



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 49-01190-P
DATE ISSUED: July 12, 2004**

Form #0941
08/95

**RHPA
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RECEIVED**

PERMITTEE: NEPTUNE POINTE LLC
PO BOX 701323
ST CLOUD, FL 34770-1323

PROJECT DESCRIPTION: Modification for construction and operation of a surface water management system to serve a 79.4 acre residential/commercial project known as Stoneybrooke North within the previously permitted Neptune Ponte development.

PROJECT LOCATION: OSCEOLA COUNTY, SEC 25 TWP 25S RGE 29E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 040225-12, dated February 25, 2004. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:


1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 7),
3. the attached 19 Special Conditions (See Pages : 5 - 7 of 7) and
4. the attached 15 Exhibit(s).

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 12th day of July, 2004, in accordance with Section 120.60(3), Florida Statutes.

BY:


Thomas P. Genovese
Service Center Director
Orlando Service Center

Certified mail number 7003 3110 0002 5573 4159

ENVIRONMENTAL RESOURCE PERMIT

CHAPTER 40E-4 (10/95)

40E-4.321 Duration of Permits

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C. is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. the effective date of the local government's comprehensive plan amendment.
2. the effective date of the local government development order.
3. the date on which the District issues the conceptual approval, or
4. the latest date of the resolution of any Chapter 120.57, F.A.C., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For a noticed general permit issued pursuant to Chapter 40E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. the Governing Board takes action on an application for extension of an individual permit, or

2. staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to subsection 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of a permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and

GENERAL CONDITIONS

maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereign lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of

GENERAL CONDITIONS

ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The conceptual phase of this permit shall expire on July 12, 2006.
The construction phase of this permit shall expire on July 12, 2009.
2. Operation of the surface water management system shall be the responsibility of NEPTUNE POINTE MASTER ASSOCIATION.
3. Discharge Facilities:
Basin: 1

1-30" W X 2.3' H SHARP CRESTED weir with crest at elev. 60.2' NGVD.
1-3.75" dia. CIRCULAR ORIFICE with invert at elev. 59' NGVD.
290 LF of 30" dia. REINFORCED CONCRETE PIPE culvert.
1-49" W X 37" L drop inlet with crest at elev. 62.5' NGVD.

Receiving body : Pond 2
Control elev : 59 feet NGVD.

Basin: 3

1-30" W X 1.6' H SHARP CRESTED weir with crest at elev. 59.6' NGVD.
1-5" dia. CIRCULAR ORIFICE with invert at elev. 59' NGVD.
365 LF of 30" dia. REINFORCED CONCRETE PIPE culvert.
1-49" W X 37" L drop inlet with crest at elev. 62.5' NGVD.

Receiving body : Pond 6
Control elev : 59 feet NGVD.

Basin: 5

1-30" W X 2.9' H SHARP CRESTED weir with crest at elev. 60.6' NGVD.
1-3" dia. CIRCULAR ORIFICE with invert at elev. 60' NGVD.
290 LF of 30" dia. REINFORCED CONCRETE PIPE culvert.
1-52" W X 37" L drop inlet with crest at elev. 63.5' NGVD.

Receiving body : Pond 4
Control elev : 60 feet NGVD.

Basin: 6

1-36" W X 2.8' H SHARP CRESTED weir with crest at elev. 57.7' NGVD.
1-6" dia. CIRCULAR ORIFICE with invert at elev. 57' NGVD.
140 LF of 36" dia. REINFORCED CONCRETE PIPE culvert.
1-49" W X 37" L drop inlet with crest at elev. 60.5' NGVD.

Receiving body : Offsite swale
Control elev : 57 feet NGVD.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

SPECIAL CONDITIONS

7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
12. Minimum building floor elevation: BASIN: 1 - 62.85 feet NGVD.
BASIN: 2 - 62.31 feet NGVD.
BASIN: 3 - 61.93 feet NGVD.
BASIN: 4 - 62.32 feet NGVD.
BASIN: 5 - 62.45 feet NGVD.
BASIN: 6 - 60.97 feet NGVD.
13. Minimum road crown elevation: Basin: 1 - 61.18 feet NGVD.
Basin: 2 - 59.26 feet NGVD.
Basin: 3 - 61.00 feet NGVD.
Basin: 4 - 61.00 feet NGVD.
Basin: 5 - 62.00 feet NGVD.
Basin: 6 - 59.00 feet NGVD.
14. Silt fencing shall be installed at the limits of construction to protect all of the preserve areas from silt and sediment deposition during the construction of the project. A floating turbidity barrier shall be installed during the construction of the final discharge structure into the adjacent canal/water body. The silt fencing and the turbidity barrier shall be installed in accordance with "Florida Land Development Manual" Chapter 6 "Stormwater and Erosion and Sediment Control Best Management Practices for Developing Areas". The sediment controls shall be installed prior to the commencement of any clearing or construction and the installation must be inspected by the District's Environmental Resource Compliance staff. The silt fencing and turbidity barriers shall remain in place and be maintained in good functional condition until all adjacent construction activities have been completed and all fill slopes have been stabilized. Upon completion of the project and the stabilization of the fill, the permittee shall contact the District's Environmental Resource Compliance staff to inspect the site and approve the removal of the silt fencing and turbidity barriers.
15. Silt screens, hay bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction. The selected sediment control measure shall be installed landward of the upland buffer zones around all protected wetlands and shall be properly "trenched" etc. All areas shall be stabilized and vegetated immediately after construction to prevent erosion into the wetlands and upland buffer zones.

SPECIAL CONDITIONS

16. An average 25' wide, minimum 15', buffer of undisturbed upland vegetation shall be maintained between the proposed development and existing wetlands. Buffers shall be staked and roped and District environmental staff notified for inspection prior to clearing.
17. A maintenance program shall be implemented for the preserved wetland areas on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation area is maintained free from Category 1 exotic vegetation (as defined by the Florida Exotic Pest Plant Council at the time of permit issuance) immediately following a maintenance activity. Coverage of exotic and nuisance plant species shall not exceed 10% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.
18. All special conditions and exhibits previously stipulated by permit number 49-01190-P remain in effect unless otherwise revised and shall apply to this modification.
19. Prior to any future construction, the permittee shall apply for and receive a permit modification. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master surface water management system, including the land use and site grading assumptions.

NOTICE OF RIGHTS

Section 120.569(1), Fla. Stat. (1999), requires that "each notice shall inform the recipient of any administrative hearing or judicial review that is available under this section, s. 120.57, or s. 120.68; shall indicate the procedure which must be followed to obtain the hearing or judicial review, and shall state the time limits which apply." Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

Petition for Administrative Proceedings

1. A person whose substantial interests are affected by the South Florida Water Management District's (SFWMD) action has the right to request an administrative hearing on that action. The affected person may request either a formal or an informal hearing, as set forth below. A point of entry into administrative proceedings is governed by Rules 28-106.111 and 40E-1.511, Fla. Admin. Code, (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109), as set forth below. Petitions are deemed filed upon receipt of the original documents by the SFWMD Clerk.

a. Formal Administrative Hearing: If a genuine issue(s) of material fact is in dispute, the affected person seeking a formal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(1), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.201(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

b. Informal Administrative Hearing: If there are no issues of material fact in dispute, the affected person seeking an informal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(2), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.301(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

c. Administrative Complaint and Order:

If a Respondent objects to a SFWMD Administrative Complaint and Order, pursuant to Section 373.119, Fla. Stat. (1997), the person named in the Administrative Complaint and Order may file a petition for a hearing no later than 14 days after the date such order is served. Petitions must substantially comply with the requirements either subsection a. or b. above.

d. State Lands Environmental Resource

Permit: Pursuant to Section 373.427, Fla. Stat., and Rule 40E-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), a petition objecting to the SFWMD's agency action regarding consolidated applications for Environmental Resource Permits and Use of Sovereign Submerged Lands (SLERPs), must be filed within 14 days of the notice of consolidated intent to grant or deny the SLERP. Petitions must substantially comply with the requirements of either subsection a. or b. above.

e. Emergency Authorization and Order:

A person whose substantial interests are affected by a SFWMD Emergency Authorization and Order, has a right to file a petition under Sections 120.569, 120.57(1), and 120.57(2), Fla. Stat., as provided in subsections a. and b. above. However, the person, or the agent of the person responsible for causing or contributing to the emergency conditions shall take whatever action necessary to cause immediate compliance with the terms of the Emergency Authorization and Order.

f. Order for Emergency Action: A person whose substantial interests are affected by a SFWMD Order for Emergency Action has a right to file a petition pursuant to Rules 28-107.005 and 40E-1.611, Fla. Admin. Code, copies of which are attached to this Notice of Rights, and Section 373.119(3), Fla. Stat., for a hearing on the Order. Any subsequent agency action or proposed agency action to initiate a formal revocation proceeding shall be separately noticed pursuant to section g. below.

g. Permit Suspension, Revocation, Annulment, and Withdrawal: If the SFWMD issues an administrative complaint to suspend, revoke, annul, or withdraw a permit, the permittee may request a hearing to be conducted in accordance with Sections 120.569 and 120.57, Fla. Stat., within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-107.004(3), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

2. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the SFWMD's final action may be different from the position taken by it previously. Persons whose substantial interests may be affected by

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a. Formal Administrative Hearing: If a genuine issue(s) of material fact is in dispute, the affected person seeking a formal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(1), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.201(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

b. Informal Administrative Hearing: If there are no issues of material fact in dispute, the affected person seeking an informal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(2), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.301(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

c. Administrative Complaint and Order: If a Respondent objects to a SFWMD Administrative Complaint and Order, pursuant to Section 373.119, Fla. Stat. (1997), the person named in the Administrative Complaint and Order may file a petition for a hearing no later than 14 days after the date such order is served. Petitions must substantially comply with the requirements of either subsection a. or b. above.

d. State Lands Environmental Resource Permit: Pursuant to Section 373.427, Fla. Stat., and Rule 40E-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), a petition objecting to the SFWMD's agency action regarding consolidated applications for Environmental Resource Permits and Use of Sovereign Submerged Lands (SLERPs), must be filed within 14 days of the notice of consolidated intent to grant or deny the SLERP. Petitions must substantially comply with the requirements of either subsection a. or b. above.

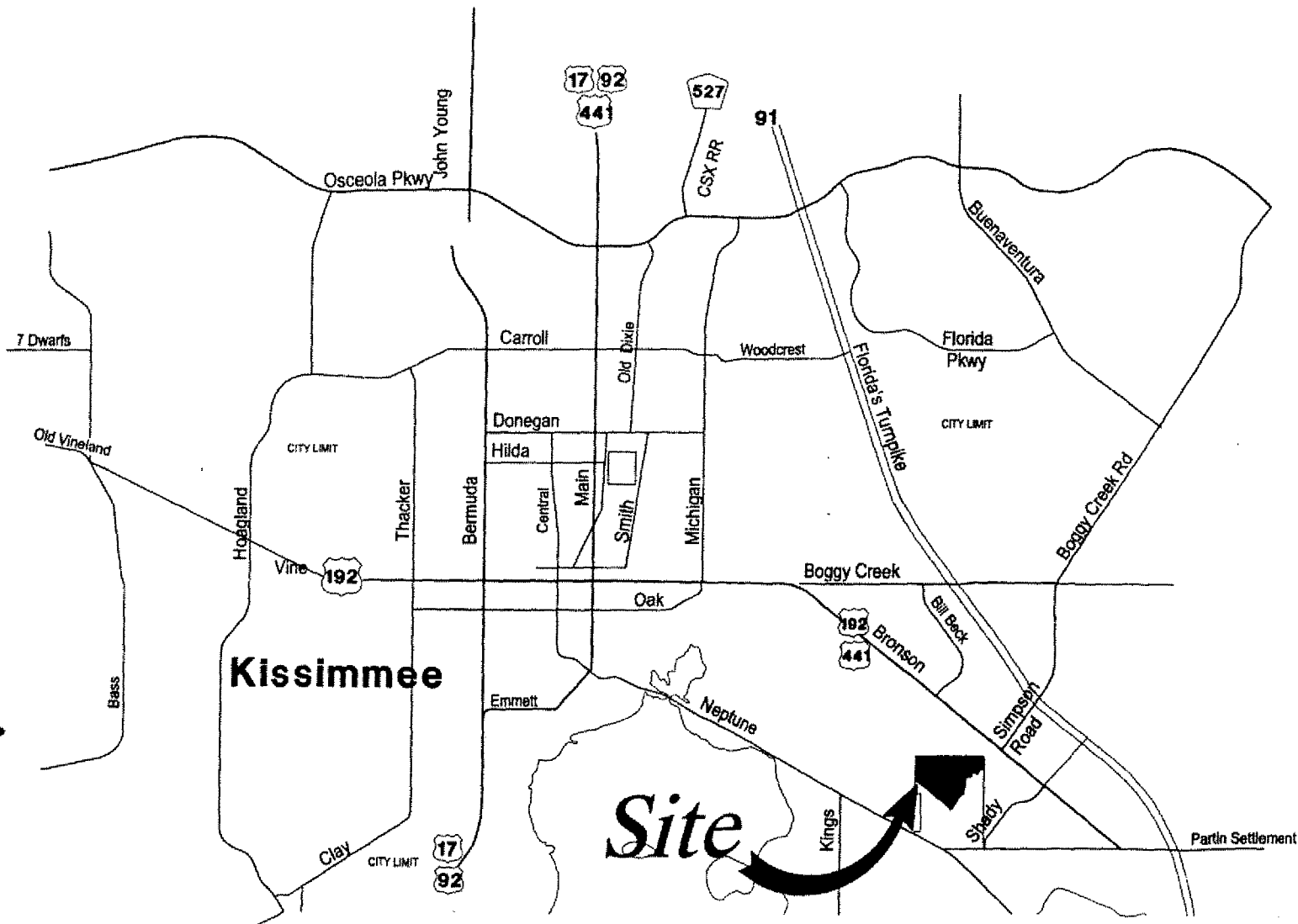
e. Emergency Authorization and Order: A person whose substantial interests are affected by a SFWMD Emergency Authorization and Order, has a right to file a petition under Sections 120.569, 120.57(1), and 120.57(2), Fla. Stat., as provided in subsections a. and b. above. However, the person, or the agent of the person responsible for causing or contributing to the emergency conditions shall take whatever action necessary to cause immediate compliance with the terms of the Emergency Authorization and Order.

f. Order for Emergency Action: A person whose substantial interests are affected by a SFWMD Order for Emergency Action has a right to file a petition pursuant to Rules 28-107.005 and 40E-1.611, Fla. Admin. Code, copies of which are attached to this Notice of Rights, and Section 373.119(3), Fla. Stat., for a hearing on the Order. Any subsequent agency action or proposed agency action to initiate a formal revocation proceeding shall be separately noticed pursuant to section g. below.

g. Permit Suspension, Revocation, Annulment, and Withdrawal: If the SFWMD issues an administrative complaint to suspend, revoke, annul, or withdraw a permit, the permittee may request a hearing to be conducted in accordance with Sections 120.569 and 120.57, Fla. Stat., within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-107.004(3), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

2. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the SFWMD's final action may be different from the position taken by it previously. Persons whose substantial interests may be affected by

EXHIBIT /



rhpa

an engineering and land planning
professional association

civil engineers
development specialists
environmental engineers
land planners
landscape architects
site designers &
transportation engineers

address:

ron howse, p.e.
post office box 701323
city of saint cloud
florida 34776-1323
telephone: (407) 957-3308
facsimile: (407) 957-1019
e-mail: rhpa@mpinet.net

project:

**Stoneybrooke
North**

Submitted Ready Group

drawing:

**Vicinity
Map**

location:

Sec 26, T. 25S, R. 29E
Osceola County, Florida



SCALE: As Noted
Date: February, 2004

sheet number:

1 of 11

SECTION 25
SECTION 26, TOWNSHIP 25 SOUTH, RANGE 29 EAST

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Last Date For Agency Action: 18-JUL-2004

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Stoneybrooke North

Permit No.: 49-01190-P

Application No.: 040225-12 **Associated File:** 040517-27 WU

Application Type: Environmental Resource (General Permit Modification)

Location: Osceola County, S25/T25S/R29E

Permittee : Neptune Pointe Llc

Operating Entity : Neptune Pointe Master Association

Project Area: 79.4 acres

Project Land Use: Residential

Drainage Basin: LAKE TOHOPEKALIGA

Receiving Body: Lake Tohopekaliga

Class: CLASS III

Special Drainage District: NA

Total Acres Wetland Onsite: .81

Total Acres Wetland Preserved Onsite: .81

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT PURPOSE:

Modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 73.08 acre residential/commercial project known as Stoneybrooke North within the previously permitted Neptune Ponte development. Staff recommends approval with conditions.

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located north of Partin Settlement Road between East Irlo Bronson Memorial Highway and Neptune Road in Osceola County.

The surface water management system for the 61.01 acres of Phase 1 of Neptune Pointe was approved by the governing board on July 11, 2002. The remaining 118.37 acres of the site was included in the permitted area, however no conceptual plan was approved for this area.

There are three wetland systems located within the Stoneybrook North project boundary. Wetland 3, associated with Bass Slough, runs along the entire southern property boundary. This wetland is located on the project boundary line adjacent to the Neptune Pointe development and was previously permitted under application no. 011219-5.

Wetland 4 (0.28 acres) and 5 (0.53 acres) are completely contained within the Stoneybrook North project area and no impacts are proposed to these systems. In addition to wetland 3, wetlands 4 and 5 will be preserved and platted as conservation areas and dedicated to the Homeowner's Association.

PROPOSED PROJECT:

The applicant proposes a modification for construction and operation of a surface water management system to serve a 79.4 acre residential/commercial project known as Stoneybrooke North within the previously permitted Neptune Pointe development. The surface water management system will consist of six wet detention ponds. The project shall also include the outfall for a previously permitted project known as Liberty Commons Permit No. 49-01080-P.

Runoff from Basin 1 (16.91 acres) will be routed through Pond 1, which is a 1.15 acre wet detention pond, for water quality treatment and attenuation prior to discharge into Pond 2. Runoff from the Liberty Commons site is also directed into Pond 1. Additional water quality treatment was not required since the runoff is treated within the Liberty Commons site prior to discharge.

Runoff from Basin 2 (15.79 acres which includes the 6.31 acre Council of Aging (COA) area, assumed to be 80% impervious) will be routed through Pond 2, which is a 1.03 acre wet detention pond, for water quality treatment and attenuation prior to discharge into Pond 6.

Runoff from Basin 3 (9.56 acres) will be routed through Pond 3 (which is interconnected to pond 4), which is a 1.92 acre wet detention pond, for water quality treatment and attenuation prior to discharge into Pond 6.

Runoff from Basin 4 (12.32 acres) will be routed through Pond 4 (which is interconnected to pond 3), which is a 1.18 acre wet detention pond, for water quality treatment and attenuation prior to discharge from Pond 3 into Pond 6.

Runoff from Basin 5 (6.88 acres) will be routed through Pond 5, which is a 1.07 acre wet detention pond, for water quality treatment and attenuation prior to discharge into Pond 4.

Runoff from Basin 6 (9.18 acres) will be routed through Pond 6, which is a 2.96 acre wet detention pond, for water quality treatment and attenuation prior to discharge. Discharge from Pond 6 is the only discharge which leaves the project area. It is directed into an offsite drainage swale connecting to the Bass Slough, from there it discharges in a southerly direction into the Partin Canal with eventual outfall into Lake Tohopekaliga.

LAND USE:

The Council on Aging site within basin 2 is assumed at 80% impervious (5.05 acres).

Construction:**Project:**

	This Phase	Total Project	
Impervious	27.07	32.12	acres
Pervious	34.26	29.21	acres
Water Mgmt Acreage	9.31	9.31	acres
Wetland	8.76	8.76	acres
Total:	79.40	79.40	

WATER QUANTITY :**Discharge Rate :**

As shown in the table below, the proposed project discharge is within the allowable limit for the area.

Discharge Storm Frequency : 10 YEAR-3 DAY

Design Rainfall : 7.8 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD)
6	30	Pre Vs Post	27.6	60.05

Finished Floors :

As shown in the following table and the attached exhibits, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 11.5 inches

Basin	Peak Stage (ft, NGVD)	Proposed Min. Finished Floors (ft, NGVD)	FEMA Elevation (ft, NGVD)
1	62.85	62.85	N/A
2	62.31	62.31	N/A
3	61.93	61.93	N/A
4	62.32	62.32	N/A
5	62.45	62.45	N/A
6	60.97	60.97	N/A

Road Design :

As shown in the following table and the attached exhibits, minimum road center lines have been set at or above the calculated design storm flood elevation.

Road Storm Frequency : 10 YEAR-1 DAY

Design Rainfall: 5.5 inches

Basin	Peak Stage (ft, NGVD)	Proposed Min. Road Crown (ft, NGVD)
1	61.18	61.18
2	59.26	59.26
3	60.58	61
4	60.69	61
5	61.19	62
6	59	59

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD)	WSWT Ctrl Elev (ft, NGVD)	Method Of Determination
1	16.91	59	59.00	Wet Season Soil Borings
2	15.79	57	57.00	Wet Season Soil Borings
3	9.56	59	59.00	Wet Season Soil Borings
4	12.32	59	59.00	Wet Season Soil Borings
5	6.88	60	60.00	Wet Season Soil Borings
6	9.18	57	57.00	Wet Season Soil Borings

Receiving Body :

Basin	Str.#	Receiving Body
1	1	Pond 2
2	1	Pond 6
3	1	Pond 6
5	1	Pond 4
6	1	Offsite swale

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
1	1	1	Circular Orifice				3.75"		59
3	1	1	Circular Orifice				5"		59
5	1	1	Circular Orifice				3"		60
6	1	1	Circular Orifice				6"		57

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
1	1	1	Reinforced Concrete Pipe		290'	30"
3	1	1	Reinforced Concrete Pipe		365'	30"
5	1	1	Reinforced Concrete Pipe		290'	30"
6	1	1	Reinforced Concrete Pipe		140'	36"

Inlets:

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
1	1	1	Inlet	49"	37"		62.5
3	1	1	Inlet	49"	37"		62.5

Discharge Structures:**Inlets:**

5	1	1	Inlet	52"	37"	63.5
6	1	1	Inlet	49"	37"	60.5

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
1	1	1	Sharp Crested	30"	2.3'			60.2 (crest)
3	1	1	Sharp Crested	30"	1.6'			59.6 (crest)
5	1	1	Sharp Crested	30"	2.9'			60.6 (crest)
6	1	1	Sharp Crested	36"	2.8'			57.7 (crest)

WATER QUALITY :

No adverse water quality impacts are anticipated as a result of the proposed project. Water quality treatment provided for the greater of one inch or 2.5 inches times the percent impervious in wet detention ponds. Water quality treatment for basins 3 and 4 provided in interconnected ponds 3 and 4. Water quality treatment for basins 2 and 6 provided in Pond 6.

Basin	Treatment Method			Vol Req'd (ac-ft)	Vol Prov'd (ac-ft)
1	Treatment	Wet Detention	1.15 acres	1.41	1.45
3	Treatment	Wet Detention	3.1 acres	1.83	1.91
5	Treatment	Wet Detention	1.07 acres	.57	.66
6	Treatment	Wet Detention	4 acres	2.72	2.85

WETLANDS:

There are three wetland systems located within the Stoneybrook North project boundary. Wetland 3, associated with Bass Slough, runs along the entire southern property boundary. This wetland is located on the project boundary line adjacent to the Neptune Pointe development and was previously permitted under application no. 011219-5.

Wetland 4 (0.28 acres) and 5 (0.53 acres) and completely contained within the Stoneybrook North project area and no impacts are proposed to these systems. In addition to wetland 3, wetlands 4 and 5 will be preserved and platted as conservation areas and dedicated to the Homeowner's Association.

Wetland Inventory :

CONSTRUCTION NEW -STONEYBROOKE NORTH

ONSITE

Pre-Development		Post-Development				
	Total Existing	Impacted	Undisturbed	Enhanced	Preserved	Restored/ Created
Fresh Water Herbaceous	.81		.81			
Total:	.81		.81			

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:

Water Use Permit Status:

Water Use application number 040517-27 for dewatering has been submitted and is being processed for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

Historical/Archeological Resources:

No information has been received that indicates the presence of archaeological or historical resources or that the proposed activities could cause adverse impacts to archaeological or historical resources.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Community Affairs or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

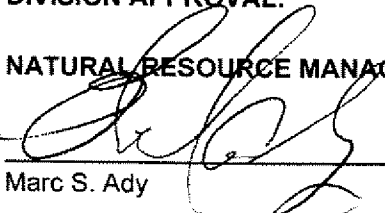
Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

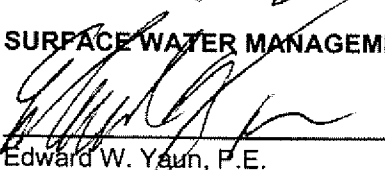
NATURAL RESOURCE MANAGEMENT:



Marc S. Ady

DATE: 7/9/04

SURFACE WATER MANAGEMENT:

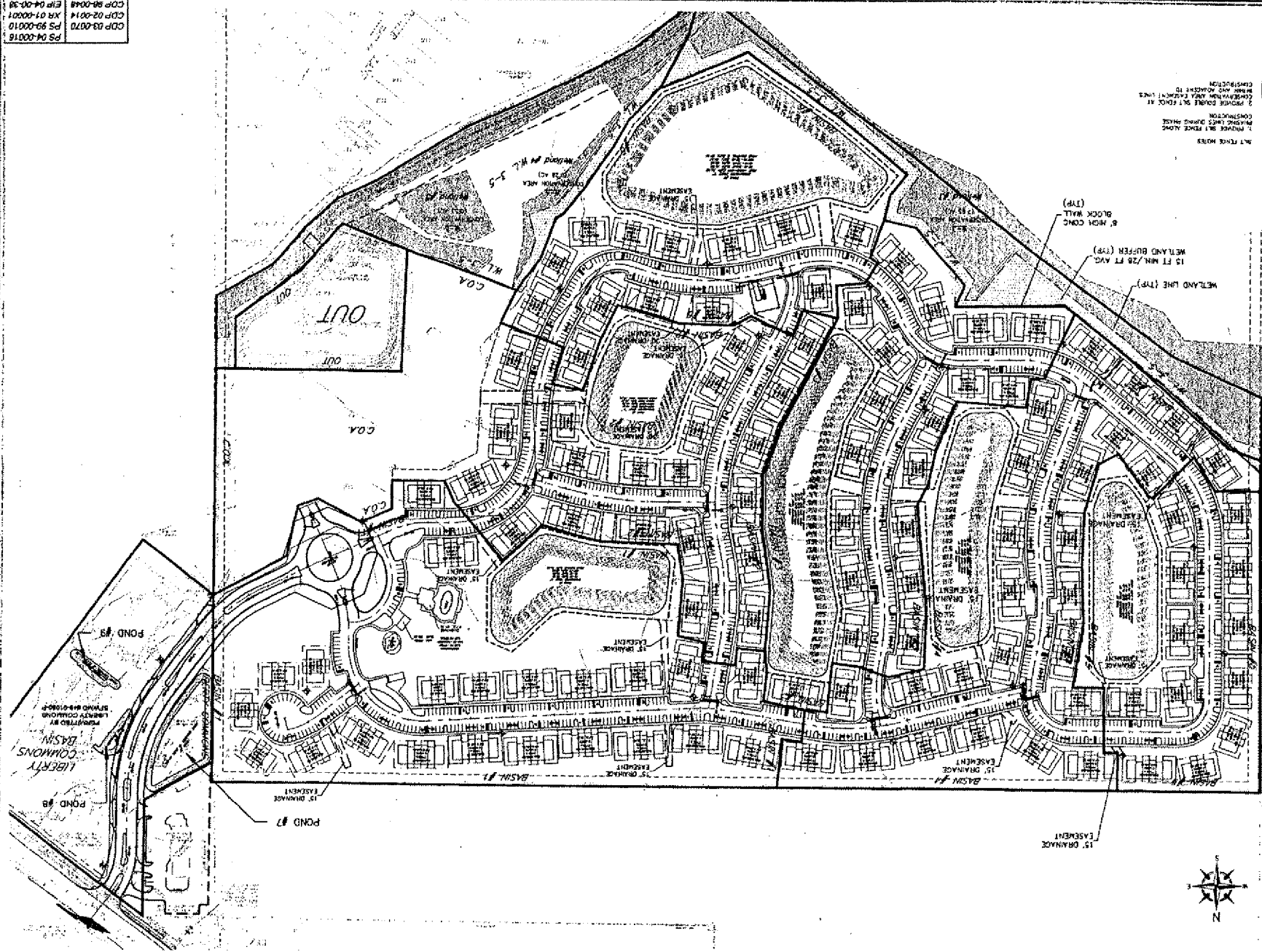


Edward W. Yawn, P.E.

DATE: 7/9/04

EXHIBIT 3

1. PROVIDE 8" MIN. CONC. BLOCK WALL (TYP.)
2. PROVIDE 15' MIN. BUFFER (TYP.)
3. PROVIDE 15' MIN. BUFFER (TYP.)
4. PROVIDE 15' MIN. BUFFER (TYP.)
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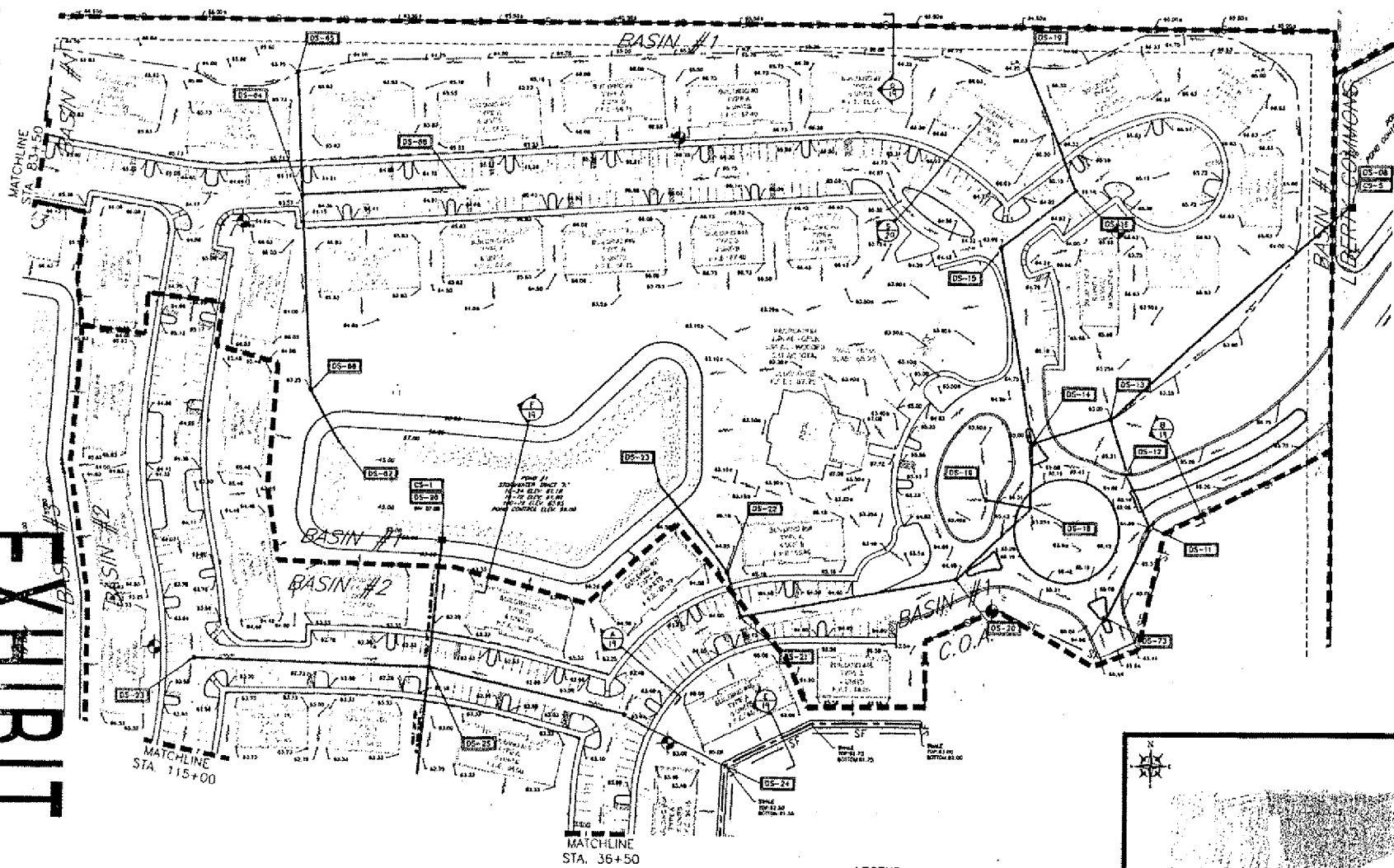
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DATE: 11.1.2011
PROJECT: STONEBROKE NORTH
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CHECKED BY: [Signature]
APPROVED BY: [Signature]
DATE: 11.1.2011
SCALE: 1"=100'
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AMB: [Symbol]
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MASTER
PAYING, GRADING & DRAINAGE PLAN
STONEBROKE NORTH
NEPTUNE POINTE L.L.C.

NO.	REVISIONS
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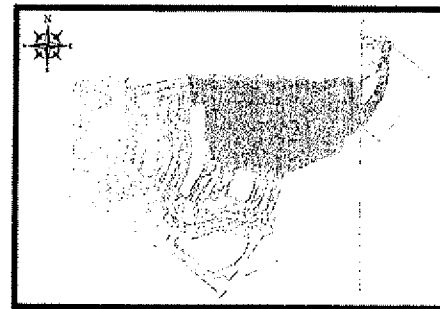
RHPA / An Engineering and Land Planning
Professional Association
P.O. Box 1000, Stonebroke North, NE 68404
Phone: (408) 444-1000
Fax: (408) 444-1001
Email: info@rhpainc.com
Website: www.rhpainc.com

EXHIBIT 4



LEGEND

- PROPOSED STORM DRAIN, CULVERT, INLET, MANHOLE, DITCH BOTTOM INLET
- PROPOSED DRAINAGE STRUCTURE NUMBER
- PROPOSED DRAINAGE SHALE & FLOW DIRECTION
- EXISTING GROUND CONTOUR
- EXISTING STORM DRAIN, CULVERT, INLET, MANHOLE, DITCH BOTTOM INLET



KEY MAP
N.T.S.



PAVING, GRADING & DRAINAGE PLAN

STONEBROOKE NORTH
NEPTUNE POINTE LLC.

RHPA / An Engineering and Land Planning
Professional Association

Certificate of Authorization Number: 00000040
P.O. Box 70320, St. Cloud, FL 34770-0320
Phone: (407) 947-3306 Fax: (407) 947-3306

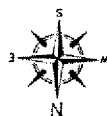
PROJECT NO.	PS 04-00016
CLIENT	STONEBROOKE NORTH
DATE	02-02-14
BY	RAH03112
CHECKED BY	AWB
SCALE	1"=50'
SHEET NO.	BAT

APPROVED BY

BRUCE A. TAYLOR
NO. 32114
MAY 14 2014
SHEET NO. 23

CDP 03-0070 PS 04-00016
CDP 02-0014 PS 96-00010
CDP 98-0048 XA 01-00001
EIP 04-00-38

5

[illegible]

KEY MAP

PAVING, GRADING & DRAINAGE PLAN

STONEBROOKE NORTH
NEPTUNE POINTE LLC.

RHPA / An Engineering and Land Planning Professional Association

Certification of Attendance

Phone: (407) 955-1300 Fax: (407) 957-1019
P.O. Box 201821, St. Cloud, FL 34770-1122
E-mail: info@hawaii.com

PS 04-00016	PS 03-00070	CDP 02-0014	CDP 98-0044
PS 99-00010	XR 07-00001	EP 04-00-38	
SHEET NO. 10			

79

AIR CRAFT

The following information was obtained from the

The following information was obtained from the

W.L.
C.A.

STAKE
OF 10.0
PER POINT IS

PAYING, GRADING & DRAINAGE PLAN

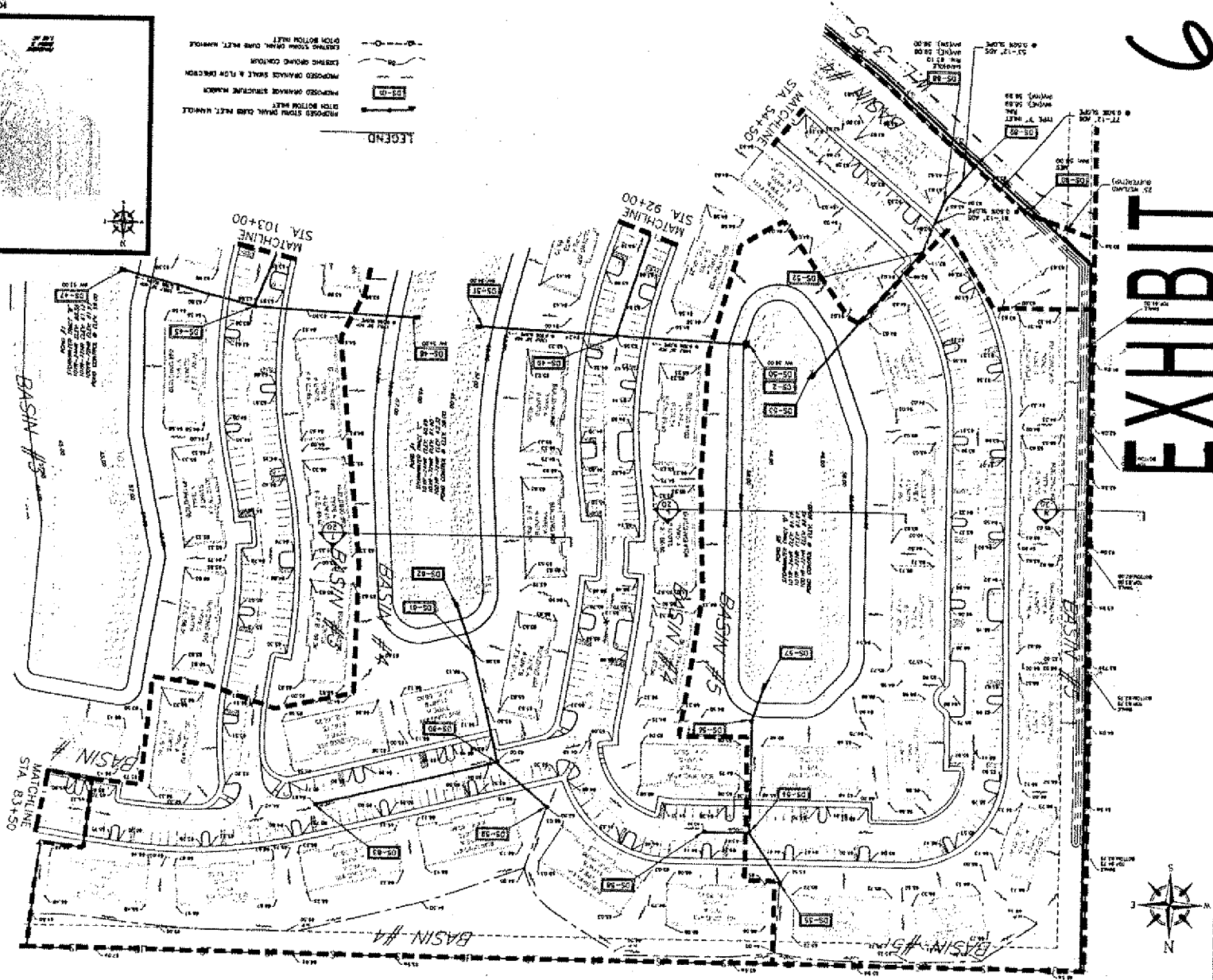
STONE BROOK NORTH
NEPTUNE POINTE L.L.C.

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A technical drawing of a road plan, likely a section from a larger map or blueprint. The drawing shows a road layout with several labeled features:

- COE ROAD**: A horizontal road segment at the top.
- RAMP**: A curved road segment connecting COE ROAD to another road below it.
- DE-50**: A label for a road segment at the bottom, enclosed in a rectangular box.
- TOHLINE**: A label for a boundary or alignment line on the right side.
- Other labels**: Various smaller labels such as "STATIONING", "CROSSING", "ADJACENT", "EXISTING", "NEW", "PROPOSED", "RECONSTRUCTED", "WIDENED", "NARROWED", "CHANGED", "MOVED", "SHIFTED", "ROTATED", "TWO", "ONE", "THREE", "FOUR", "FIVE", "SIX", "SEVEN", "EIGHT", "NINE", "TEN", "ELEVEN", "TWELVE", "THIRTEEN", "FOURTEEN", "FIFTEEN", "SIXTEEN", "SEVENTEEN", "EIGHTEEN", "NINETEEN", "TWENTY", "TWENTY-ONE", "TWENTY-TWO", "TWENTY-THREE", "TWENTY-FOUR", "TWENTY-FIVE", "TWENTY-SIX", "TWENTY-SEVEN", "TWENTY-EIGHT", "TWENTY-NINE", "THIRTY", "THIRTY-ONE", "THIRTY-TWO", "THIRTY-THREE", "THIRTY-FOUR", "THIRTY-FIVE", "THIRTY-SIX", "THIRTY-SEVEN", "THIRTY-EIGHT", "THIRTY-NINE", "FORTY", "FORTY-ONE", "FORTY-TWO", "FORTY-THREE", "FORTY-FOUR", "FORTY-FIVE", "FORTY-SIX", "FORTY-SEVEN", "FORTY-EIGHT", "FORTY-NINE", "FIFTY", "FIFTY-ONE", "FIFTY-TWO", "FIFTY-THREE", "FIFTY-FOUR", "FIFTY-FIVE", "FIFTY-SIX", "FIFTY-SEVEN", "FIFTY-EIGHT", "FIFTY-NINE", "SIXTY", "SIXTY-ONE", "SIXTY-TWO", "SIXTY-THREE", 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EXHIBIT 6



LEGEND

- PROPOSED STONE DRAIN, DRAIN PILE, MANHOLE
- PROPOSED DRAINAGE SWALE & FLOW DIRECTION
- EXISTING GROUND CONTOUR
- EXISTING BOTTOM PILE



PROJECT NO. 04-00-38
SHEET NO. 11
DATE: MAY 1, 2004
BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
SCALE: 1" = 40'

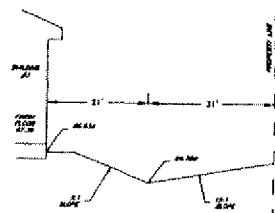
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CDP 02-0014
CDP 03-0070
PS 98-00010
PS 99-00010
PS 04-00010

PAVING, GRADING & DRAINAGE PLAN
STONEBROOKE NORTH
NEPTUNE POINTE LLC.
SECTION: TYPICAL ROAD AND SIDE

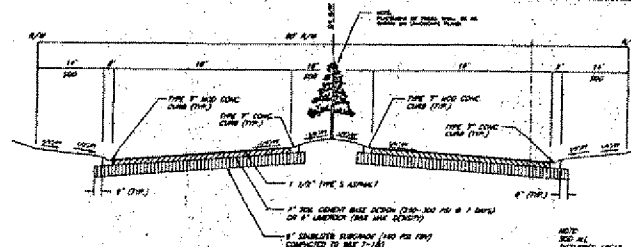
NO.	REVISIONS
1	ISSUED FOR PERMIT
2	REVISED FOR COMMENTS
3	REVISED FOR COMMENTS
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5	REVISED FOR COMMENTS
6	REVISED FOR COMMENTS
7	REVISED FOR COMMENTS
8	REVISED FOR COMMENTS
9	REVISED FOR COMMENTS
10	REVISED FOR COMMENTS

RHPA An Engineering and Land Planning
Firm
Professional Association
P.O. Box 20023, Ft. Collins, CO 80520-0023
Phone: (970) 227-3300 Fax: (970) 227-3301

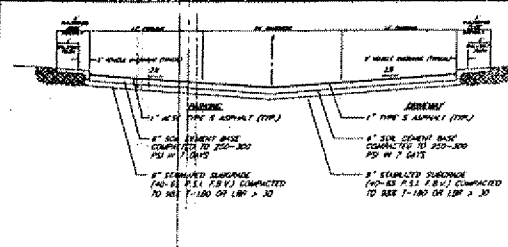
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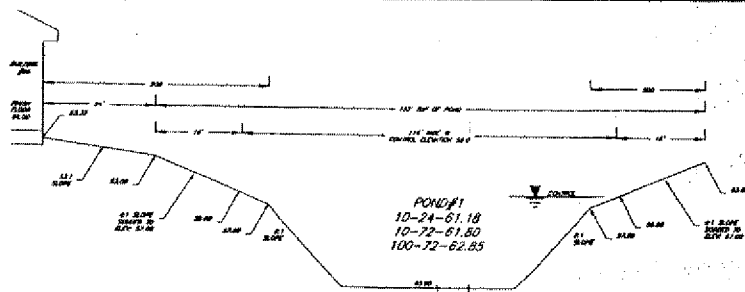
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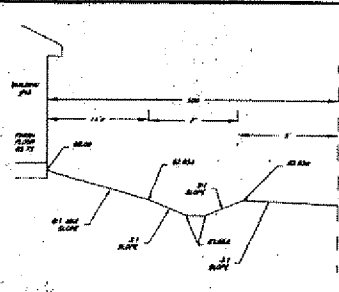
SECTION 'B'
88' R.O.W. ENTRANCE ROAD



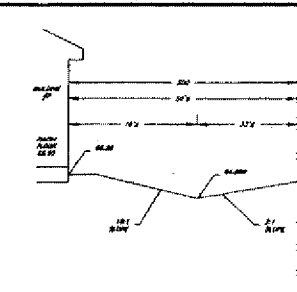
SECTION 'A'
MULTI-FAMILY TYPICAL DRIVEWAY / PARKING SECTION



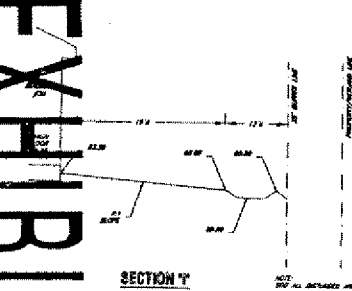
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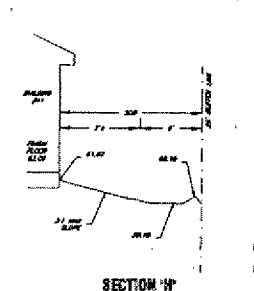
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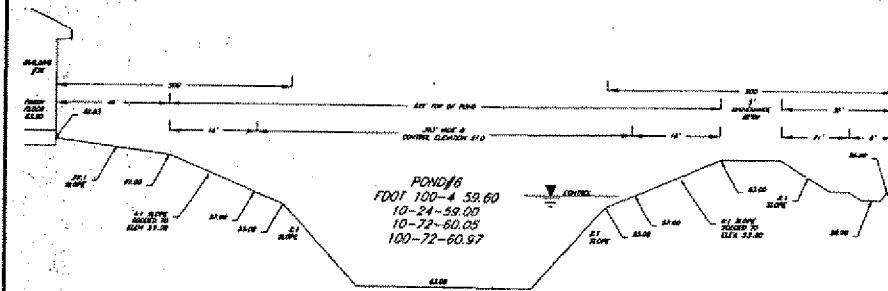
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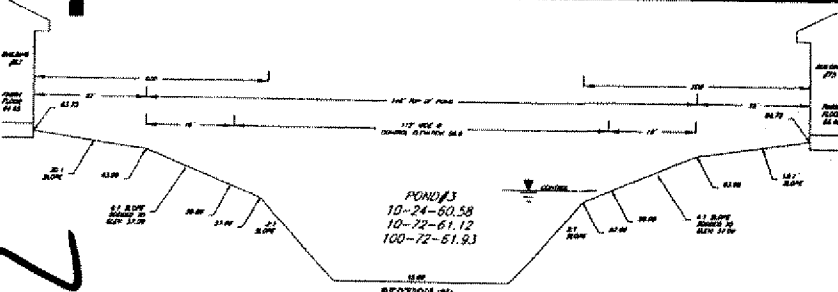
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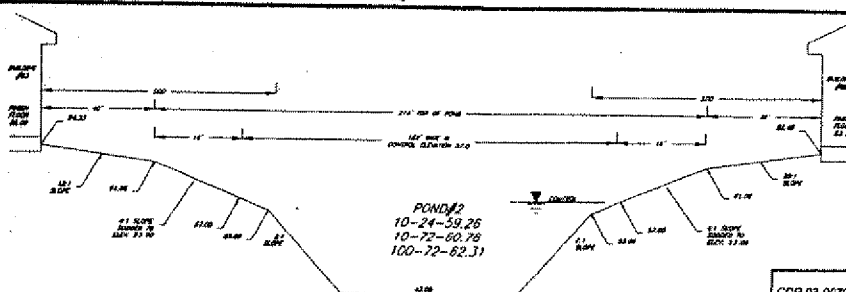
SECTION 'W'



SECTION 'G'



SECTION 'X'



SECTION 'J'

CDP 03-0070 PS 04-00018
CDP 02-0014 PS 99-00010
CDP 98-0048 EIP 01-00001
EIP 04-00-38

BRUCE K. TAYLOR
NO. 52114
SHEET NO. 19

CROSS SECTIONS

STONEBROOKE NORTH
NEPTUNE POINTE L.L.C.

OSCEOLA COUNTY, FLORIDA

RHPA /
An Engineering and Land Planning
Professional Association

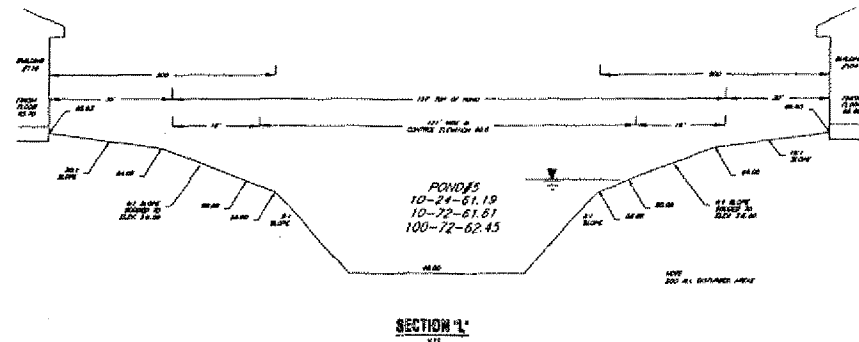
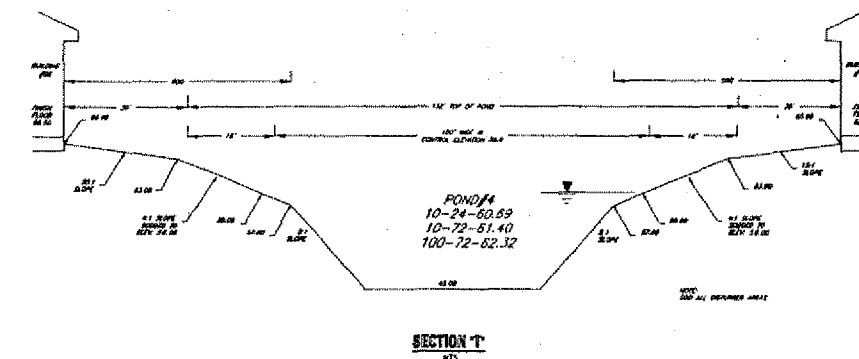
Certificate of Authorization Number: 00005745

P.O. Box 70000, St. Cloud, FL 34770-0000

Phone: (407) 857-3000 Fax: (407) 857-0000

[illegible]

2. NOT BE SUPERVISED BY A CERTIFIED PERSON
3. ALL RESIDUALS ARE FORWARDED UPON REQUEST
4. POST OFFICE ADDRESS MUST BE USED TO WORK IN THE POW OR LANE CLOSURES
5. ALL DISTURBED AREAS TO BE SIGNED



RHPA / An Engineering and Land Planning Professional Association

REVISIONS			
NO.	DATE	BY	REVISION
1	10-10-78	10-10-78	10-10-78
2	10-10-78	10-10-78	10-10-78
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82	10-10-78	10-10-78	10-10-78
83	10-10-78	10-10-78	10-10-78
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85	10-10-78	10-10-78	10-10-78
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97	10-10-78	10-10-78	10-10-78
98	10-10-78	10-10-78	10-10-78
99	10-10-78	10-10-78	10-10-78
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CROSS SECTIONS


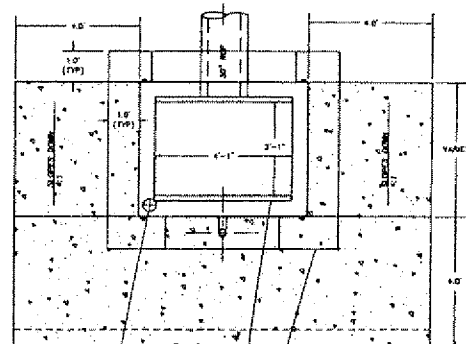
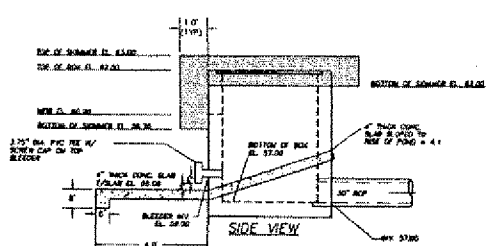
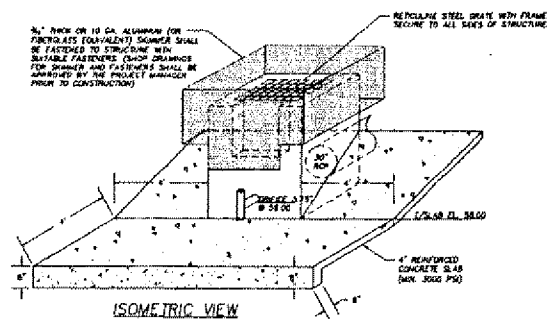
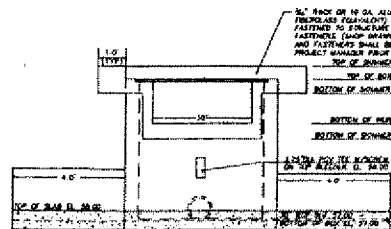
PRODUCED BY THE UNITED STATES GOVERNMENT	FORM NO. 100-1
75 02112 JSEC DMC	AW
REC-003	AW
RUC03112	AW
100-003	AW
N.T.S.	BA
100-003	BA
0	N.T.S.
APPROVED BY  BRUCE A. TARD NO. 02112 MAY 1 8 1954	
SHEET NO	20
OF 23	

EXHIBIT
9



ISOMETRIC VIEW
SIDE VIEW
PLAN VIEW

DS-26 ~ CONTROL STRUCTURE #1
MODIFIED TYPE "D" INLET
(FDOT INDEX # 232)
(POND #1)



FRONT VIEW

PERMANENT BRASS DISC BENCHMARK
CONTRACTOR SHALL PERMANENTLY SET A OREGON COUNTY BRASS DISC IN THE TOP OF CONTROL STRUCTURE CDP WITH NON-SURVEY GROUT. CONTRACTOR TO PICK UP BRASS DISC # THE OREGON COUNTY ENGINEER'S OFFICE. ELEVATION FOR EACH BENCH MARK TO BE CERTIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR ON AN APPROVED CERTIFICATE FORM AND FURNISHED TO THE OREGON COUNTY ENGINEERING DEPARTMENT.

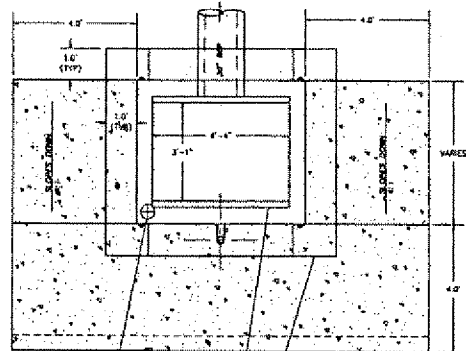
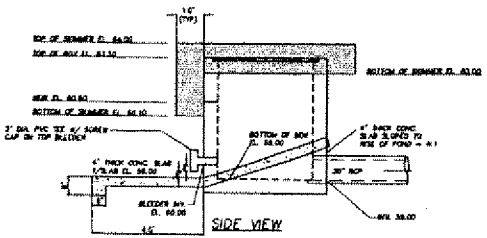
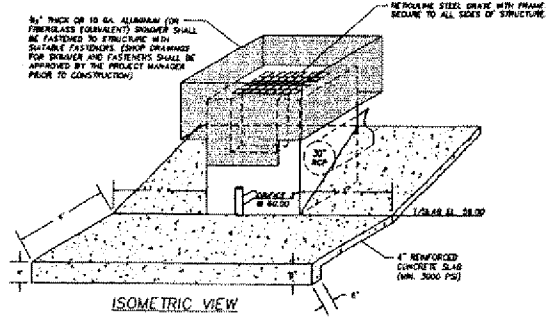
CONTROL STRUCTURE BENCHMARK DETAIL

ITEM	ELEVATION	WIDTH	HEIGHT/LENGTH
GRATE	82.80	4'-5"	3'-1/8"
TOP STR.	82.50	4'-1"	3'-1"
RCP INVERT	57.00	30"	30"
WEIR	80.30	30"	77.8"
ORIFICE	58.00	3'-2"	3'-2"

BEHIND STORM EVENT MAX STAGE TABLE

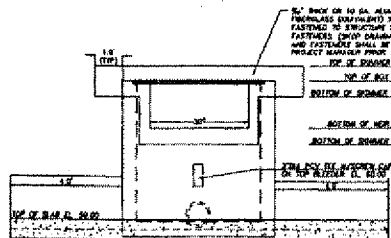
NOTES
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO BE REVIEWED BY ENGINEER FOR ALL DRAINAGE STRUCTURES BEFORE FABRICATION.
2. STRUCTURE TO INCLUDE GRATES AND CHANG.
3. A BENCH MARK IS TO BE SET ON TOP OF DRAINAGE STRUCTURE.
4. DRAWING TO BE MOUNTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. FIBERGLASS SUMMER TO BE GRAY IN COLOR.

SPREAD STORM EVENT	MAX STAGE POND #1
10-15/04/74 HOUR	81.18'
10-15/04/74 HOUR	81.80'
10-15/04/74 HOUR	82.42'



ISOMETRIC VIEW
SIDE VIEW
PLAN VIEW

DS-50 ~ CONTROL STRUCTURE #2
MODIFIED TYPE "D" INLET
(FDOT INDEX # 232)
(POND #5)



FRONT VIEW

PERMANENT BRASS DISC BENCHMARK
CONTRACTOR SHALL PERMANENTLY SET A OREGON COUNTY BRASS DISC IN THE TOP OF CONTROL STRUCTURE CDP WITH NON-SURVEY GROUT. CONTRACTOR TO PICK UP BRASS DISC # THE OREGON COUNTY ENGINEER'S OFFICE. ELEVATION FOR EACH BENCH MARK TO BE CERTIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR ON AN APPROVED CERTIFICATE FORM AND FURNISHED TO THE OREGON COUNTY ENGINEERING DEPARTMENT.

CONTROL STRUCTURE BENCHMARK DETAIL

ITEM	ELEVATION	WIDTH	HEIGHT/LENGTH
GRATE	82.80	4'-5"	3'-1/8"
TOP STR.	82.50	4'-1"	3'-1"
RCP INVERT	58.00	30"	30"
WEIR	80.40	30"	34.8"
ORIFICE	60.00	3'	3'

BEHIND STORM EVENT MAX STAGE TABLE

SPREAD STORM EVENT	MAX STAGE POND #5
10-15/04/74 HOUR	58.26'
10-15/04/74 HOUR	60.76'
10-15/04/74 HOUR	82.31'

NOTES
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO BE REVIEWED BY ENGINEER FOR ALL DRAINAGE STRUCTURES BEFORE FABRICATION.
2. STRUCTURE TO INCLUDE GRATES AND CHANG.
3. A BENCH MARK IS TO BE SET ON TOP OF DRAINAGE STRUCTURE.
4. DRAWING TO BE MOUNTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. FIBERGLASS SUMMER TO BE GRAY IN COLOR.

CDP 03-0070 PS 96-00010
CDP 02-0014 XR 01-00001
CDP 88-0048 EIP 04-00-38

RHPA / In Engineering and Land Planning
Professional Association
Certificate of Authorization Number 0000746
P.O. Box 20183, St. Cloud, FL 34702-0183
Phone (407) 937-3008, fax (407) 937-1008

CONTROL STRUCTURES
STONEBROOKE NORTH
NEPTUNE POINTE L.L.C.

PROJECT NO. 03-0070
SHEET NO. 21 OF 23

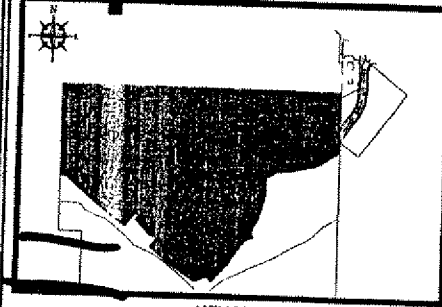
DATE: 10/15/04
DRAWN BY: J. S. BAT
CHECKED BY: J. S. BAT
APPROVED BY: J. S. BAT

DATE: 10/15/04
DRAWN BY: J. S. BAT
CHECKED BY: J. S. BAT
APPROVED BY: J. S. BAT

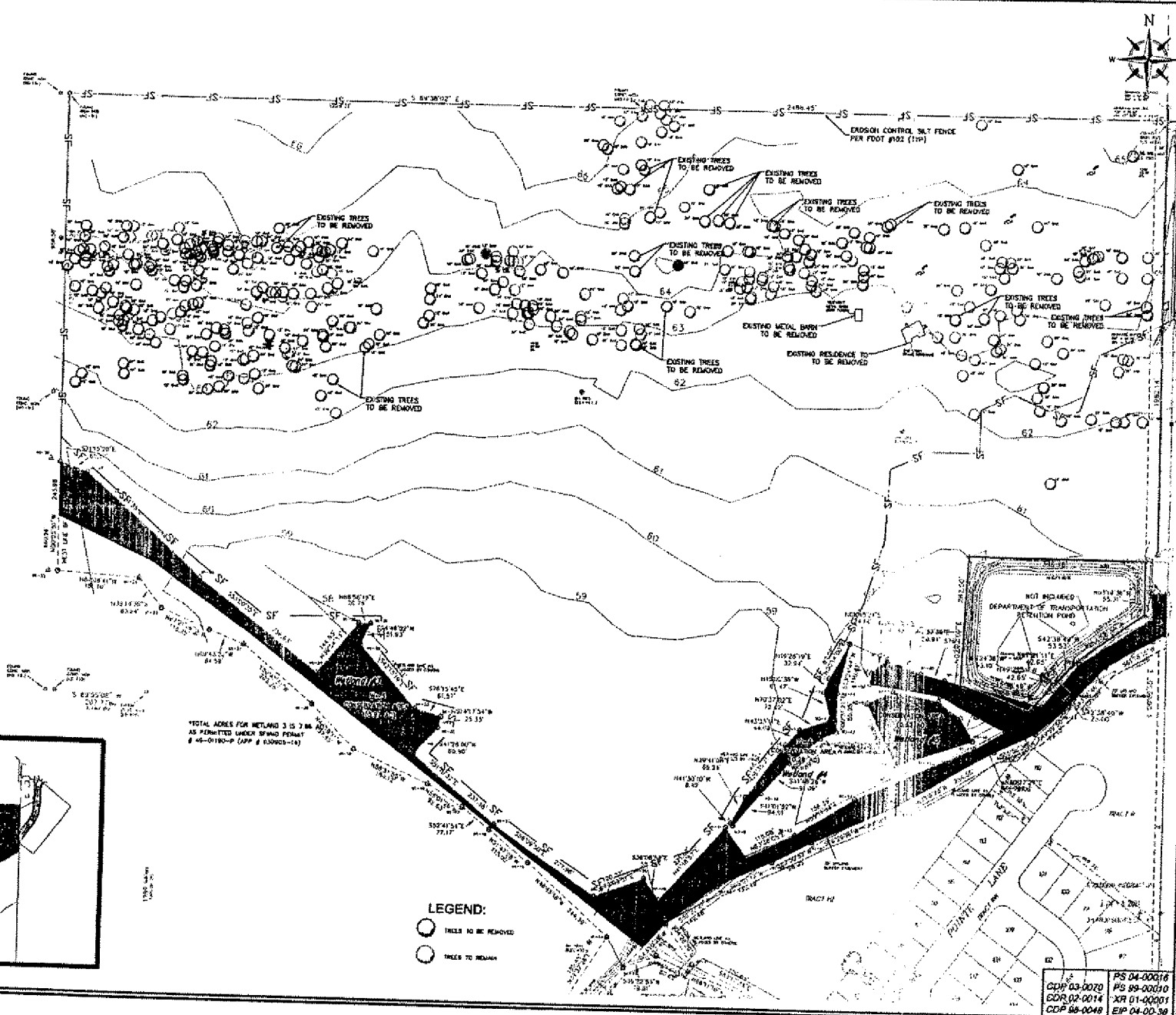
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R E V I S I O N			
NO.	DATE	DESCRIPTION OF REVISION	BY

EXHIBIT



KEY MAP



LEGEND:

- TREES TO BE REMOVED
- TREES TO REMAIN

CONTRIBUTION SHEET 6

DEMOLITION PLAN - 1

STONEBERGONE NORTH

NEPTUNE POINTS S.L.A.

OSCEOLA COUNTY, FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

RHPA / An Engineering and Land Planning Professional Association

Charter of Accreditation Number: 000479-00
P.O. Box 707533, St. Cloud, FL 34770-1033
Phone (407) 907-3008 / Fax (407) 907-5219

PROJECT NO.	AWB
DATE	AWB
SCALE	BAT
PROJECT NO.	

PS 04-00016	PS 99-00010
CDR 03-00070	PS 99-00010
CDR 02-00014	XR 01-00001
CDR 98-00048	EP 04-00-38

APPROVED BY

BRUCE A. TAYLOR
NO. 82118
DATE JUN 1 1999

SHEET NO. 5 OF 25

civil engineers
development specialists
environmental engineers
land planners
landscape architects
site designers &
transportation engineers

Order number

ron howse, p.e.
post office box 701323
city of saint cloud
florida 34770-1323
telephone: (407) 957-3308
facsimile: (407) 957-1018
e-mail: rhp@mpinet.net

crystallinity

Stoneybrooke
North

Neptune Points, LLC

clearing:

Wetland ID
Map

Introduction

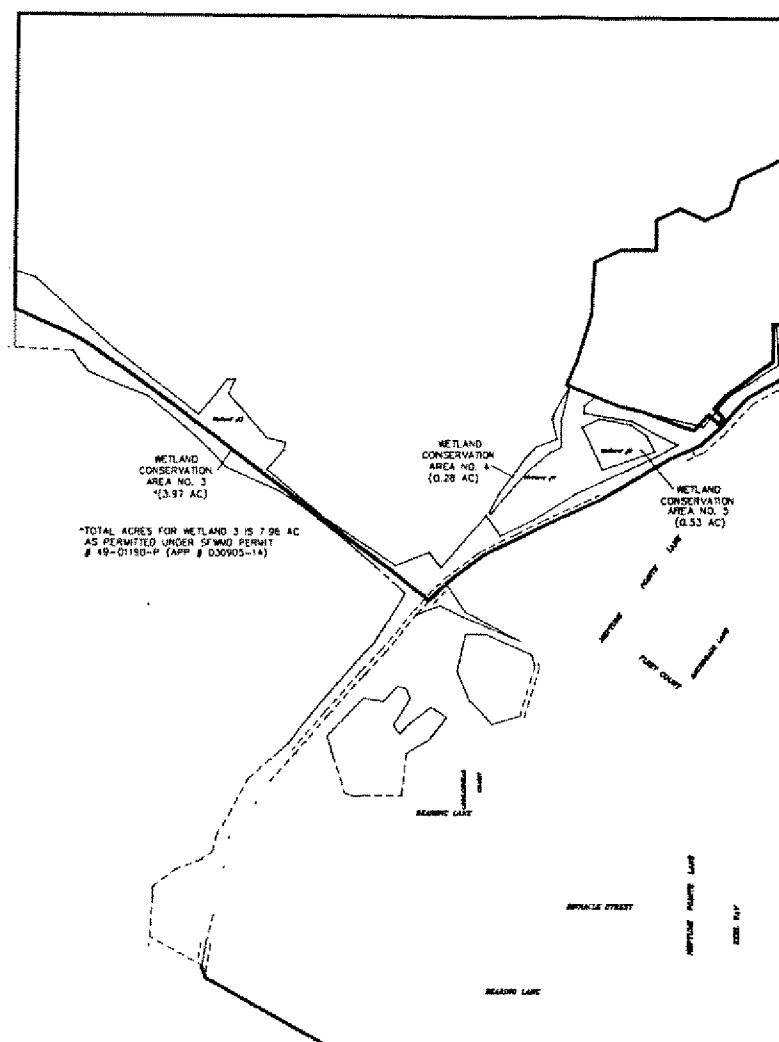
Swo 25, T. 26S, R. 29E
Okechobee County, Florida



SCALE: 1"=400'
Date: February, 2004

BYE-BYE NUMBER.

8 of 11

[illegible]

U.S. 19.

ADDITIONAL INFORMATION

JUN 18 2004

DEPARTMENT OF HEALTH AND HUMAN SERVICES

South Florida Water Management District
Existing / Proposed Environmental Features Information

erp_existing_site_details.rdf

Run Report on : 23-JUN-04 09:32 AM

Page 1 of 1

Application Number: 040225-12

CSTR NEW STONEYBROOKE NORTH

ONSITE

Pre - Development					Post - Development					
WETL										
Site Id	Acreage	Quality	Qualify Metaleuca	Habitat	Impact Type	Impact Acreage	Undisturbed Acreage	Preserved Acreage	Enhanced Acreage	Restored Acreage
W4	.28	FAIR	N	Freshwater Marshes	Direct		.28			
W5	.53	FAIR	N	Freshwater Marshes	Direct		.53			
Total:		.81					.81			

EXHIBIT 14

STAFF REPORT DISTRIBUTION LIST

STONEBROOKE NORTH

Application No: 040225-12

Permit No: 49-01190-P

INTERNAL DISTRIBUTION

- X JENNIFER STOUT - 6850
- X Mark S. Daron, P.E. - 6850
- X Edward W. Yaun, P.E. - 6850
- X Marc S. Ady - 6850
- X A. Lee - 6850
- X ERC Engineering - 6850
- X ERC Environmental - 6850
- X M. Soto-4240
- X Permit File

EXTERNAL DISTRIBUTION

- X Permittee - Neptune Pointe Llc
- X Engr Consultant - Rhpa Inc

GOVERNMENT AGENCIES

- X Div of Recreation and Park - District 6 - FDEP
- X Florida Fish & Wildlife Conservation Commission -
Bureau of Protected Species Mgmt
- X Osceola County Engineer
- X US Army Corps of Engineers - Merritt Island Reg Office
- CESAJ-RD-AM

OTHER INTERESTED PARTIES

- X Sierra Club - Central Florida Group P.O. Box 941692
- X Water Management Institute - Michael N. Vanatta