

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

8/3/15 NON SUBSTANTIAL MODIFICATION
LETTER DATED 8/3/15 original approval memo
PDD15-615

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

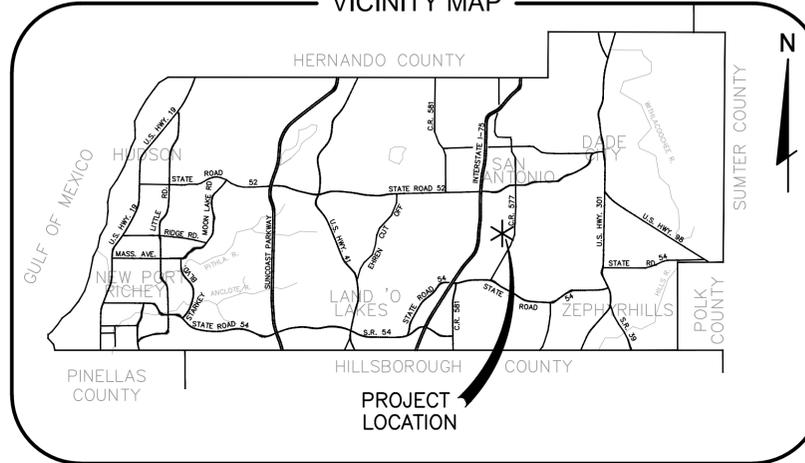
LEGAL DESCRIPTION

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:

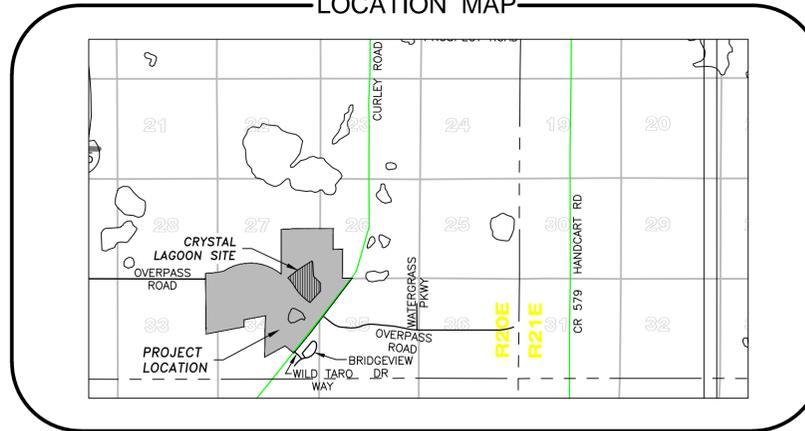
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S89°50'27"E, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 1,310.64 FEET TO THE SOUTHEAST CORNER 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.

VICINITY MAP



LOCATION MAP



DRAWING INDEX

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

PREPARED FOR:

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

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.



PROJECT NO.	0697-0025
DATE	137
REMOVED DESCRIPTION OF THE PROPOSED OPEN	
WATER (FUTURE P-170) FROM PLANS	March 2015
REVISIONS PER PASCO COUNTY ZONING AND SITE	
DEVELOPMENT PLAN REVIEW COMMENTS	RA
REVISIONS PER PASCO COUNTY ZONING AND SITE	RD
DEVELOPMENT PLAN REVIEW COMMENTS	OC
REVISIONS	AB

DESIGNED FOR: **EPPERSON RANCH, LLC**
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PHONE: (813) 288-8078

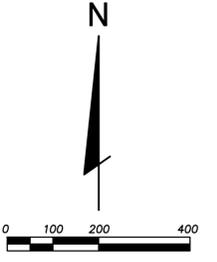
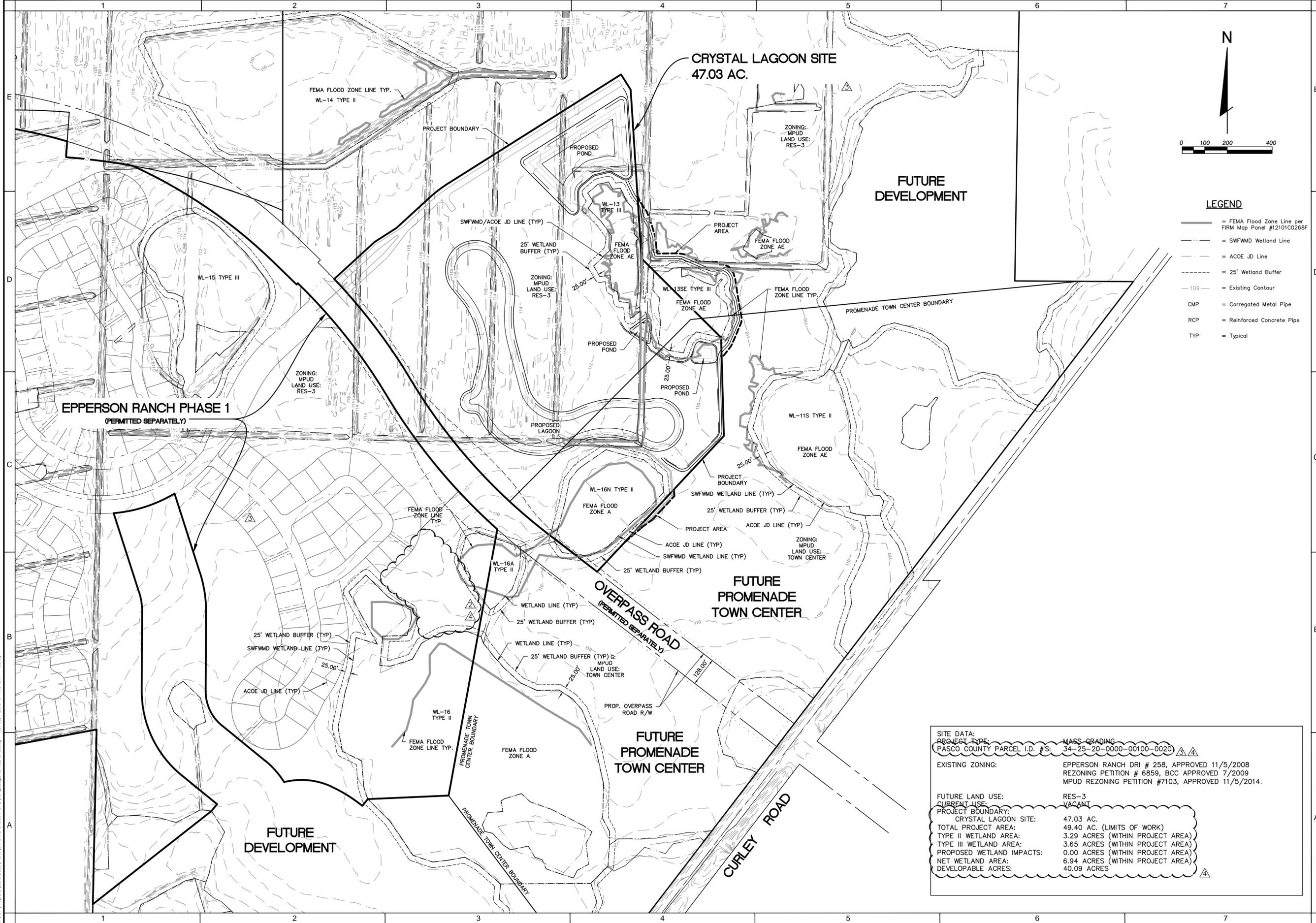
PROJECT NAME: **PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE**

SHEET NAME: **COVER SHEET**

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





LEGEND

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

SITE DATA:

PROJECT TYPE:	MASS GRADING
PASCO COUNTY PARCEL I.D. #S:	34-25-20-0000-00100-0020
EXISTING ZONING:	EPPERSON RANCH DRI # 25B, APPROVED 11/5/2008 REZONING PETITION # 6859, BCC APPROVED 7/2009 MPUD REZONING PETITION #7103, APPROVED 11/5/2014.
FUTURE LAND USE:	RES-3
CURRENT USE:	VACANT
PROJECT BOUNDARY:	CRYSTAL LAGOON SITE: 47.03 AC. TOTAL PROJECT AREA: 49.40 AC. (LIMITS OF WORK)
	TYPE II WETLAND AREA: 3.29 ACRES (WITHIN PROJECT AREA)
	TYPE III WETLAND AREA: 3.65 ACRES (WITHIN PROJECT AREA)
	PROPOSED WETLAND IMPACTS: 0.00 ACRES (WITHIN PROJECT AREA)
	NET WETLAND AREA: 6.94 ACRES (WITHIN PROJECT AREA)
	DEVELOPABLE ACRES: 40.09 ACRES

DATE	06/07/2015	REVISION	REMOVED PROPOSED OPEN WATER (FUTURE)	DRAWN BY	137
DATE	03/25/2015	REVISION	ADDED TO PLANS	DATE	March 2015
DATE	02/26/2015	REVISION	ADDITIONAL PARCEL # ADDED TO PLANS	DATE	March 2015
DATE	12/18/2014	REVISION	REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	DATE	March 2015
DATE	11/17/2014	REVISION	REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	DATE	March 2015
DATE	12/18/2014	REVISION	REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	DATE	March 2015

OVERALL SITE PLAN

<p>DESIGNED FOR: EPPERSON RANCH, LLC 2502 ROCKY POINT DRIVE, SUITE 1050 TAMPA, FLORIDA 33607 PHONE: (813) 288-8078</p>	<p>PROJECT NAME: PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE</p>
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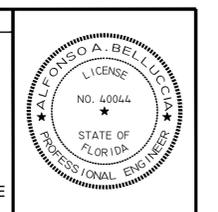
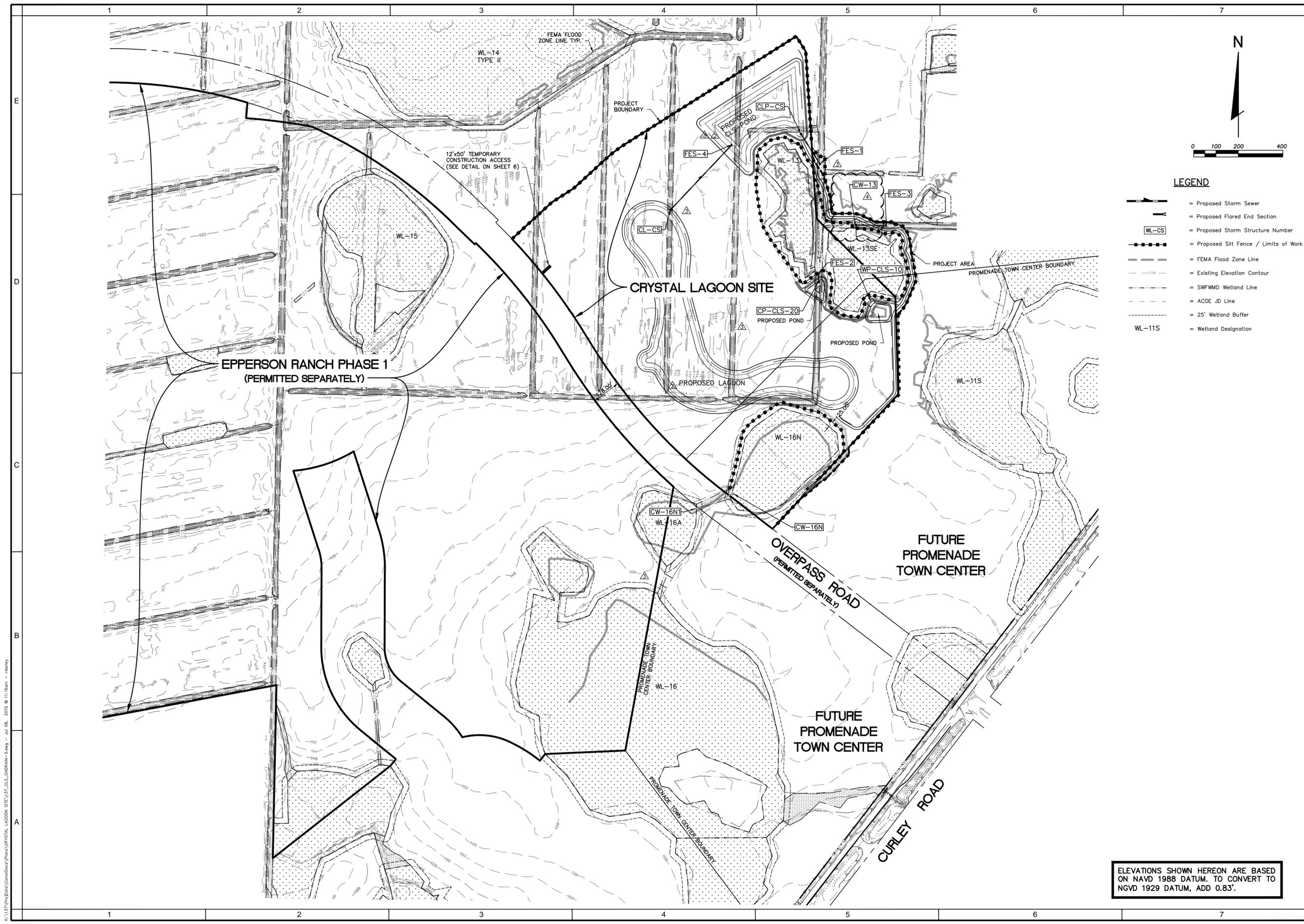
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3A SHEET OF 11

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DATE	DESCRIPTION	BY	CHKD
06/27/2015	REVISED STRUCTURE NAME	RA	AB
05/21/2015	REMOVED PROPOSED OPEN WATER (FUTURE P-170) FROM PLANS, RELOCATE STRUCT. CLS	RA	AB
03/13/2015	ADD PONDS P-CLS-10 AND 20	RA	AB
03/03/2015	REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	RA	AB
02/18/2014	REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	RA	AB
11/17/2014	REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	RA	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**

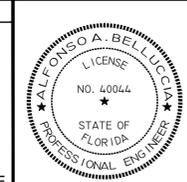
SHEET NAME: **OVERALL DRAINAGE & STORMWATER POLLUTION PREVENTION PLAN**

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

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PROJECT NO.	0597-0025
DATE	137
DATE	March 2015
DATE	RA
DATE	RD
DATE	AB

REVISION	NO.	DATE	DESCRIPTION
1	1	5-21-2015	REVISED PROJECT AREAS TO REMOVE OPEN WATER (POND P-70) FROM PLANS
2	2	12-18-2014	REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS
3	3	11-17-2014	REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS

DESIGNED FOR
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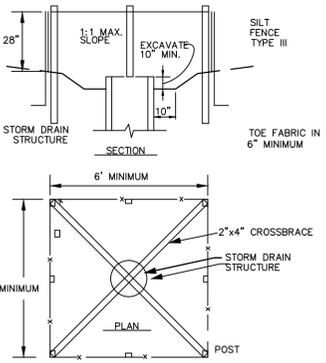
PROJECT NAME
PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE

SHEET NAME
OVERALL DRAINAGE & STORMWATER POLLUTION PREVENTION PLAN

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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): 49.42 ACRES (TOTAL PROJECT BOUNDARY: 47.02 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: 40.1± 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: A 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 SETTLINGS BASIN SUCH AS AREAS CREATED BY STAKED HAY BALES IN DRY GRASSED SWALES OR OTHER SMALL 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 SEEDED 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:
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 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)
EPPERSON 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

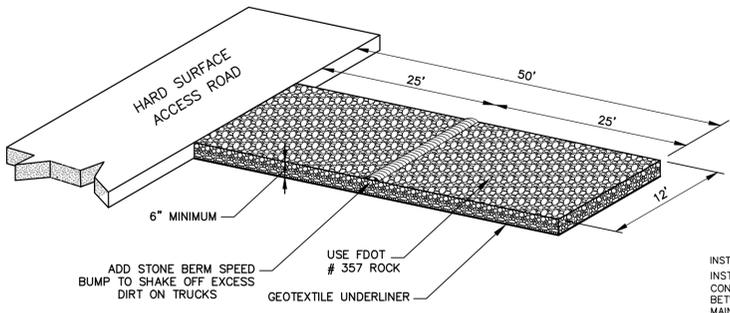
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE 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 _____

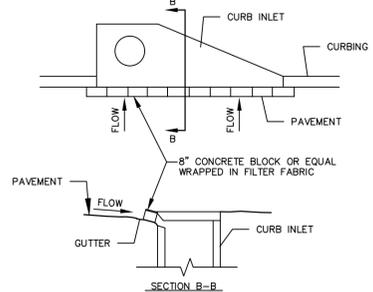
NAME	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE
*			

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.

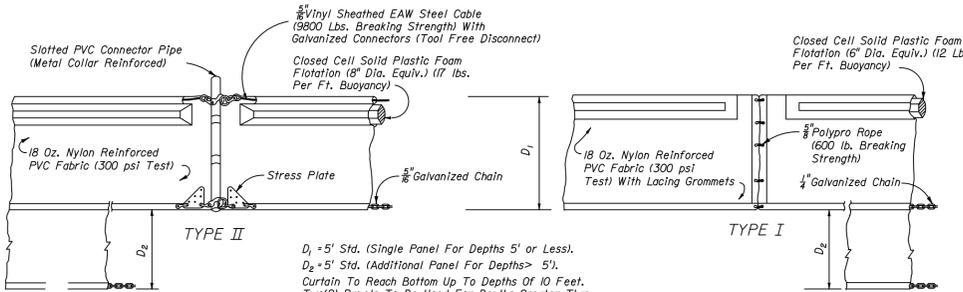


TEMPORARY CONSTRUCTION ACCESS
N.T.S.



CURB INLET SEDIMENT BARRIER

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.



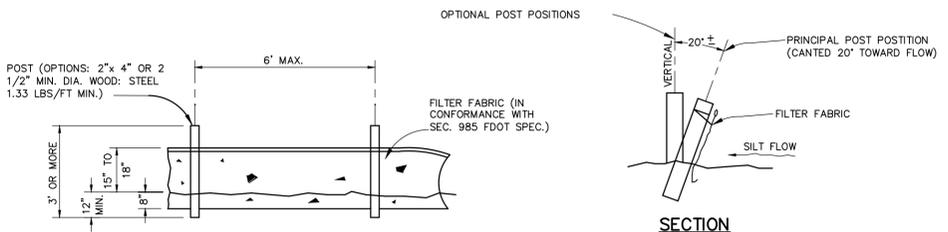
FLOATING TURBIDITY BARRIERS

JUNE 2007 FDOT EROSION AND SEDIMENTATION CONTROL MANUAL N.T.S.

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.

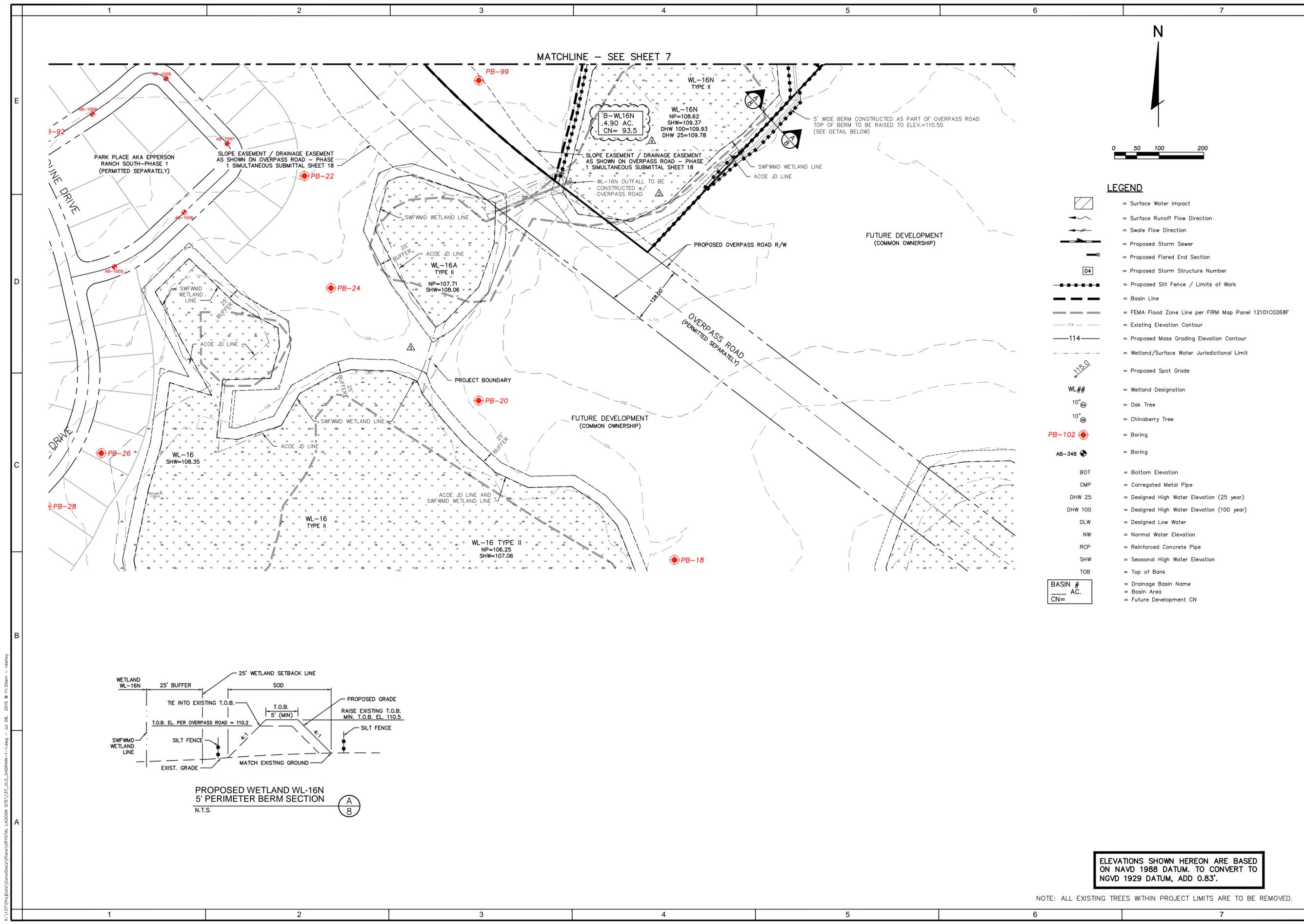
MAINTENANCE OF SILT SCREENS:
SILT SCREENS SHALL BE INSPECTED AFTER EACH RAINFALL EVENT FOR SIGNS OF DETEIORATION OR FAILURE. DETEIORATION OF A SILT SCREEN SHALL BE CONSTRUED TO MEAN THAT THE SILT SCREEN HAS LIMITED EFFECTIVENESS OR CAPACITY FOR THE FUNCTION OF TRAPPING SEDIMENT, DUE TO PROBLEMS SUCH AS, BUT NOT LIMITED TO, EXCESSIVE BUILDUP OF SEDIMENT OR CONSTRUCTION ACCIDENT. WHEN A SILT SCREEN BECOMES DETEIORATED, IT SHALL BE IMMEDIATELY REMEDIED 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 DETEIORATION OR FAILURE DURING PERIODS OF NO RAINFALL EVENT.

MAINTENANCE OF HAY BALES:
HAY BALES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT FOR SIGNS OF DETEIORATION OR FAILURE. DETEIORATION 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 DETEIORATED, IT SHALL BE IMMEDIATELY REMEDIED 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 DETEIORATION OR FAILURE DURING PERIODS OF NO RAINFALL EVENT.

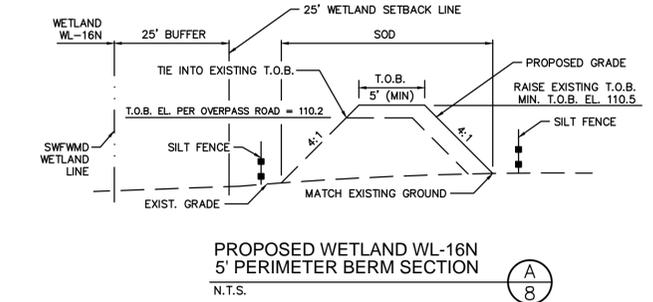


TYPE III SILT FENCE

JUNE 2007 FDOT EROSION AND SEDIMENTATION CONTROL MANUAL 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
 - = Corroged 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



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.

DATE	06/27/2015	BY	AB	REVISION
NO.	0697-0025	DATE	03/13/2015	BY
PROJECT NAME	PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE			
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	GRADING AND DRAINAGE PLAN			

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

8 SHEET OF 11



NO.	0697-0025
DATE	137
REVISION	March 2015
BY	RA
CHECKED	OC
DATE	AB

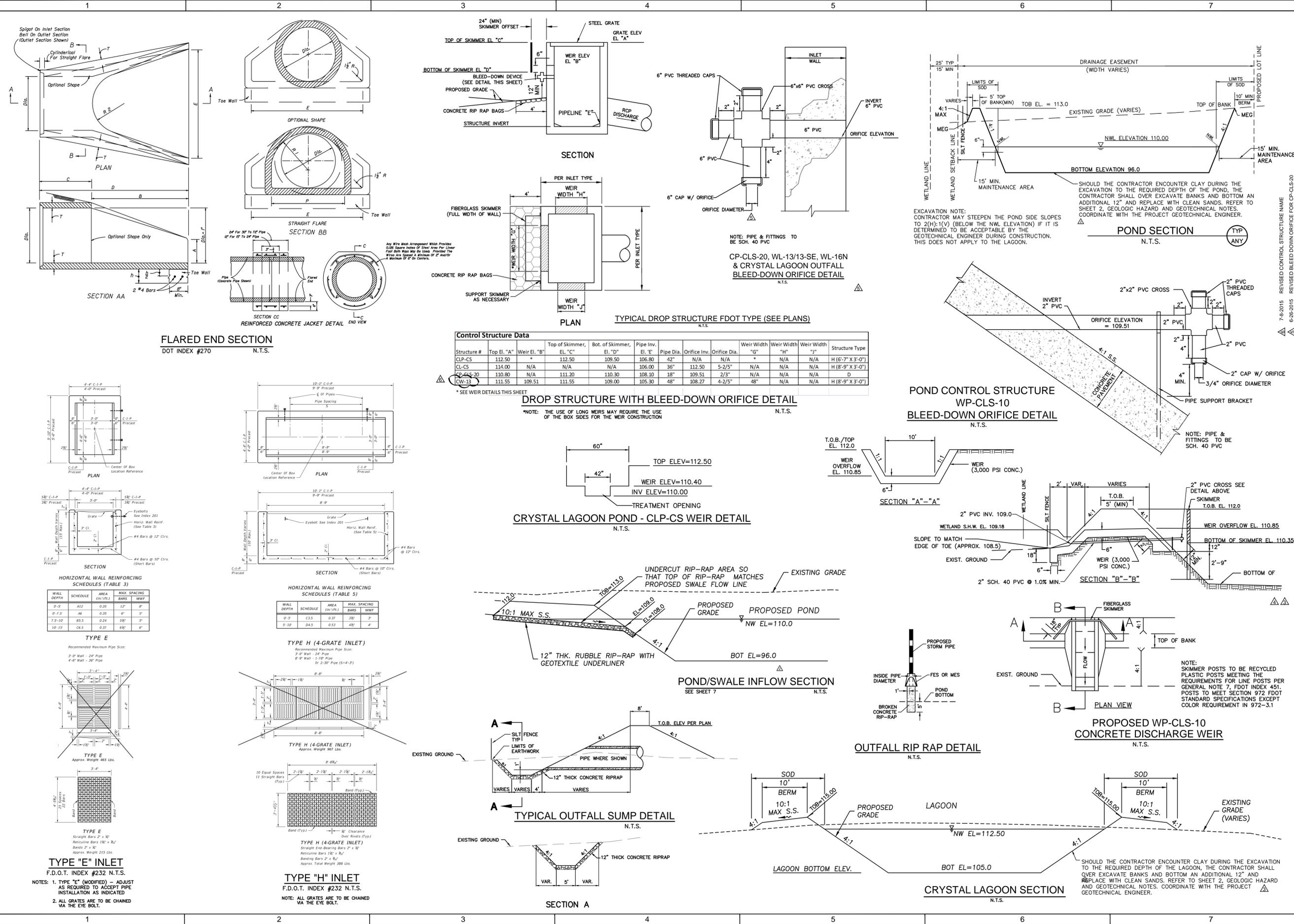
DESIGNED FOR: **EPPERSON RANCH, LLC**
 2502 ROCKY POINT DRIVE, SUITE 1050
 TAMPA, FLORIDA 33607
 PHONE: (813) 288-0078

PROJECT NAME: **PARK PLACE (aka EPPERSON RANCH SOUTH) CRYSTAL LAGOON SITE**
 SHEET NAME: **PAVING, GRADING, AND DRAINAGE DETAILS**

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

NOTES: 1. TYPE "E" (MODIFIED) - ADJUST AS REQUIRED TO ACCEPT PIPE INSTALLATION AS INDICATED
 2. ALL GRATES ARE TO BE CHAINED VIA THE EYE BOLT.

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

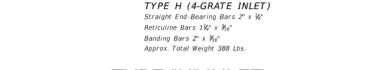
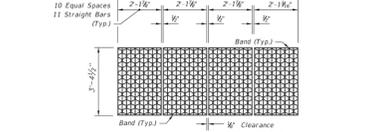
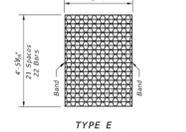
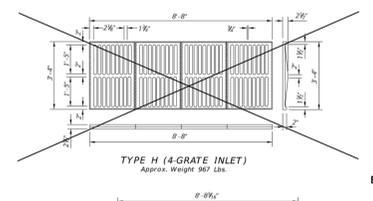
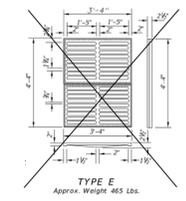
NOTE: ALL GRATES ARE TO BE CHAINED VIA THE EYE BOLT.

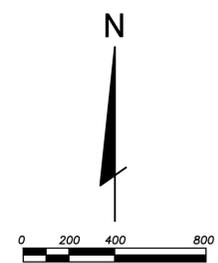
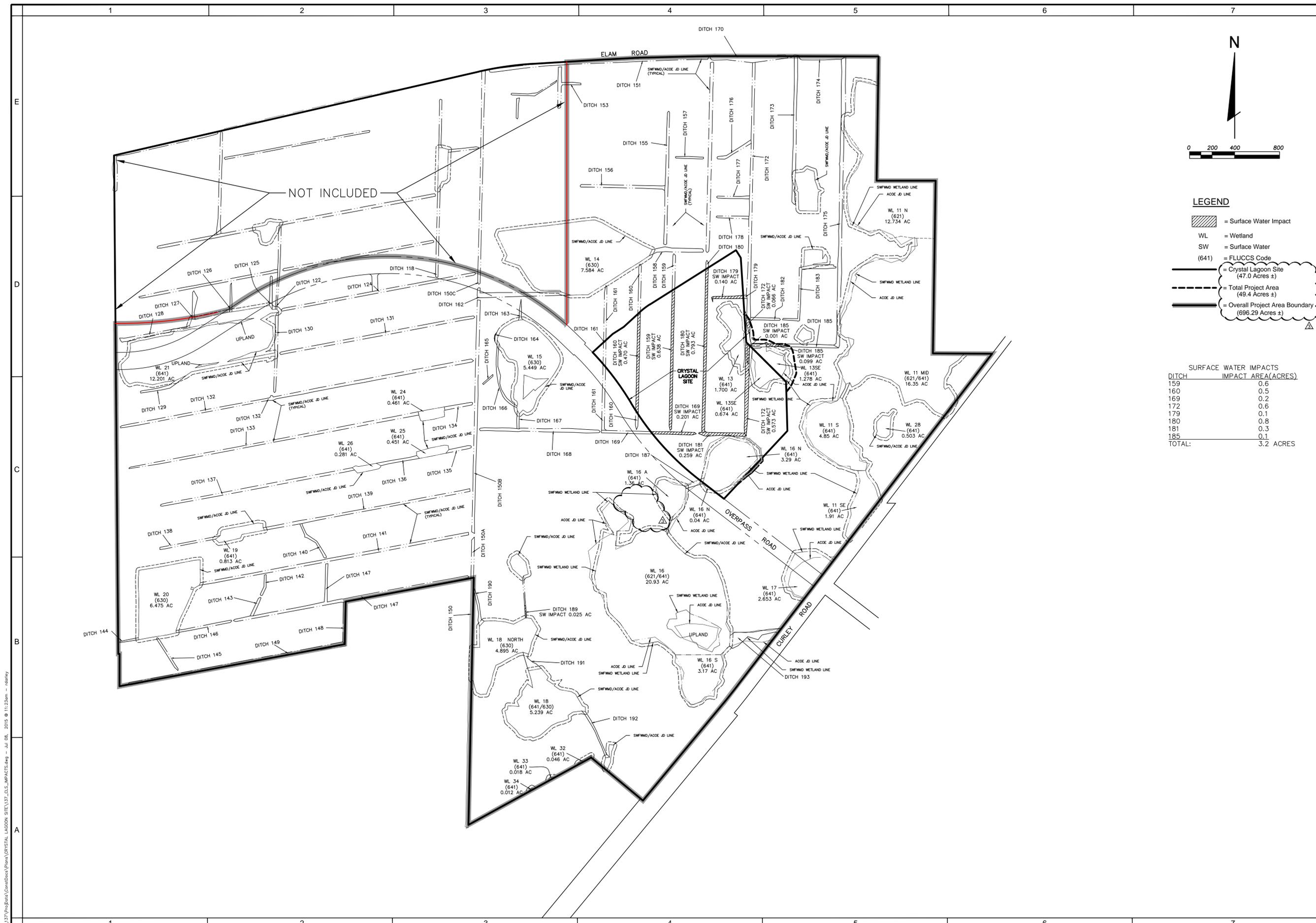
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

WALL DEPTH	SCHEDULE	AREA (in. ² /FT.)	MAX. SPACING BARS	WVF
0'-5"	A12	0.20	12"	8"
6'-7.5"	M	0.20	6"	5"
7.5'-10"	B5.5	0.24	3/8"	5"
10'-15"	C6.5	0.37	6/8"	6"

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 5)

WALL DEPTH	SCHEDULE	AREA (in. ² /FT.)	MAX. SPACING BARS	WVF
0'-5"	C3.5	0.37	3/8"	5"
5'-10"	D4.5	0.53	4/8"	6"

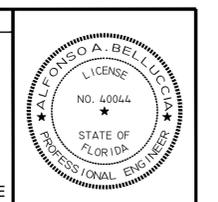




- LEGEND**
- = Surface Water Impact
 - WL = Wetland
 - SW = Surface Water
 - (641) = FLUCCS Code
 - = Crystal Lagoon Site (47.0 Acres ±)
 - = Total Project Area (49.4 Acres ±)
 - = Overall Project Area Boundary (696.29 Acres ±)

SURFACE WATER IMPACTS

DITCH	IMPACT AREA (ACRES)
159	0.6
160	0.5
169	0.2
172	0.6
179	0.1
180	0.8
181	0.3
185	0.1
TOTAL:	3.2 ACRES



PROJECT NO.	0597-0025
DATE	137
REMOVED PROPOSED OPEN WATER (FUTURE P-170) FROM PLANS, REVISED AREAS	March 2015
REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	REVISED
REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	RA
REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	RD
REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	OC
REVISIONS PER PASCO COUNTY ZONING AND SITE DEVELOPMENT PLAN REVIEW COMMENTS	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: **SURFACE WATERS IMPACT AREA PLAN**

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