7 1/3		
	14	1	14	0	0	1	14	4 2/3		
	18	1	18	0	0	1	18	6		
<b>Total</b>		<b>4</b>	<b>54</b>	<b>0</b>	<b>4</b>	<b>54</b>	<b>0</b>	<b>18</b>		
China Berry	10	12	120	0	0	12	120	40		
	11	5	55	0	0	5	55	18 1/3		
	12	4	48	0	0	4	48	16		
	13	1	13	0	0	1	13	4 1/3		
	14	4	56	0	0	4	56	18 2/3		
	15	3	45	0	0	3	45	15		
16	2	32	0	0	2	32	10 2/3			
<b>Total</b>		<b>31</b>	<b>369</b>	<b>0</b>	<b>31</b>	<b>369</b>	<b>0</b>	<b>123</b>		
Camphor	10	4	40	0	0	4	40	13 1/3		
	11	1	11	0	0	1	11	3 2/3		
	12	5	60	1	12	4	48	16		
	13	1	13	0	0	1	13	4 1/3		
	14	2	28	0	0	2	28	9 1/3		
	17	2	34	0	0	2	34	11 1/3		
	19	1	19	0	0	1	19	6 1/3		
	21	1	21	1	21	0	0	0		
	32	1	32	0	0	1	32	10 2/3		
	<b>Total</b>		<b>18</b>	<b>258</b>	<b>2</b>	<b>33</b>	<b>16</b>	<b>225</b>	<b>0</b>	<b>0</b>
Bay	10	3	30	1	10	2	20	6 2/3		
	11	2	22	1	11	1	11	3 2/3		
	12	3	36	2	24	1	12	4		
	15	1	15	0	0	1	15	5		
	<b>Total</b>		<b>9</b>	<b>103</b>	<b>4</b>	<b>45</b>	<b>5</b>	<b>58</b>	<b>0</b>	<b>19 1/3</b>
Black Cherry	10	15	150	1	10	14	140	46 2/3		
	11	5	55	1	11	4	44	14 2/3		
	12	7	84	0	0	7	84	28		
	13	3	39	0	0	3	39	13		
	14	2	28	0	0	2	28	9 1/3		
	15	1	15	0	0	1	15	5		
	16	1	16	0	0	1	16	5 1/3		
	17	1	17	0	0	1	17	5 2/3		
	30	1	30	0	0	1	30	10		
	<b>Total</b>		<b>36</b>	<b>434</b>	<b>2</b>	<b>21</b>	<b>34</b>	<b>413</b>	<b>0</b>	<b>137 2/3</b>
Palm	10	1	10	0	0	1	10	3 1/3		
	12	1	12	0	0	1	12	4		
	13	2	26	0	0	2	26	8 2/3		
	14	8	112	0	0	8	112	37 1/3		
	15	6	90	0	0	6	90	30		
	16	4	64	0	0	4	64	21 1/3		
	17	5	85	0	0	5	85	28 1/3		
	18	7	126	0	0	7	126	42		
	19	3	57	0	0	3	57	19		
	20	1	20	0	0	1	20	6 2/3		
21	1	21	0	0	1	21	7			
23	1	23	0	0	1	23	7 2/3			
24	2	48	0	0	2	48	16			
<b>Total</b>		<b>42</b>	<b>694</b>	<b>0</b>	<b>42</b>	<b>694</b>	<b>0</b>	<b>0</b>		
Pine	19	1	19	0	0	1	19	6 1/3		
	21	1	21	1	21	0	0	0		
	22	1	22	0	0	1	22	7 1/3		
	<b>Total</b>		<b>3</b>	<b>62</b>	<b>1</b>	<b>21</b>	<b>2</b>	<b>41</b>	<b>0</b>	<b>13 2/3</b>
Sweet Gum	10	5	50	1	10	4	40	13 1/3		
	11	2	22	1	11	1	11	3 2/3		
	12	1	12	1	12	0	0	0		
	15	1	15	0	0	1	15	5		
	21	1	21	0	0	1	21	7		
	25	1	25	1	25	0	0	0		
<b>Total</b>		<b>11</b>	<b>145</b>	<b>4</b>	<b>58</b>	<b>7</b>	<b>87</b>	<b>0</b>	<b>29</b>	
Unknown	15	1	15	0	0	1	15	5		
	<b>Total</b>		<b>1</b>	<b>15</b>	<b>0</b>	<b>1</b>	<b>15</b>	<b>0</b>	<b>5</b>	
<b>Total Required Replacement (Inches)</b>									<b>13,462</b>	



PROJECT NO.	0597-0025
DATE	09-05-2014
DESIGNED BY	RA
CHECKED BY	AB
DATE	

DESIGNED FOR: **EPPERSON RANCH, LLC**  
 2502 ROCKY POINT DRIVE, SUITE 1050  
 TAMPA, FLORIDA 33607  
 PHONE: (813) 288-8078

PROJECT NAME: **PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE**

SHEET NAME: **LANDSCAPE PLAN**

**FLORIDA DESIGN CONSULTANTS, INC.**  
 THINK IT. ACHIEVE IT.

707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34605  
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLORIDADCS.COM C.A. NO. 7421

