

PROJECT: VARREA

ENGINEER: STANTEC
2205 NORTH 20TH STREET
TAMPA, FL 33605

SURVEYOR: STANTEC, INC
2205 NORTH 20TH STREET
TAMPA, FL 33605

TOPOGRAPHIC CONTOURS ARE BASED ON LIDAR TOPOGRAPHY FLOWN ON FEBRUARY 9, 2014 BY SOUTHERN RESOURCE MAPPING AND GROUND – TRUSTED BY STANTEC. ALL ELEVATIONS INDICATED ON THE PLANS ARE IN NAVD 88.

DEVELOPER/OWNER: WALTON ACQUISITIONS FL, LLC
8350 CHAMPIONS GATE BLVD. SUITE 318
CHAMPIONSGATE, FL 33896

PROJECT AREA 548.81± ACRES

ZONING: CU (PLANNED DEVELOPMENT, MIXED USE)

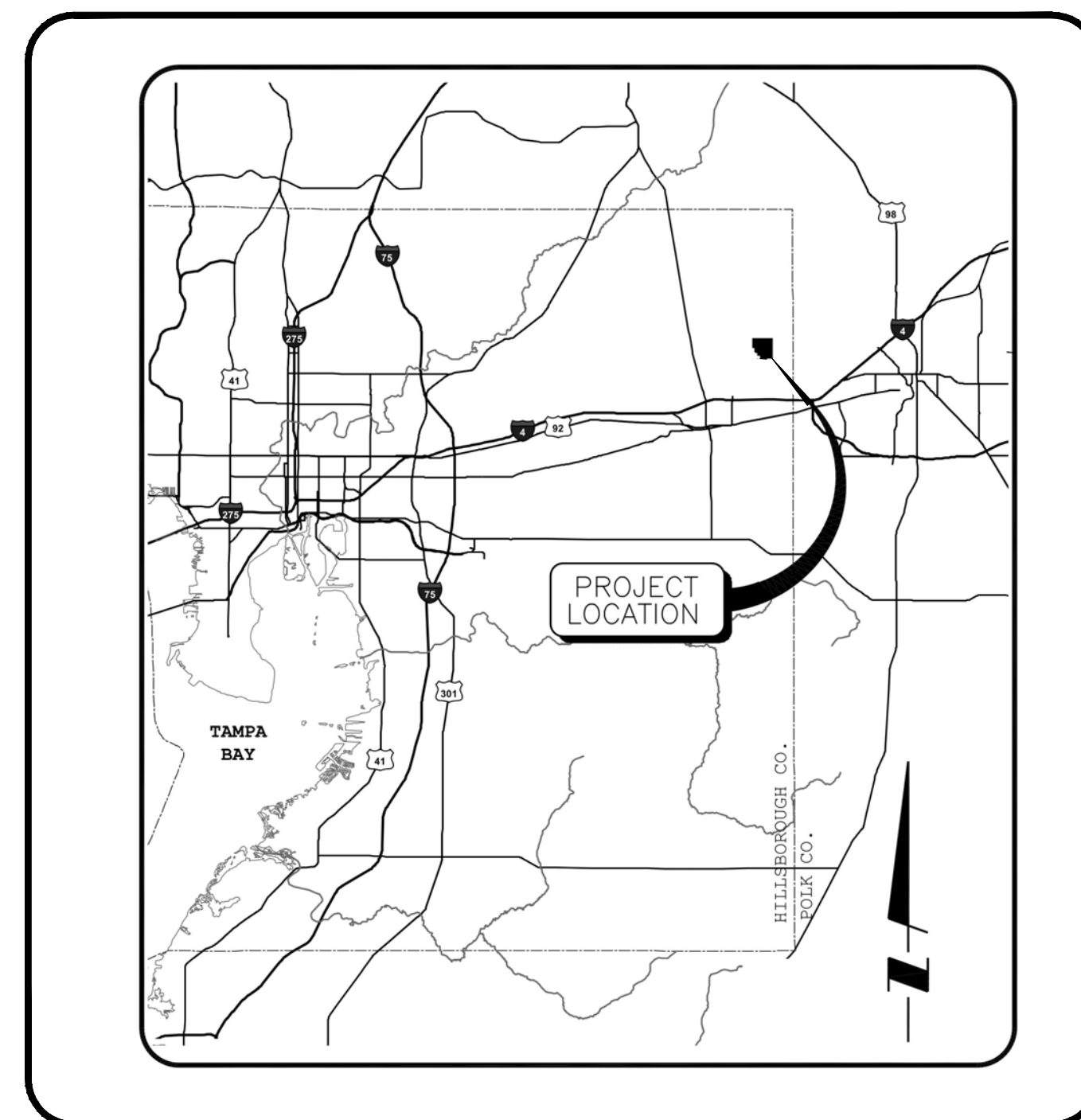
EXISTING LAND USE: PASTURE – AGRICULTURE – VACANT

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL/MULTI-FAMILY/COMMERCIAL/CIVIC

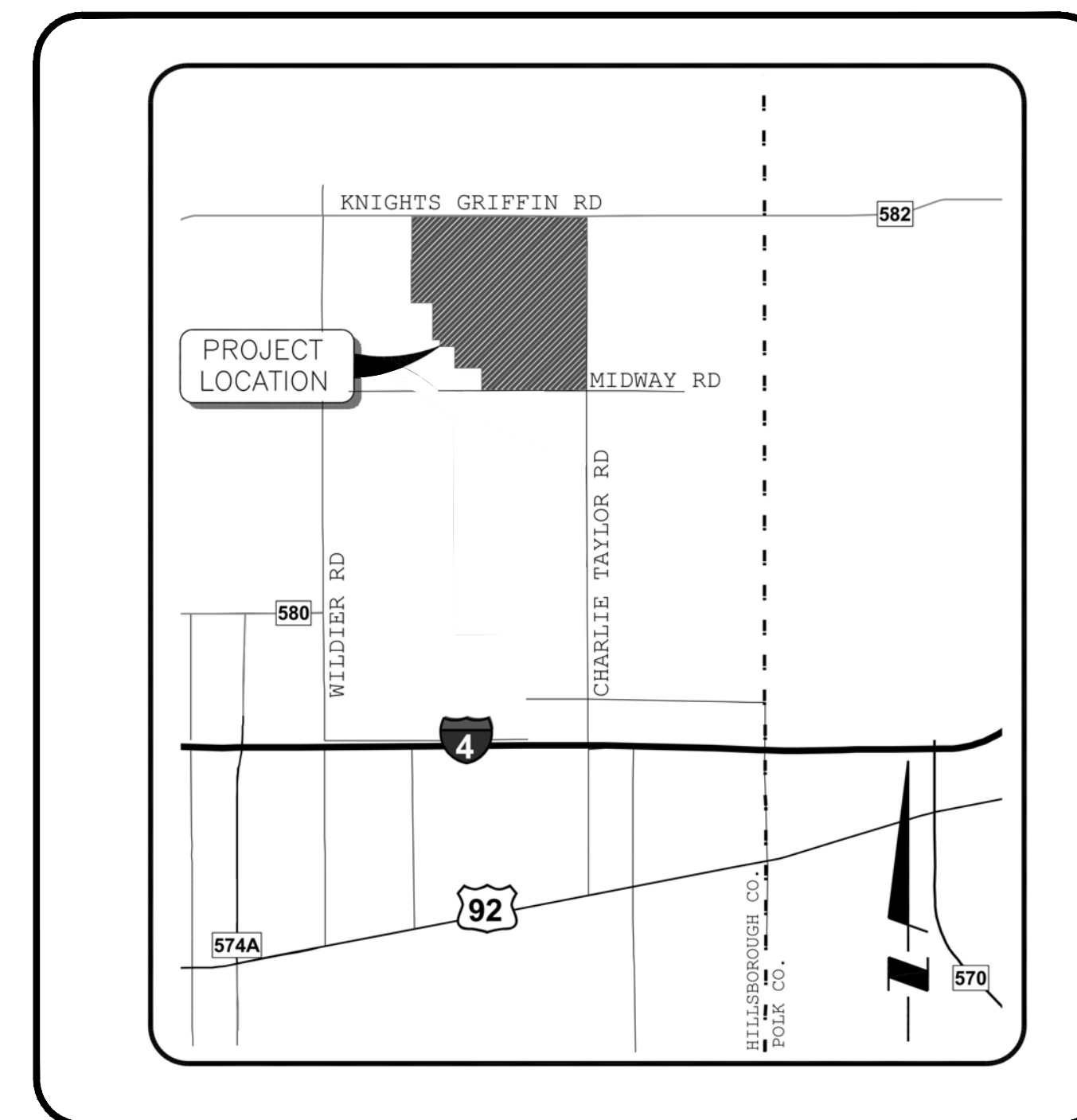
FLOOD ZONE: THIS SITE LIES WITHIN FLOOD ZONE "X", "AE" & "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY DFIRM PANEL 0280H & 0290H MAP NO. 12057C0280H & 12057C0290H RESPECTIVELY. THE EFFECTIVE DATE OF THE DFIRM 100-YEAR FLOODPLAIN DELINEATION IS AUGUST 28, 2008.

- ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY EITHER A CDD OR HOMEOWNER'S ASSOCIATION.
- EXISTING WELLS NOT UTILIZED FOR IRRIGATION ARE TO BE ABANDONED AND SHALL BE PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER PRIOR TO DEVELOPMENT OR EXCAVATION OF THE PROSPECTIVE PHASE IN WHICH THE EXISTING WELL IS LOCATED.

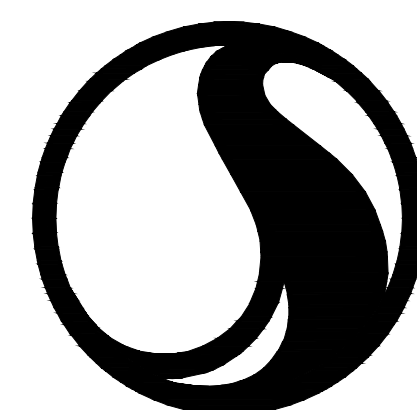
WALTON ACQUISITIONS FL, LLC.



LOCATION MAP



SITE MAP

[illegible]

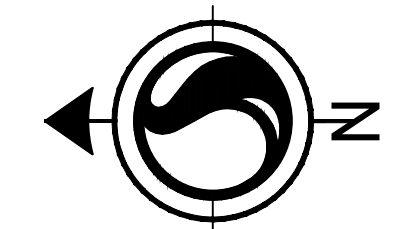
Stantec

2205 North 20th Street Tampa, FL 33605
Phone 813-223-9500 • Fax 813-223-0009
Certificate of Authorization #27013 • www.stantec.com



DATE
OCTOBER 2015

PROJECT NUMBER
215611938



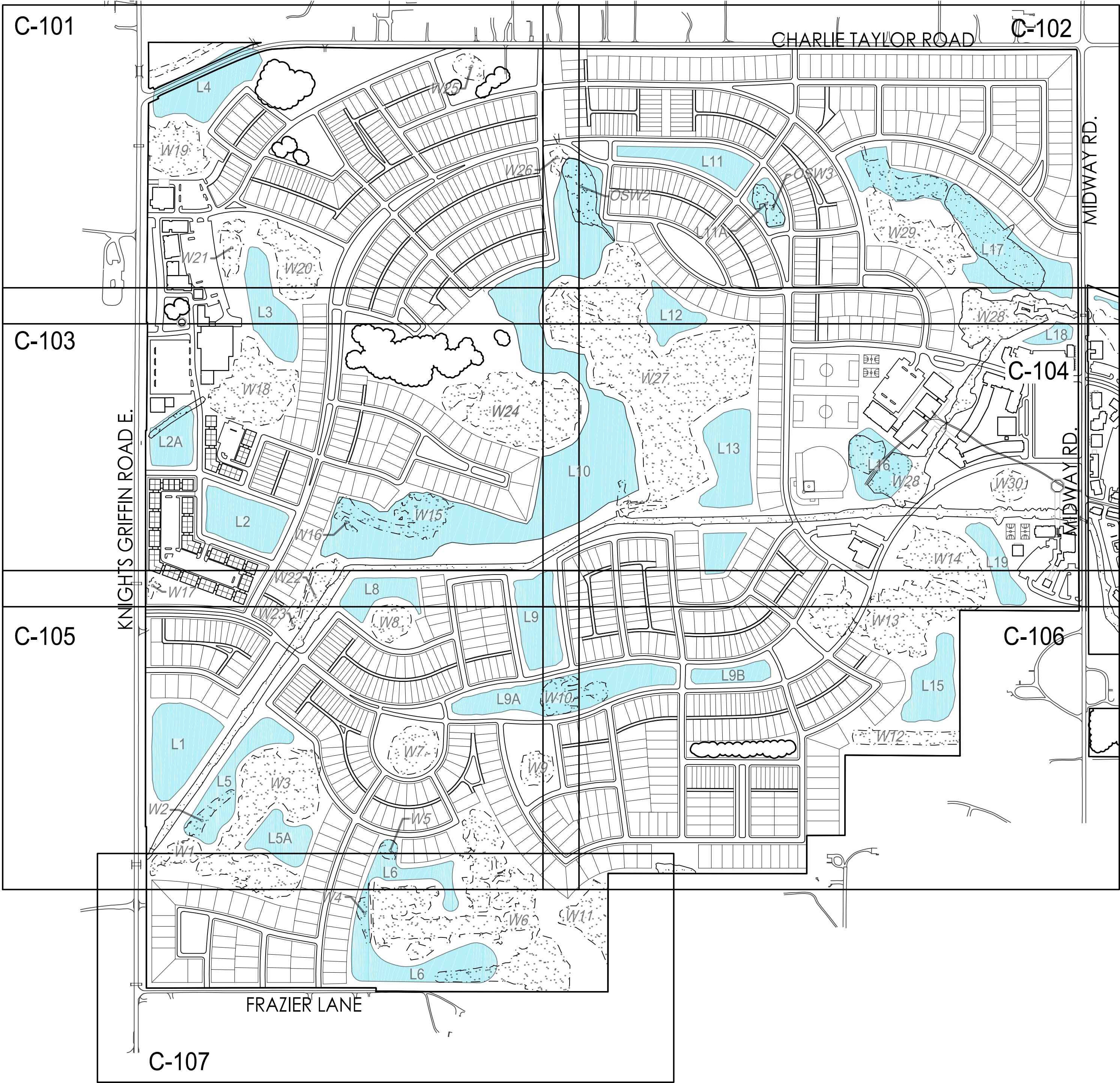
LEGEND

- PROPOSED LAKE
- EXISTING WETLAND/O.S.W.

L31 PROPOSED LAKE NUMBER

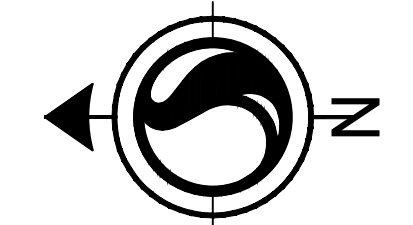
W48 EXISTING WETLAND NUMBER

C-103 DRAWING NUMBER REFERENCES



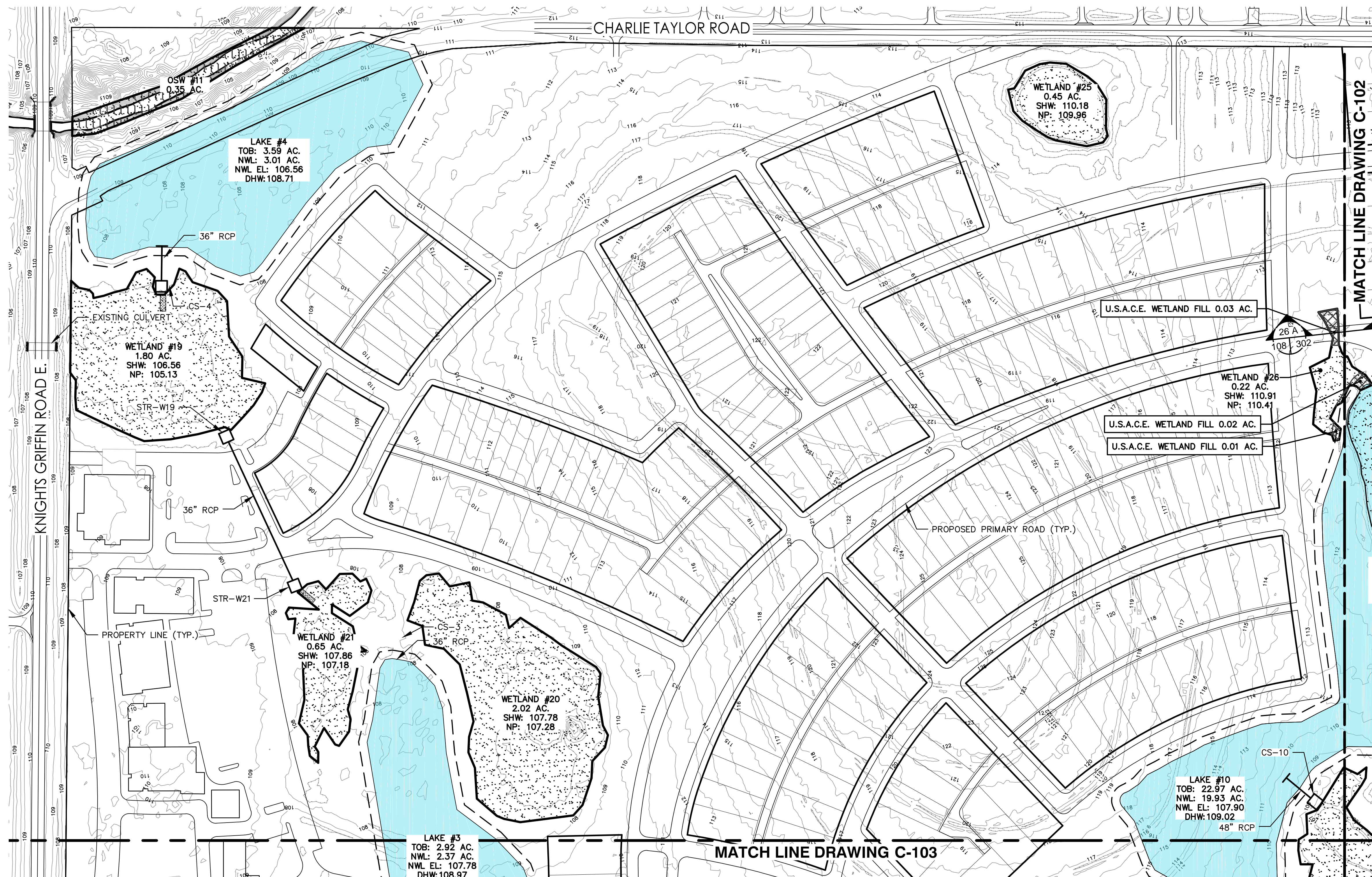
V:\15611938\Drawings\004_Locals\Sheet_115611938-002G-002KP.dwg
2015.02.04 12:17 PM BY: A:\15611938\

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LEGEND

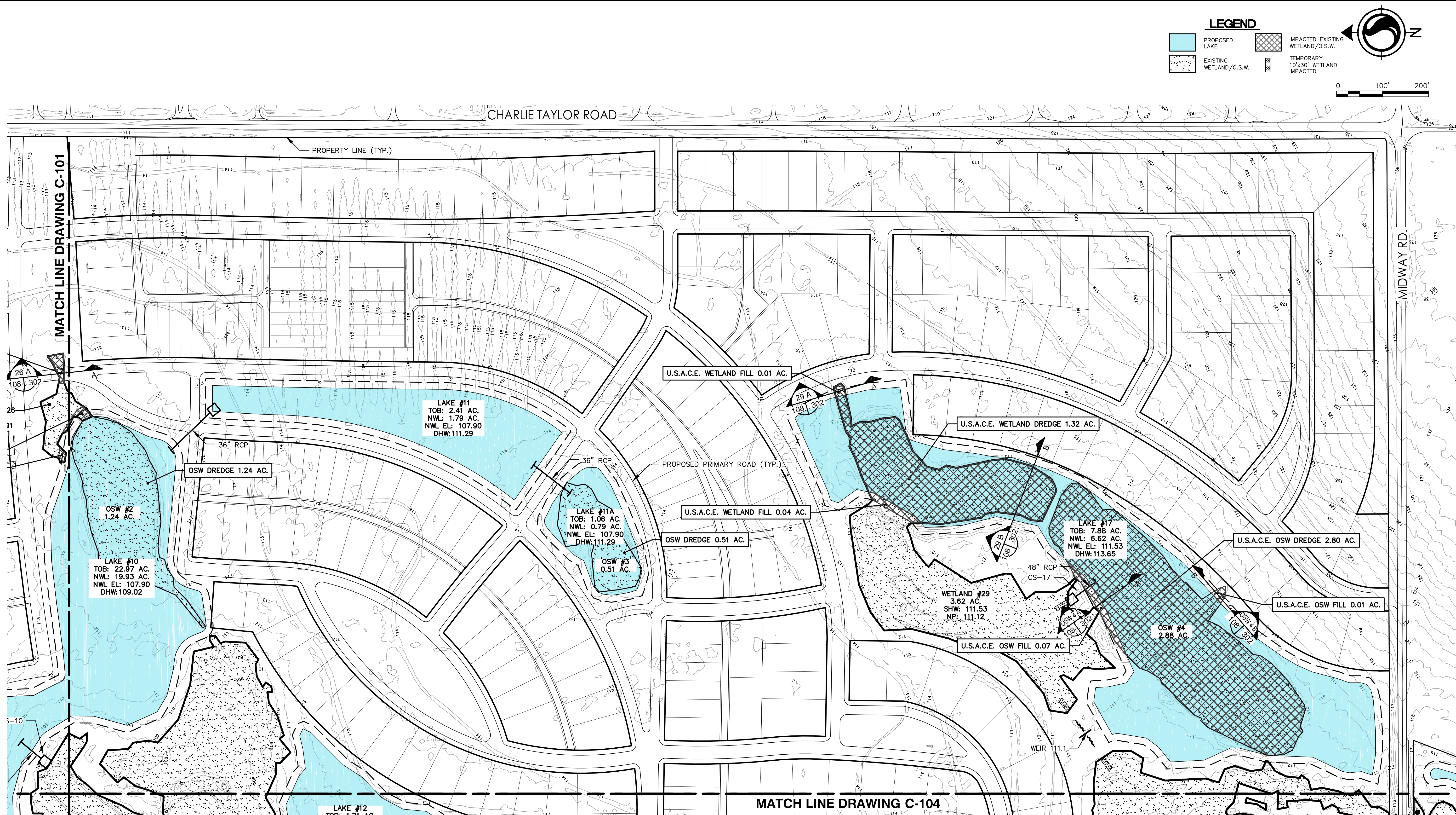
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- EXISTING WETLAND/O.S.W.
- IMPACTED EXISTING WETLAND/O.S.W.
- TEMPORARY 10'x30' WETLAND IMPACTED



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Title: U.S.A.C.E. - INDIVIDUAL SITE PLANS A.C.E. (1 OF 7)

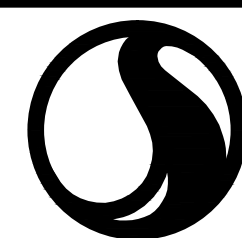
Revision	By	Appd.	YY.MM.DD	Issued	By	Appd.	YY.MM.DD

Permit-Seal	Consultants	<div><div></div><div><div>Stantec</div><div>Stantec Consulting Services Inc. 2205 North 20th Street Tampa, Florida 33605 www.stantec.com FL Lic. # LC-C000170</div><div><div>Tel. 813.223.9500</div><div>Fax. 813.223.0009</div></div></div><div><div>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.</div><div>The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</div></div></div>	<div>Client/Project</div> <div>Walton Acquisitions, FL LLC</div> <div>Varrea</div> <div>Plant City, FL</div> <div>File Name: 215611938-002C-101SP.dwg</div> <div>####</div> <div>####</div> <div>####</div> <div>2015/09/04</div> <div>YY.MM.DD</div> <div>Dwn.</div> <div>Chkd.</div> <div>Dsgn.</div>	<div>Title</div> <div>U.S.A.C.E. - INDIVIDUAL SITE PLANS A.C.E. (1 OF 7)</div> <div>Project No. 215611938</div> <div>Scale AS NOTED</div> <div>Drawing No. C-101</div> <div>Sheet 4 of 12</div> <div>Revision 0</div>
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Walton Acquisitions, FL LLC

Varrea

Plant City, FL

File Name: 215611938-002C-101SP.dwg

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Title

U.S.A.C.E. - INDIVIDUAL
SITE PLANS
A.C.E. (2 OF 7)

Project No.
215611938

Scale
AS NOTED

Drawing No.

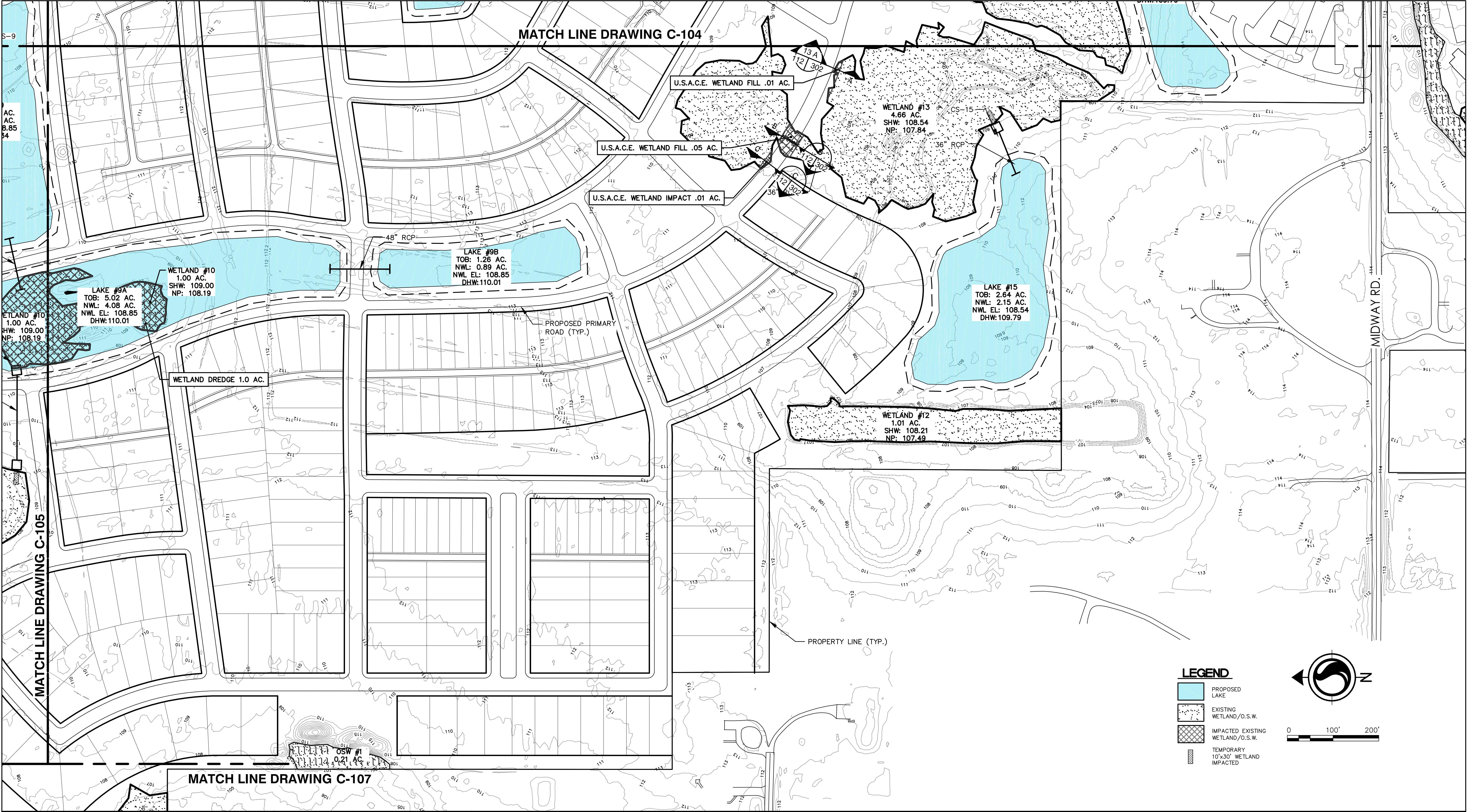
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Revision

C-102

5 of 12

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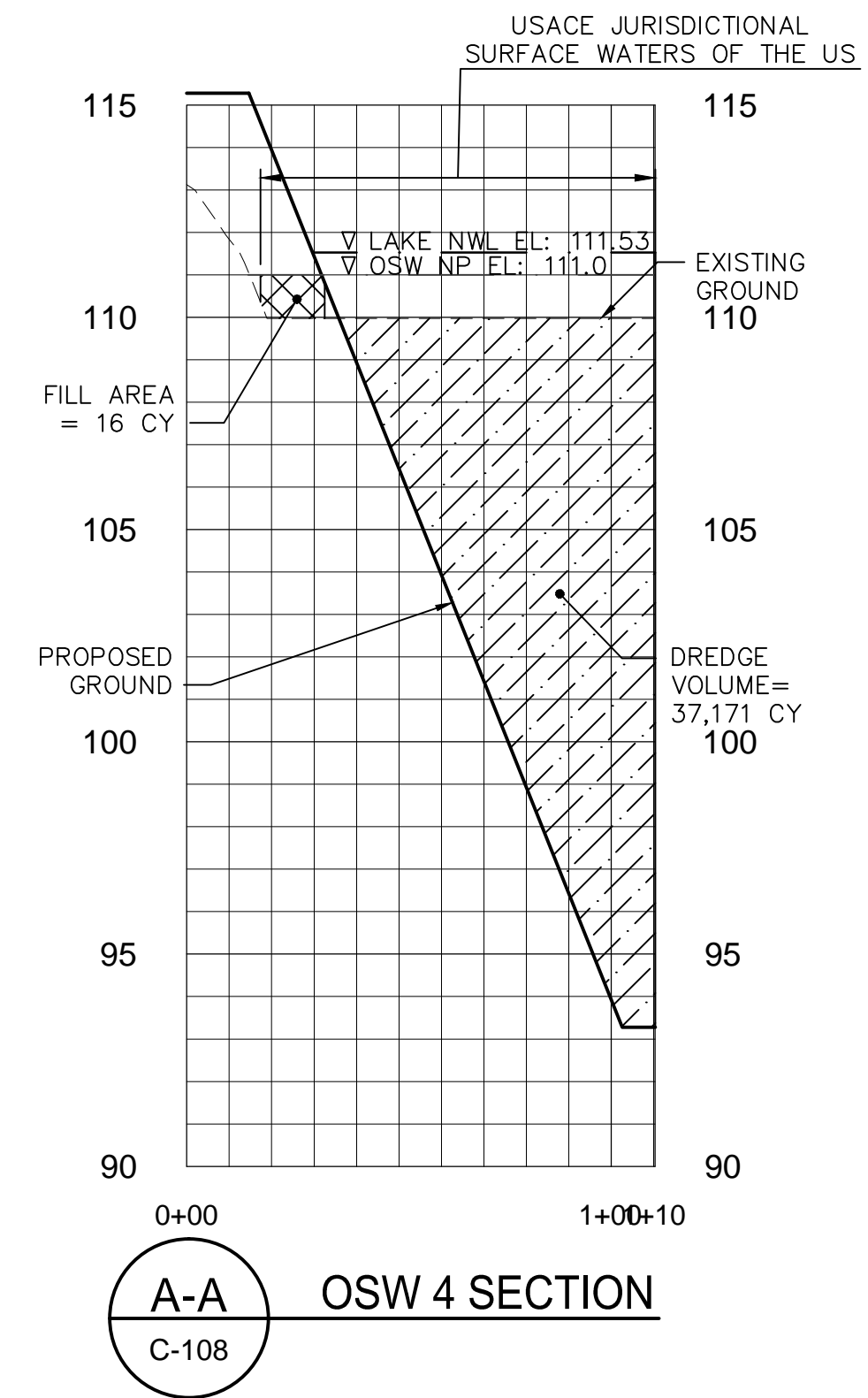
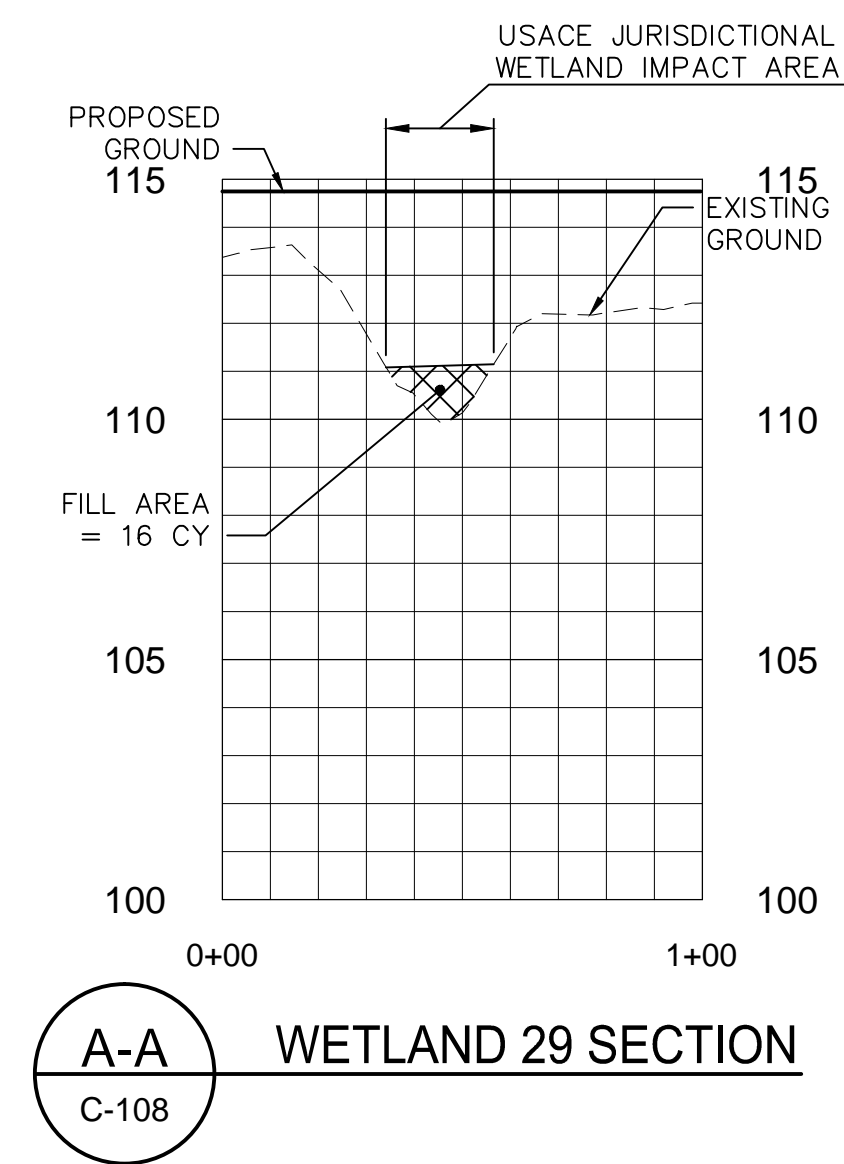
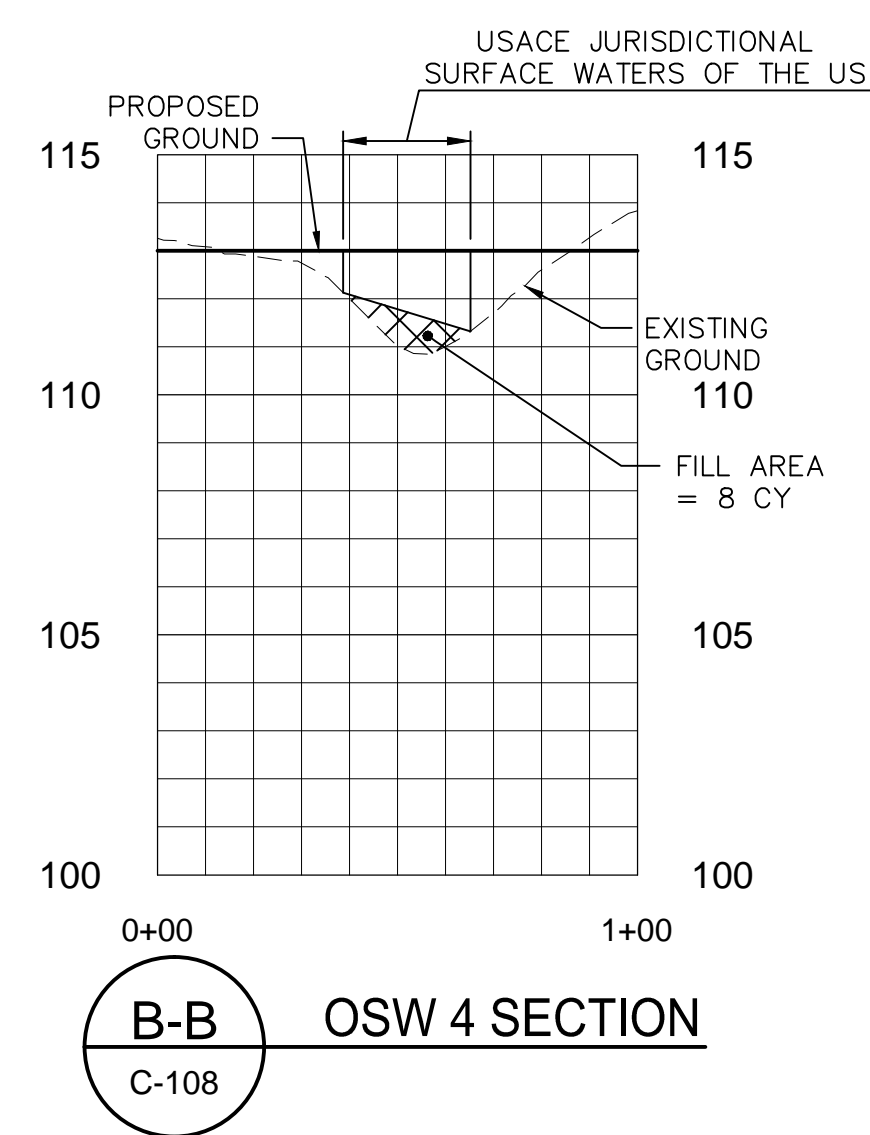
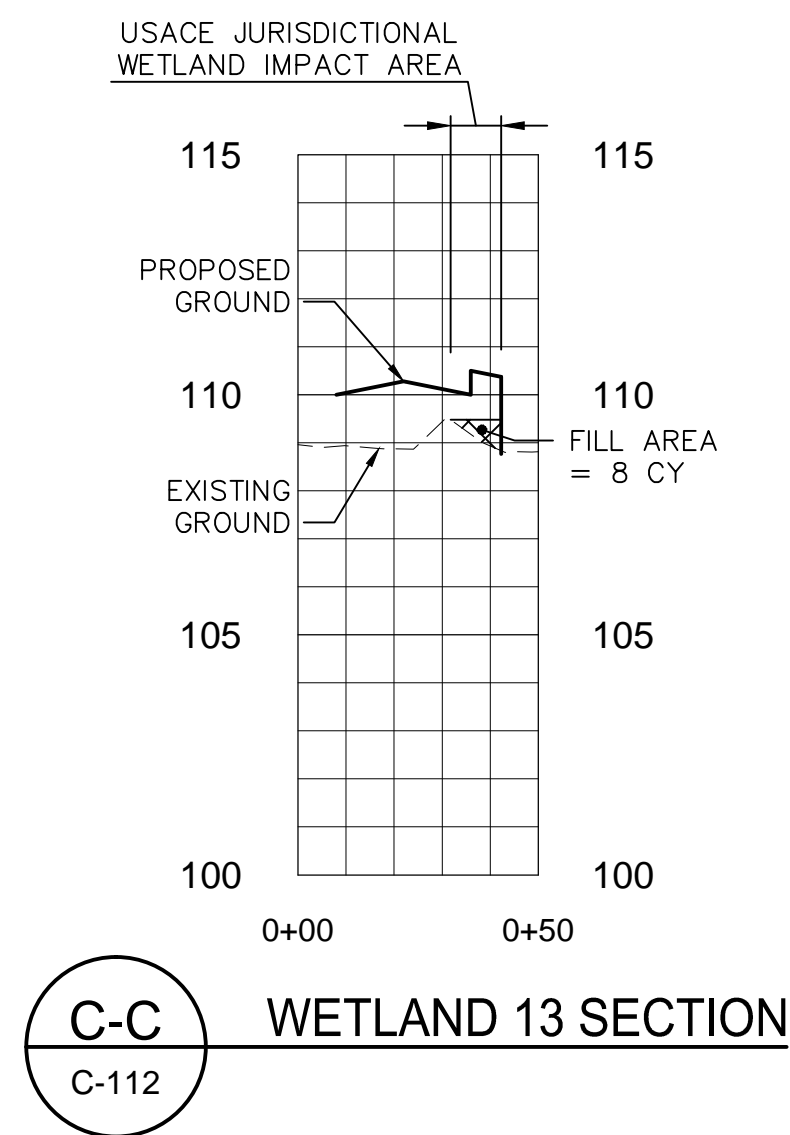
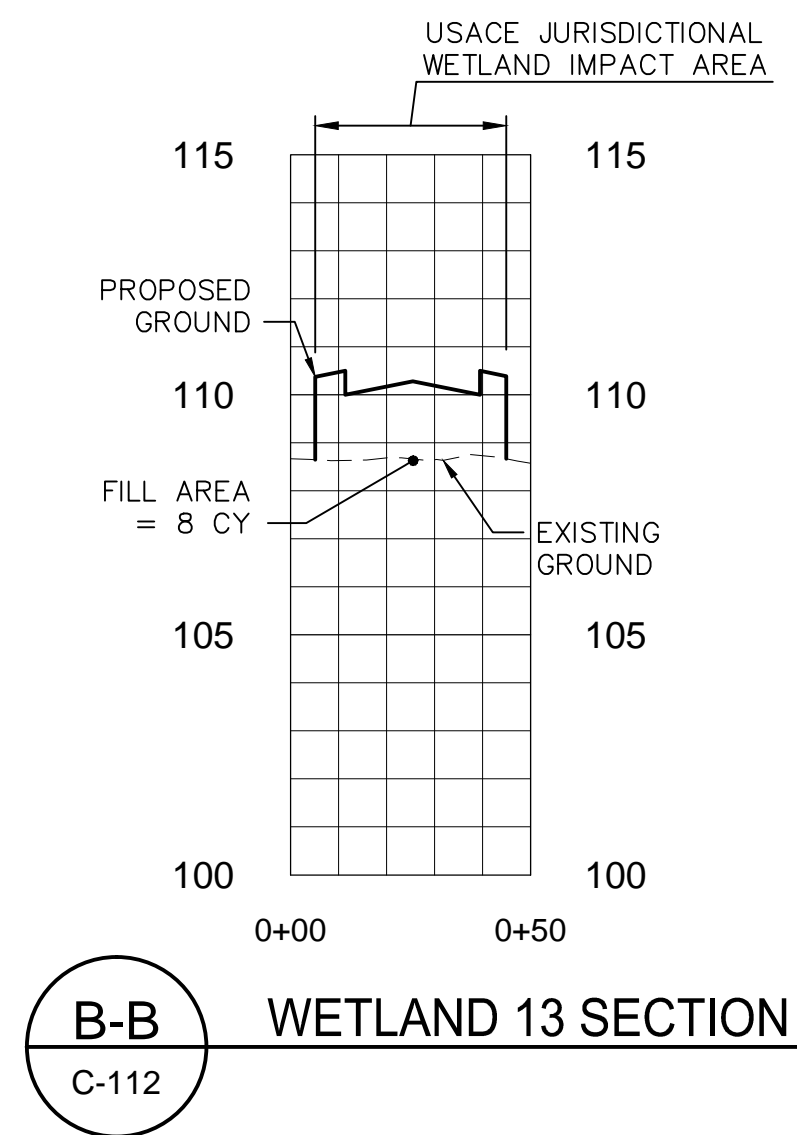
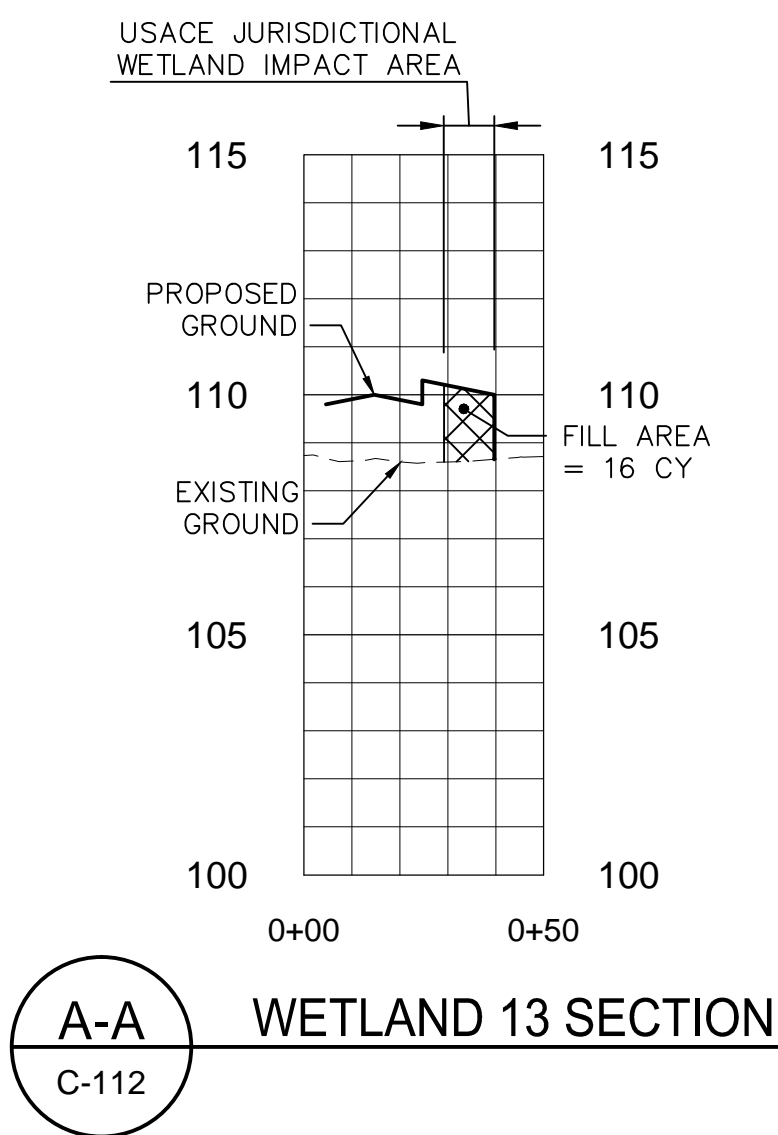
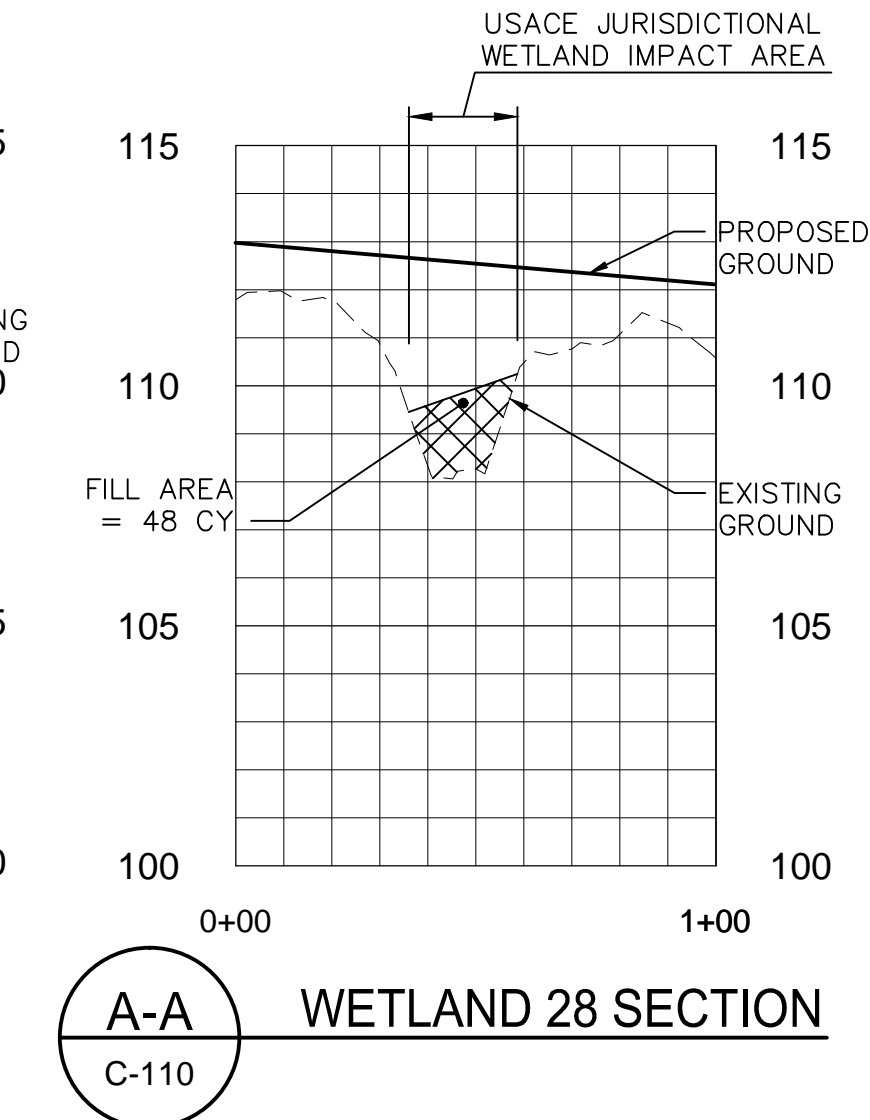
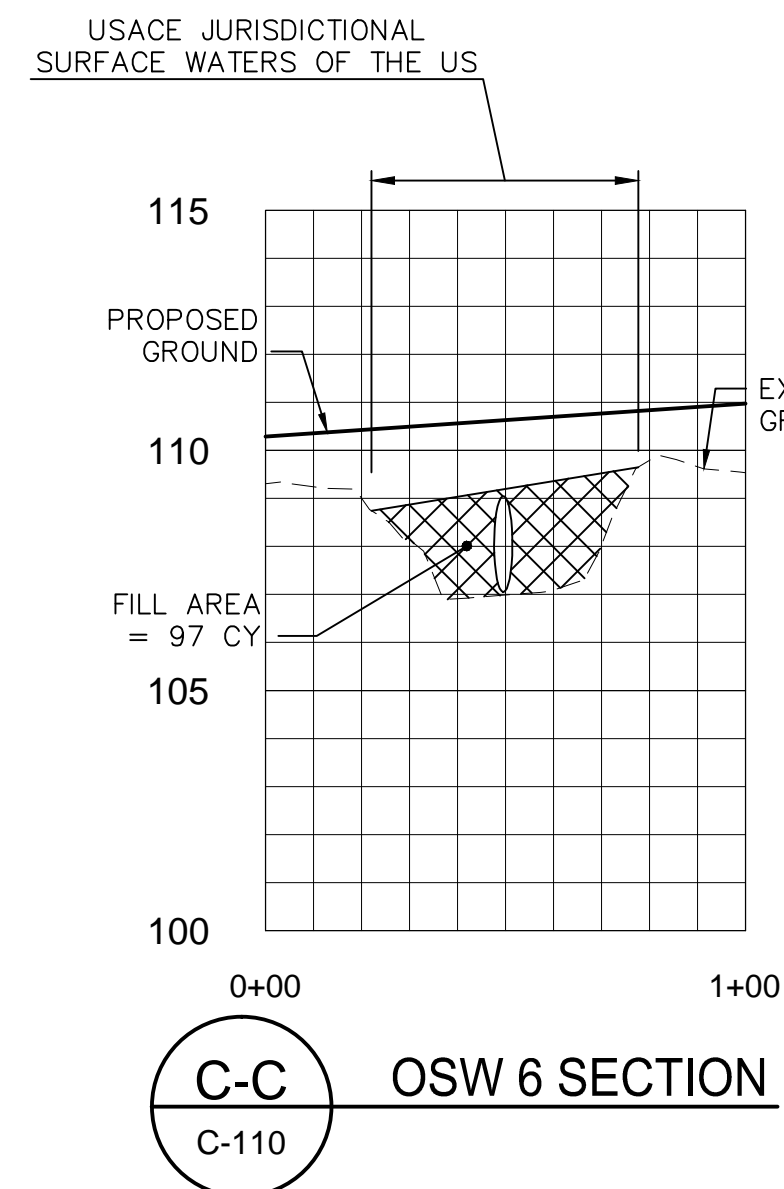
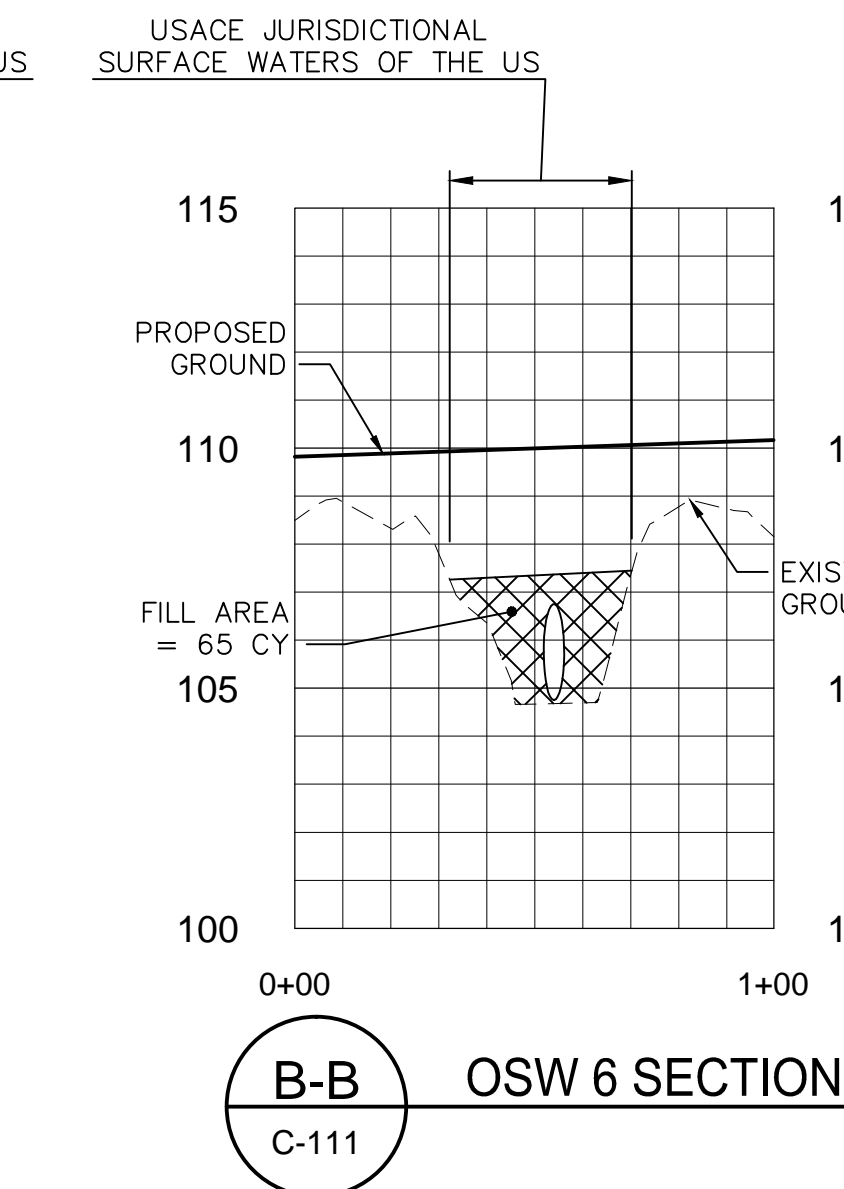
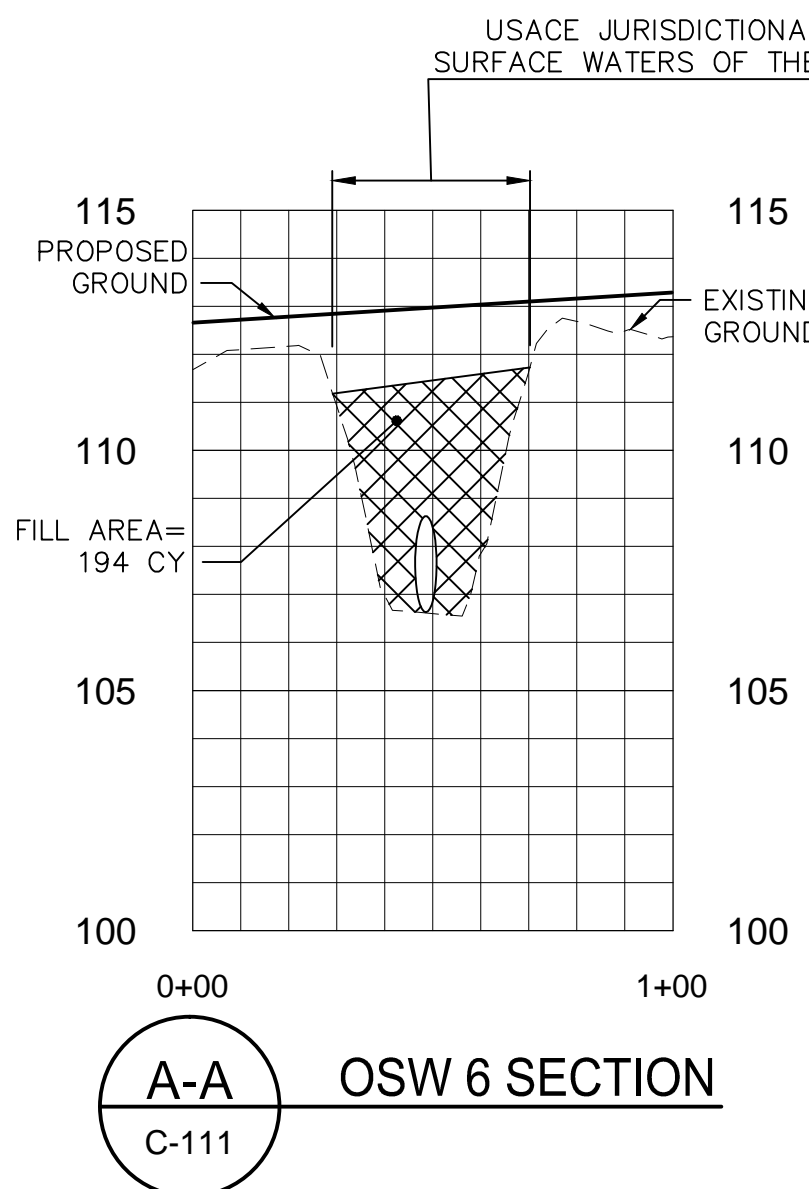
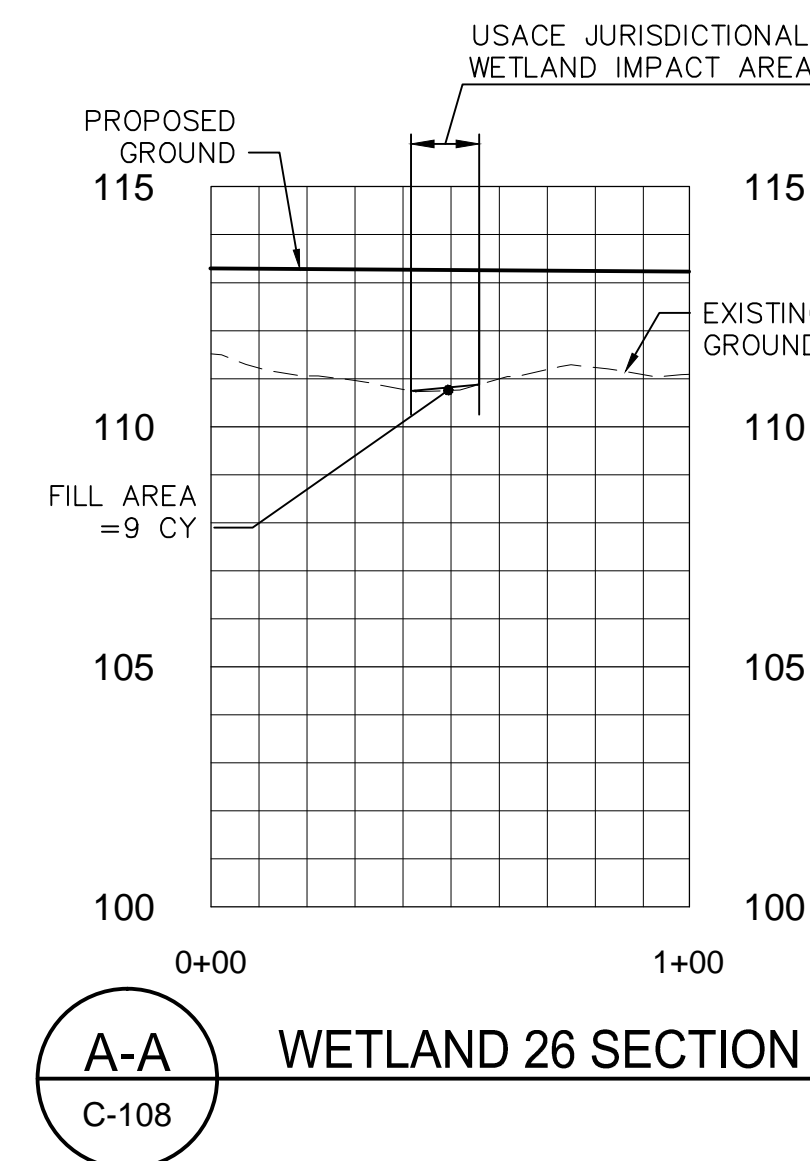
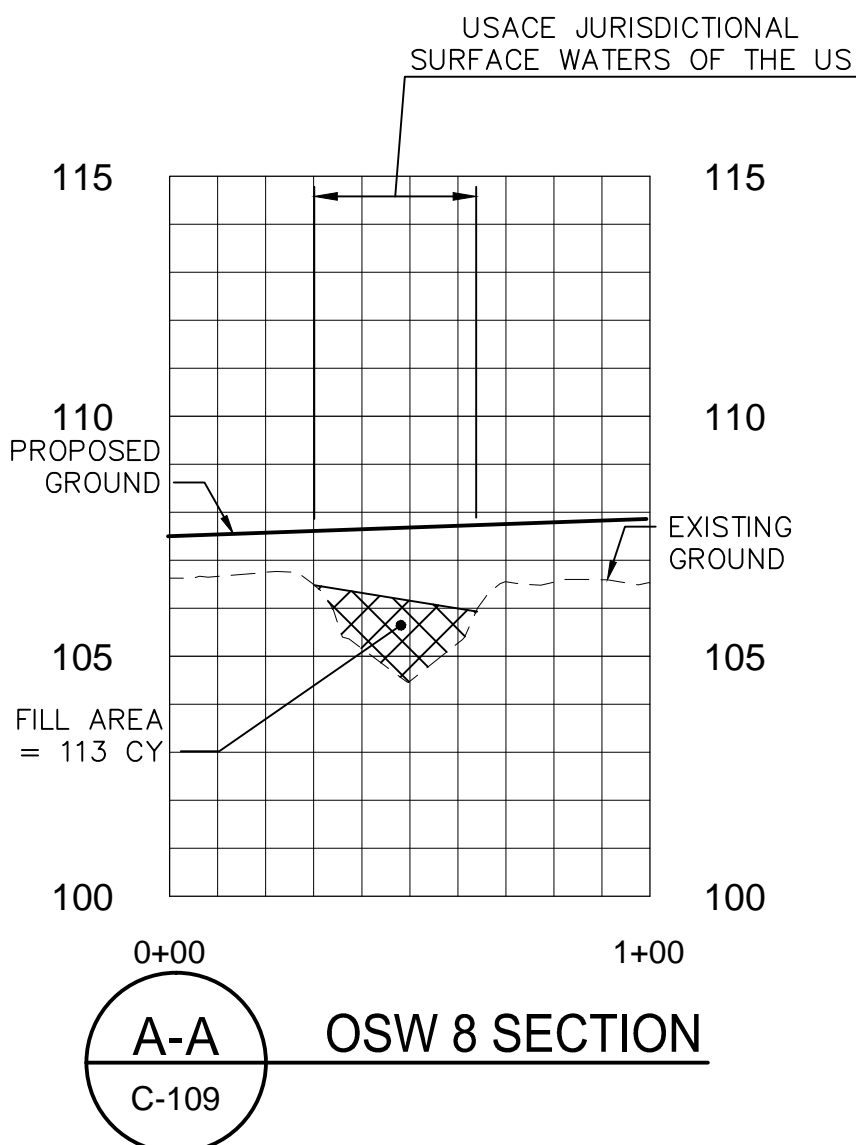
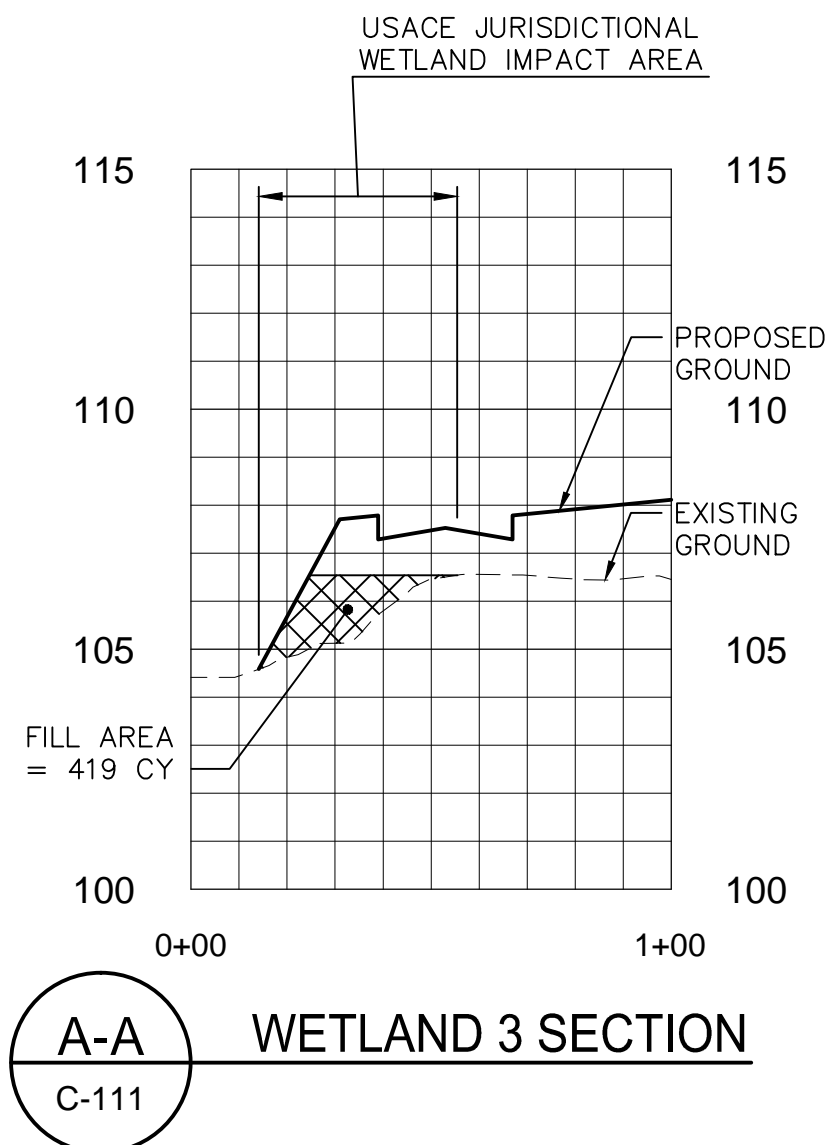
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Varrea
Plant City, FL
File Name: 215611938-002C-101SP.dwg
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Title
U.S.A.C.E. - INDIVIDUAL SITE PLANS A.C.E. (6 OF 7)
Project No. 215611938
Drawing No. C-106
Scale AS NOTED
Sheet 9 of 12
Revision 0

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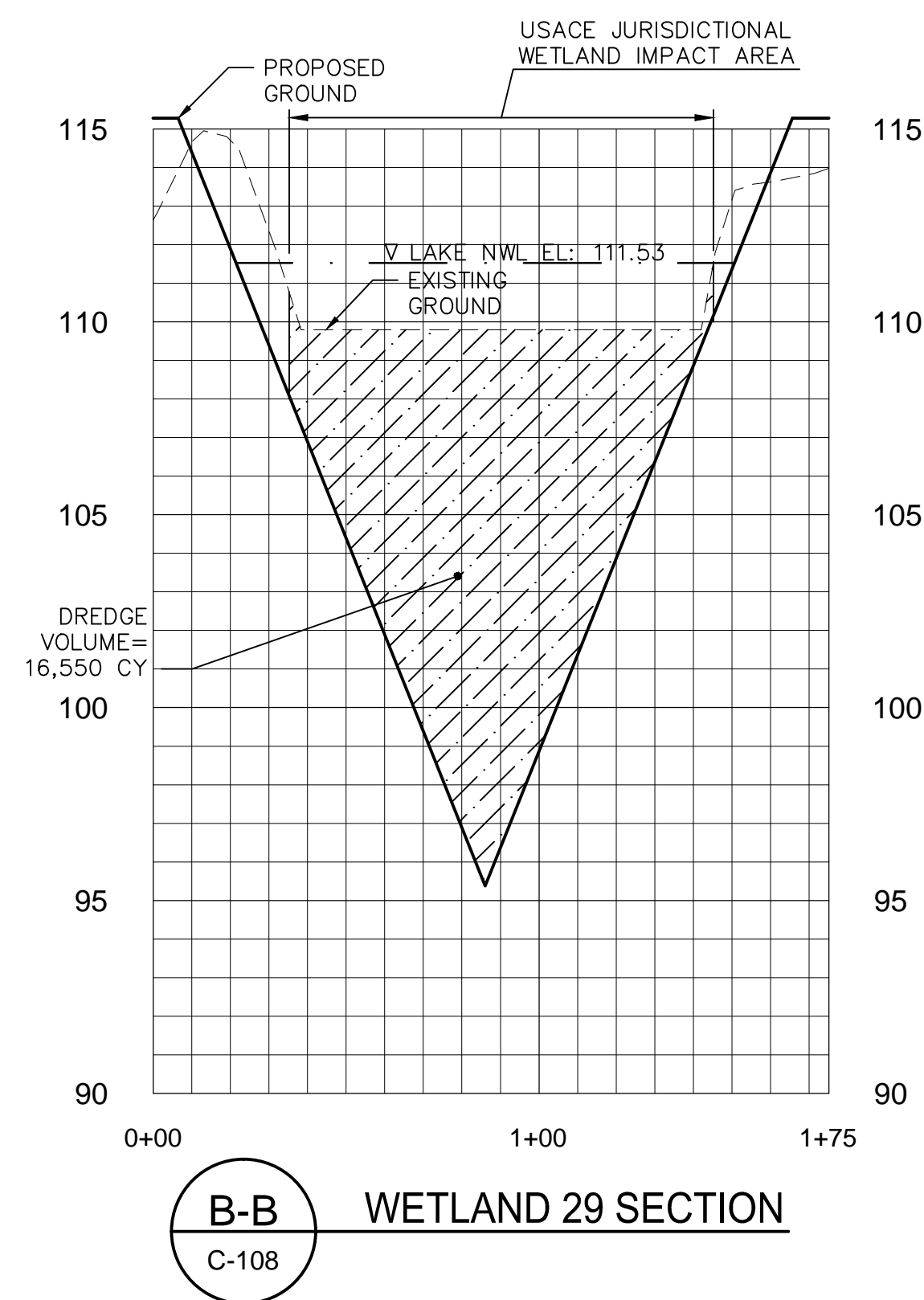
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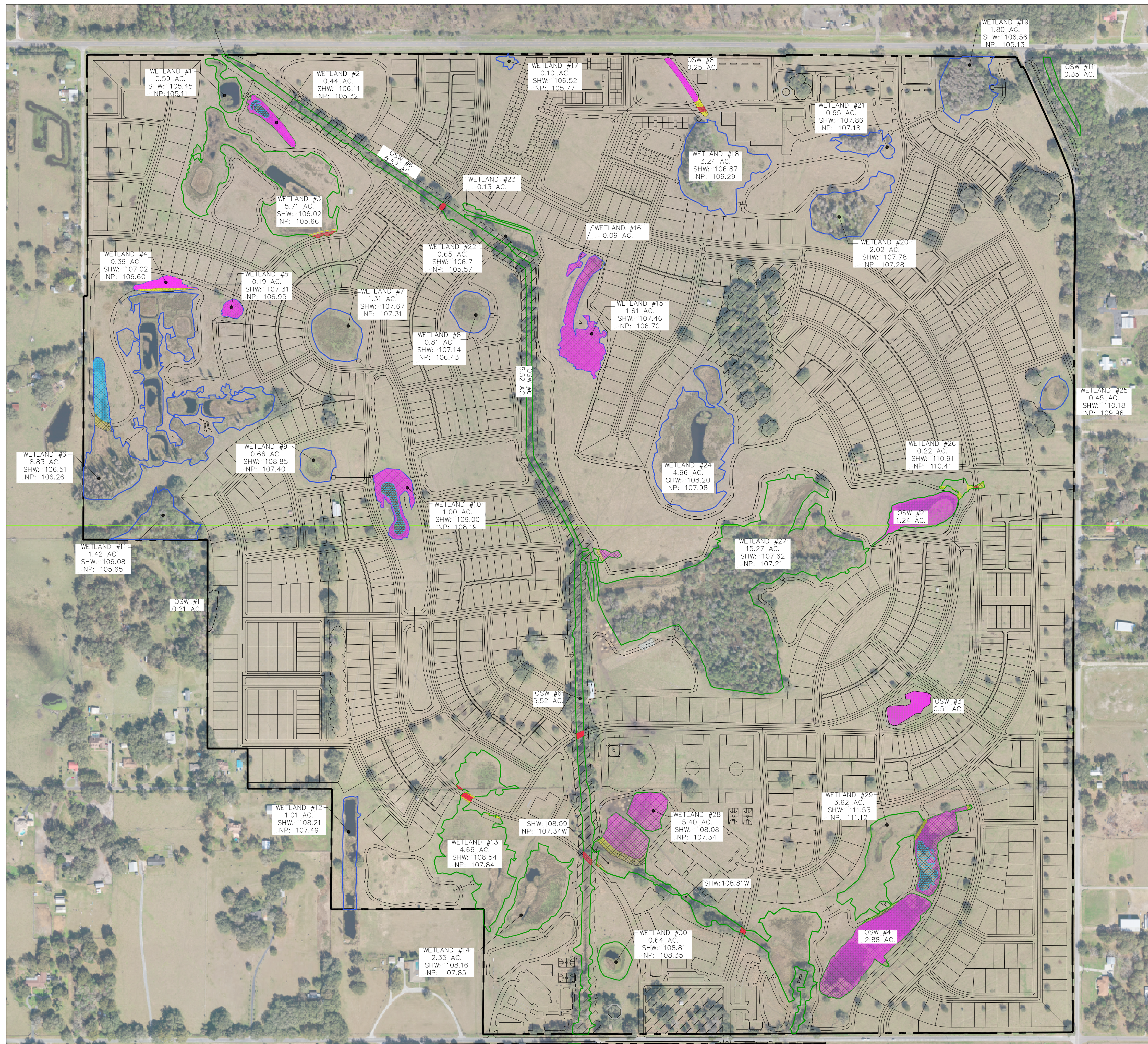
Stantec Consulting Services Inc.
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Client/Project	File Name:	####	####	####	2015/09/04
Walton Acquisitions, FL LLC	215611938-002C-302CS.dwg	Dwn.	Chkd.	Dsgn.	YY.MM.DD
Varrea					
Plant City, FL					

Title		
U.S.A.C.E. - INDIVIDUAL CROSS SECTIONS (1 OF 2)		
Project No. 215611938	Scale AS NOTED	Revision
Drawing No. C-301	Sheet 11 of 12	Revision 0

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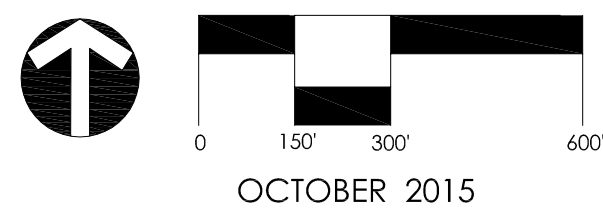


USACE JURISDICTIONAL
USACE NON-JURISDICTIONAL

USACE NON-JURISDICTIONAL							
WETLAND	TOTAL WETLAND AREA	EX. OPEN WATER (POND CREATION) (DREDGE)	EX. OPEN WATER IMPACT (BERM CREATION) (FILL)	MARSH IMPACT (POND CREATION) (DREDGE)	MARSH IMPACT (BERM CREATION) (FILL)	ROAD IMPACT (FILL)	TOTAL IMPACT AREA
4	0.36	0.00	0.00	0.28	0.08	0.00	0.36
5	0.19	0.00	0.00	0.19	0.00	0.00	0.19
6	8.83	0.51	0.00	0.00	0.09	0.00	0.60
10	1.00	0.30	0.00	0.70	0.00	0.00	1.00
15 NORTH	0.51	0.00	0.00	0.51	0.01	0.00	0.52
15 SOUTH	1.10	0.00	0.00	1.09	0.00	0.00	1.09
16	0.09	0.00	0.00	0.09	0.00	0.00	0.09
OSW3	0.51	0.00	0.00	0.51	0.00	0.00	0.51
OSW8	0.25	0.00	0.00	0.18	0.05	0.02	0.25

USACE JURISDICTIONAL							
WETLAND	TOTAL WETLAND AREA	EX. OPEN WATER (POND CREATION) (DREDGE)	EX. OPEN WATER IMPACT (BERM CREATION) (FILL)	MARSH IMPACT (POND CREATION) (DREDGE)	MARSH IMPACT (BERM CREATION) (FILL)	ROAD IMPACT (FILL)	TOTAL IMPACT AREA
2	0.44	0.09	0.00	0.34	0.00	0.00	0.44
3	5.71	0.00	0.00	0.00	0.05	0.04	0.09
13	4.66	0.00	0.00	0.00	0.01	0.06	0.07
26	0.22	0.00	0.00	0.00	0.05	0.01	0.06
27	15.27	0.00	0.00	0.08	0.02	0.00	0.11
28	5.40	0.00	0.00	1.57	0.24	0.03	1.84
29	3.62	0.41	0.00	0.91	0.05	0.00	1.37
OSW2	1.24	0.00	0.00	1.24	0.00	0.00	1.24
OSW4	2.88	0.00	0.00	2.80	0.08	0.00	2.88
OSW6	5.52	0.00	0.00	0.00	0.00	0.08	0.08

LAT. 28.073122
LONG. -82.079732



OCTOBER 2015

USACE INDIVIDUAL PERMIT - WETLAND IMPACTS AREAS
VARREA
PART OF SECTION 2, 11, AND 14, TOWNSHIP 28 SOUTH, RANGE 22 EAST
PLANT CITY, FL
WALTON ACQUISITIONS FL, LLC

