
STRALEY ROBIN VERICKER

1510 W. Cleveland Street

Tampa, FL 33606

Phone: 813-223-9400

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MEMORANDUM

TO: Parrish Plantation Community Development District Manager

FROM: John Vericker, District Counsel

RE: Stormwater Drainage System Information and Education Workshop

DATE: May 16, 2024

Residents of the Parrish Plantation Community Development District (the “**District**”) are invited to attend a Stormwater Drainage System Information and Education Workshop from 1:00 p.m. to 2:00 p.m. on May 16, 2024 at the community center of Harrison Ranch located at 5755 Harrison Ranch Boulevard, Parrish, Florida. The workshop is intended to educate and inform residents about the operations and maintenance of the District’s stormwater drainage system that serves the community. The Board of Supervisors will not take any votes during the workshop. Following the workshop, the Board will hold their regular Board meeting at 2:00 p.m.

The stormwater drainage system is one of the most important functions performed by the District. The District owns and maintains the stormwater drainage system throughout the community. All of the rainwater that falls on the roads, common areas and homes within the District drains into the District’s stormwater ponds, creeks and structures which are part of that stormwater drainage system. The primary purpose of the stormwater drainage system is for the storage and treatment of stormwater within the community. The stormwater drainage system allows pollutants from the yards and roads to settle so they do not contaminate natural water bodies within or adjacent to the community.

In addition to the stormwater treatment function, the stormwater drainage system also helps to prevent flooding within the community by storing stormwater within the community. The District is required to maintain the stormwater drainage system in compliance with the design, construction and operating permits issued by the Southwest Florida Water Management District and/or Manatee County, Florida. It is important for the District to continue to operate and maintain the stormwater drainage system in compliance with these permits to prevent flooding and pollution within or near the community.

While the primary purpose of the stormwater drainage system is for pollutant treatment and stormwater storage, the stormwater drainage areas also offer some incidental aesthetic benefits

to the community. The District may perform limited aesthetic improvements such as planting additional aquatic plants and trash removal; however, the water levels are completely dependent on rain water. During periods of drought, the water levels in the stormwater creeks and pond may be low or even lack water all together. There is nothing that the District can do about water levels in the stormwater creeks and ponds. The District is not permitted to pump supplemental water into the stormwater drainage system, block the flow of water, or alter the design of the system. With respect to trash from homes or construction sites that may blow into the stormwater ponds or creeks, the builders within the community have contracted with landscape contractors to remove trash to keep the stormwater drainage system free and clear of debris.

The District Engineer will be at the workshop to explain and answer questions for the Board and residents with respect to the District's stormwater hydrology and the technical details on the operation and maintenance requirements for the stormwater drainage system.

Parrish Plantation CDD

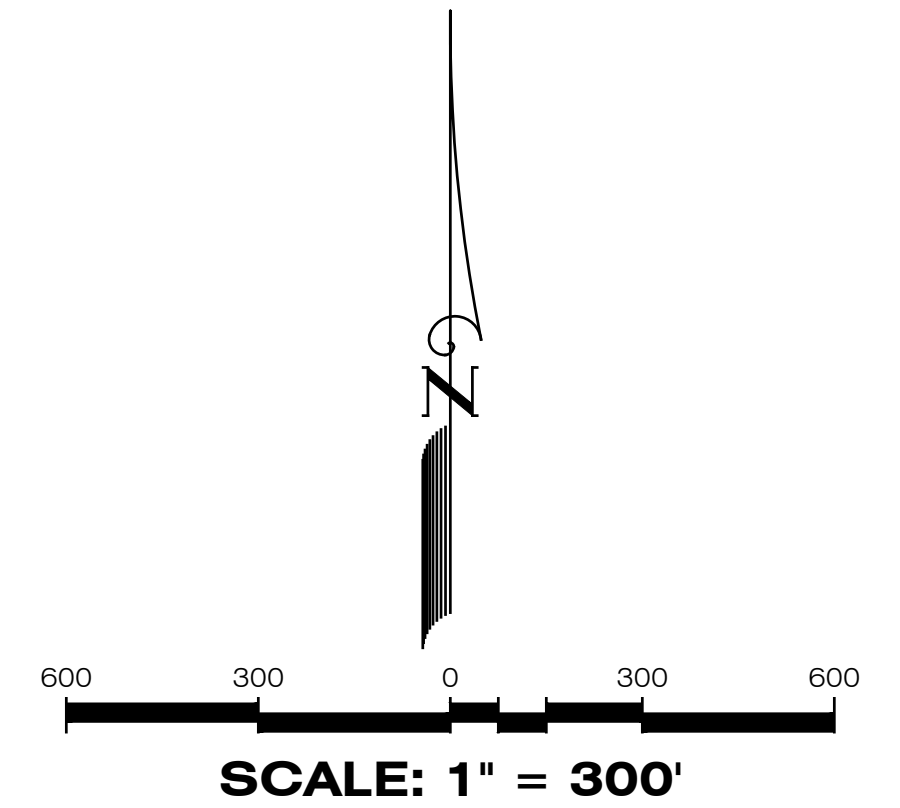
When Parrish Plantation was designed and permitted, the design engineer needed to accommodate the drainage flows of 135± acres from the west and 46± acres from the south that drained through the property before the site was developed. There was an existing ditch that ran from west to east that drained the surrounding properties through the site.

In order to not adversely impact the upstream neighbors, it was determined that the existing ditch would need to be widened to handle the existing flow through the site. The ditch system functions differently from the other stormwater ponds located on the site, as it does not treat or store water from the community. It simply passes the water through the site as it did prior to the construction of the development. The surrounding properties rely on this conveyance and modifying those elevations or hindering the ability of the water to flow through the ditch system would cause the neighbors to flood.

As mentioned above, the stormwater ponds function differently from the ditch. The stormwater ponds are designed to capture the runoff from the roads and homes and treat this runoff before it is released through a control structure offsite. This flow is restricted to ensure there is not an adverse impact of our neighbors. These stormwater ponds are normally larger bodies of water and are dug deeper (min. 8' below the controlled water level) to allow the nutrients and pollutants to settle to the bottom of the ponds prior to being discharged.

This is a section of the expanded ditch on the western side of the property. Digging the ditch deeper in this area would not guarantee there to be water in the ditch throughout the year as it would not be able to be dug much deeper. The existing bottom width is around 24'. The bottom of the ditch would need to be at least 6' wide leaving around 18'. Digging at the allowed 1:4 slope the ditch could be about 2' deeper than it is today.

With the ground water fluctuations seen in this area, there would not be water in the ditch at all times even if it was dug the 2 feet deeper.



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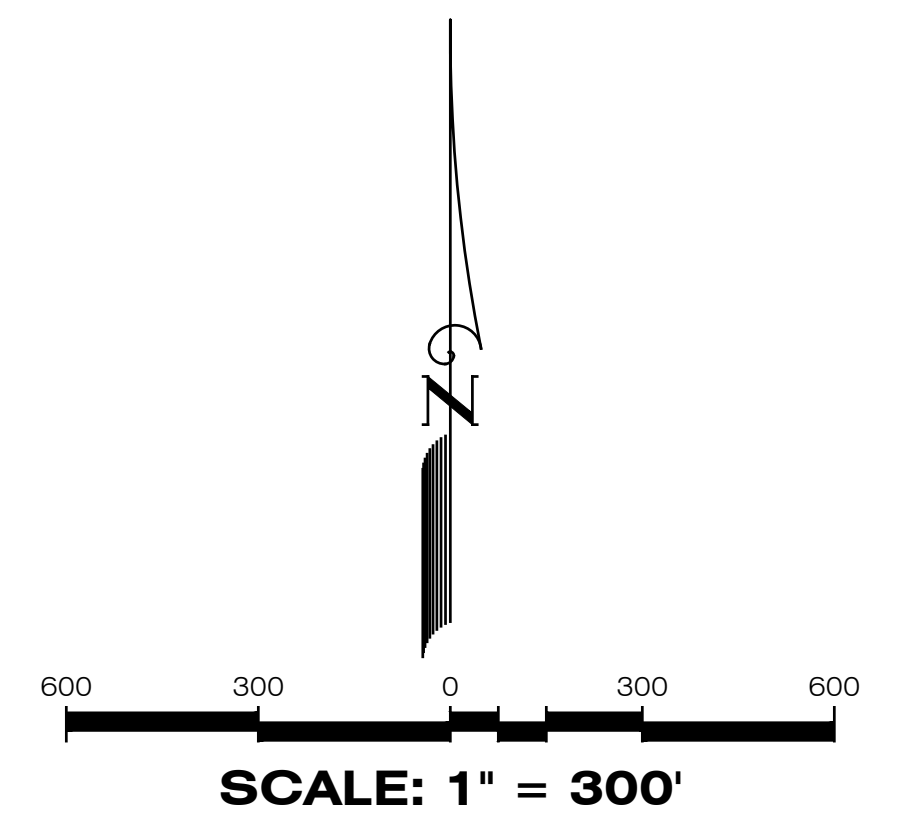
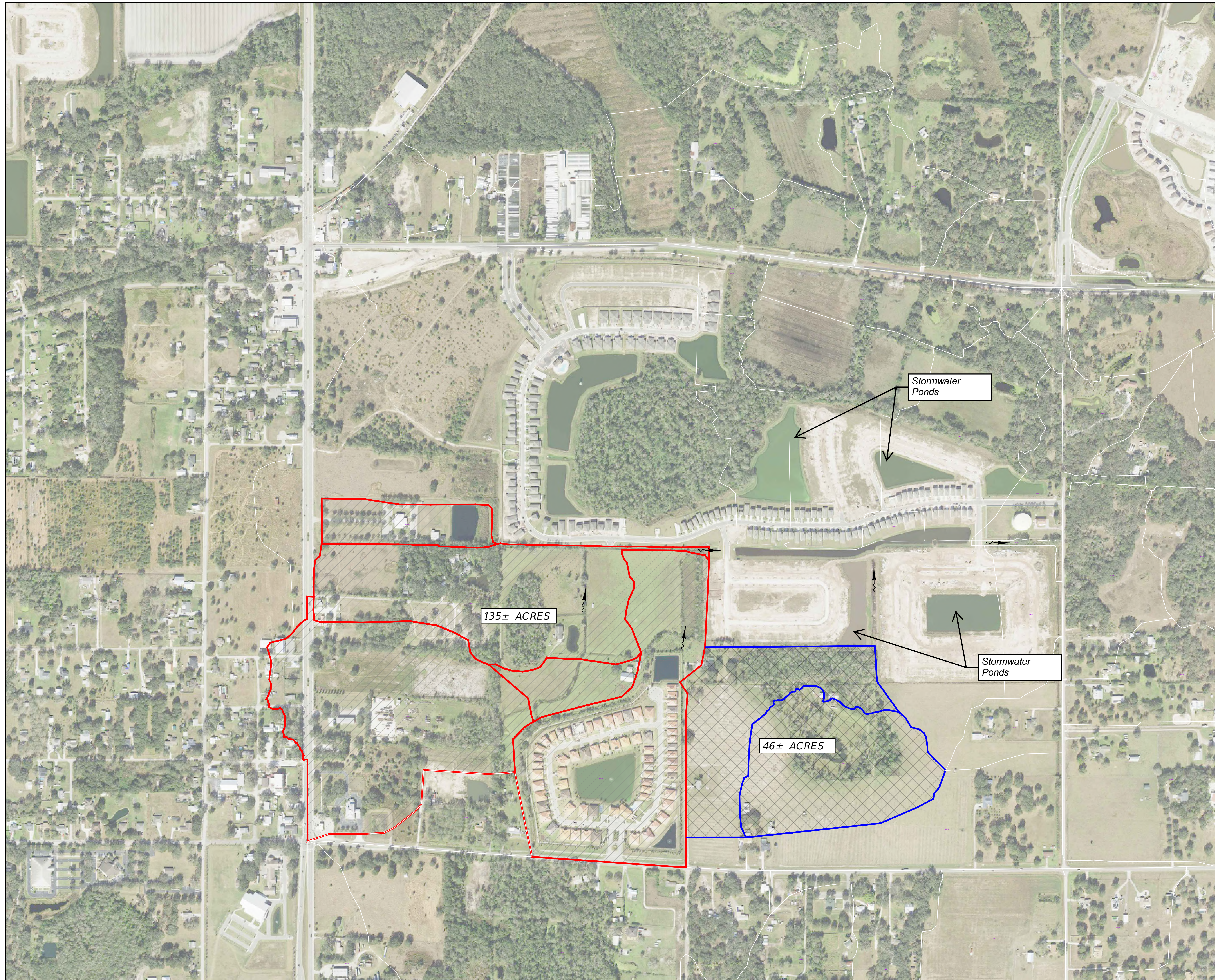
PARRISH PLANTATION HISTORICAL DRAINAGE AREA MAP

PREPARED BY:

Clearview
 LAND DESIGN, P.L.

Registered Business Number: RY28858
 3010 W Azele St., Suite 150, Tampa, Florida 33609
 Office: 813-223-3919 Fax: 813-223-3975

Date: May 1, 2024



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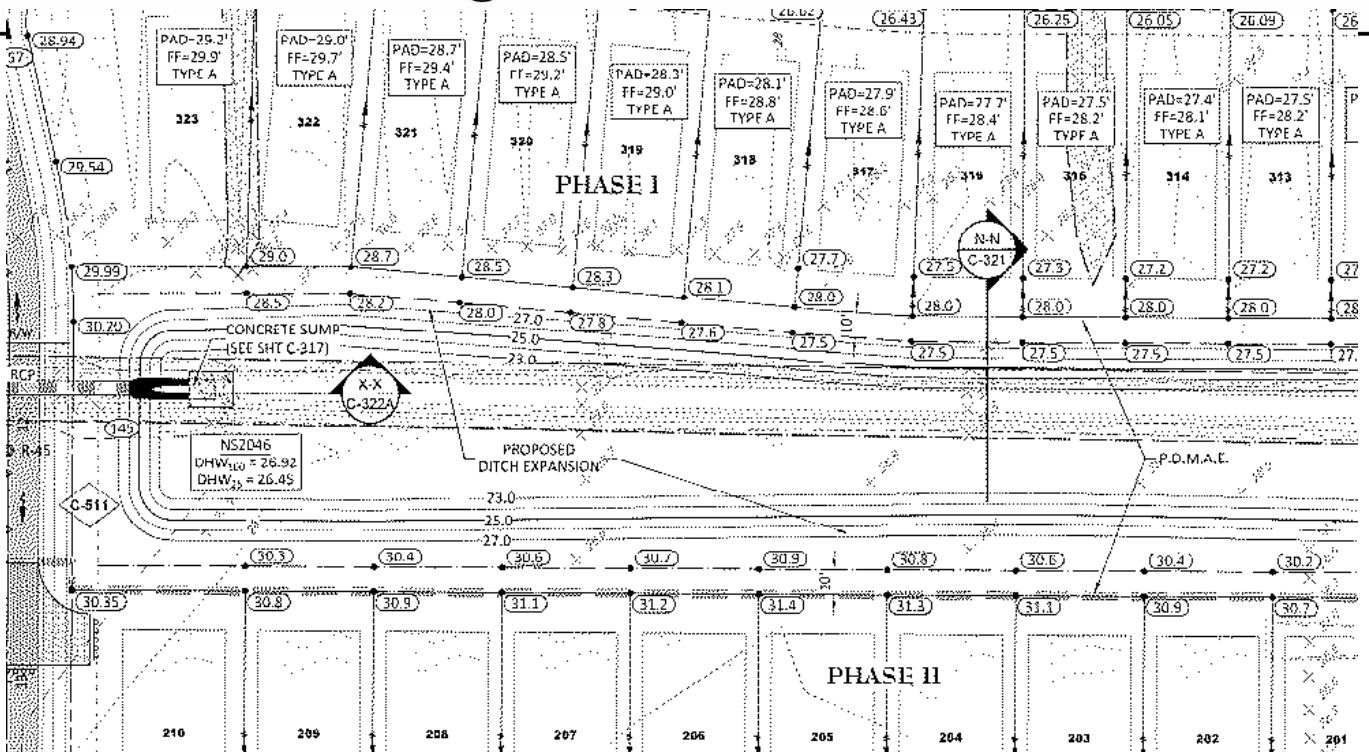
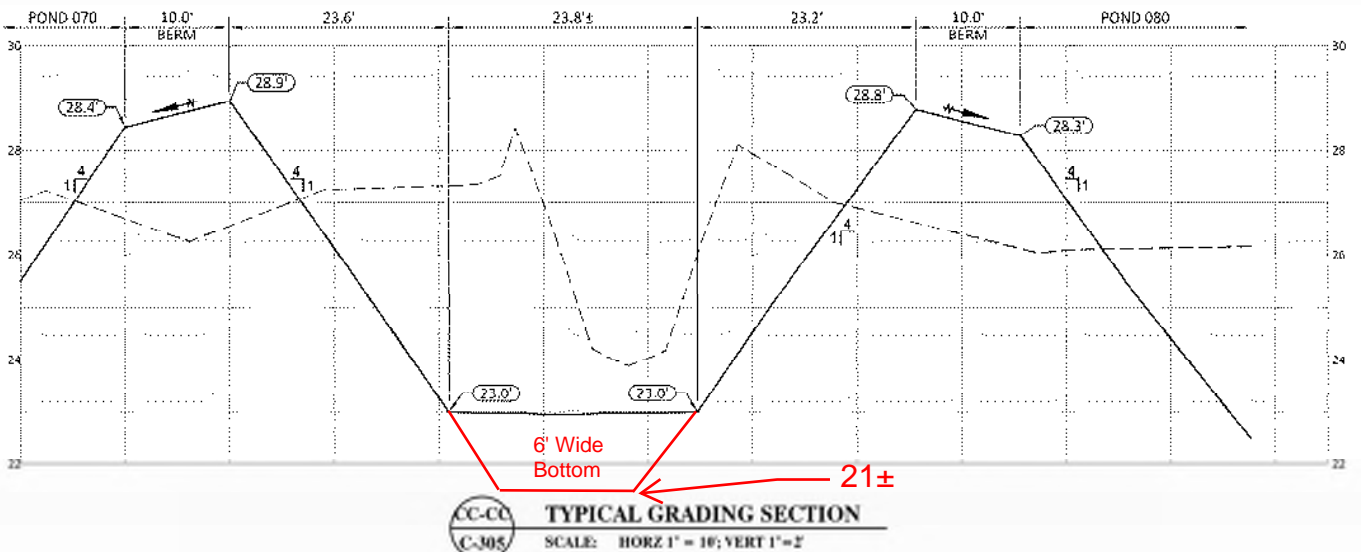
PARRISH PLANTATION DRAINAGE AREA MAP

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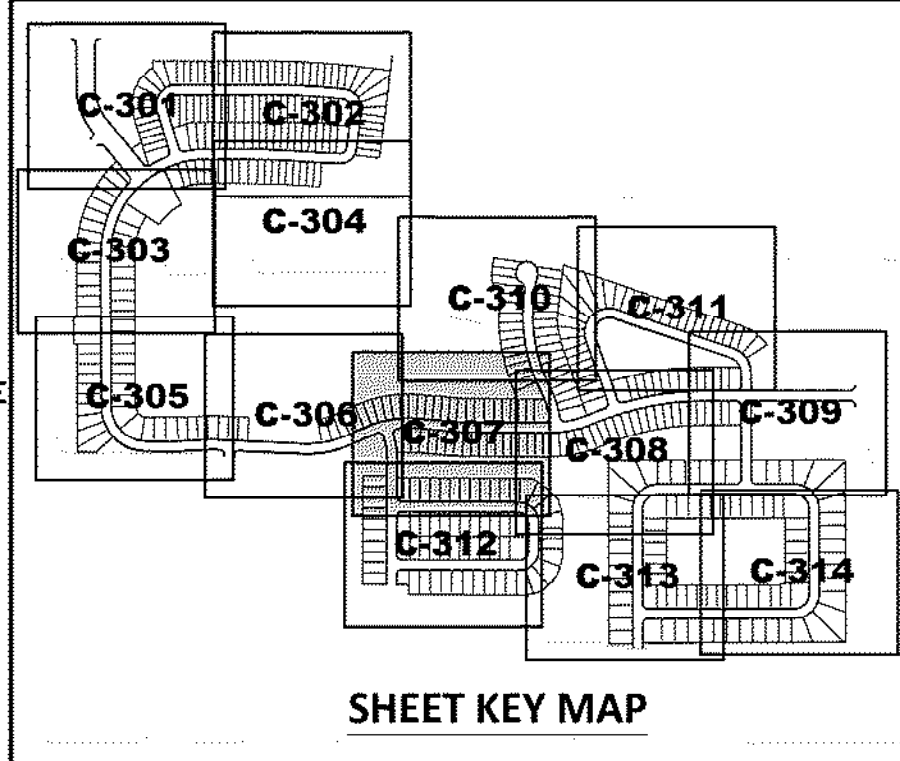
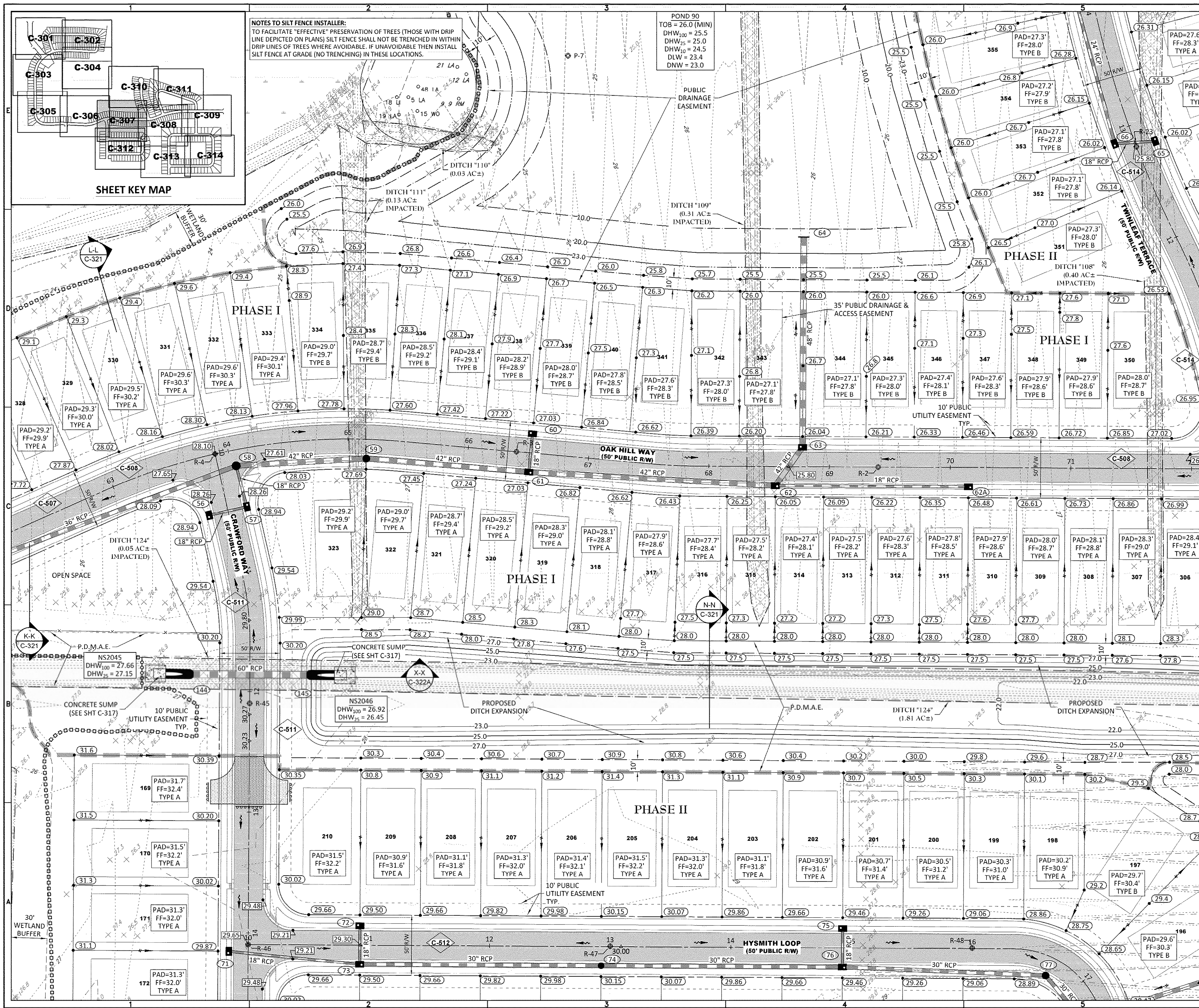
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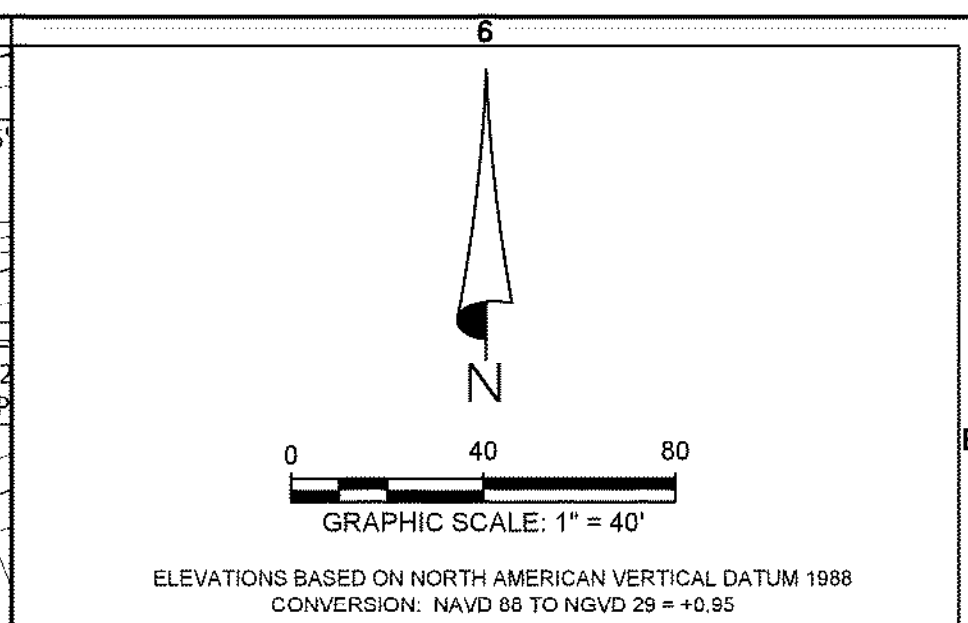


Copies of the Approved Plans for reference



NOTES TO SILT FENCE INSTALLER:
 TO FACILITATE "EFFECTIVE" PRESERVATION OF TREES (THOSE WITH DRIP LINE DEPICTED ON PLANS) SILT FENCE SHALL NOT BE TRENCHED IN WITHIN DRIP LINES OF TREES WHERE AVOIDABLE. IF UNAVOIDABLE THEN INSTALL SILT FENCE AT GRADE (NO TRENCHING) IN THESE LOCATIONS.

POND 90
 TOB = 26.0 (MIN)
 DHW₁₀₀ = 25.5
 DHW₁₀ = 25.0
 DHW₅ = 24.5
 DLW = 23.4
 DNW = 23.0

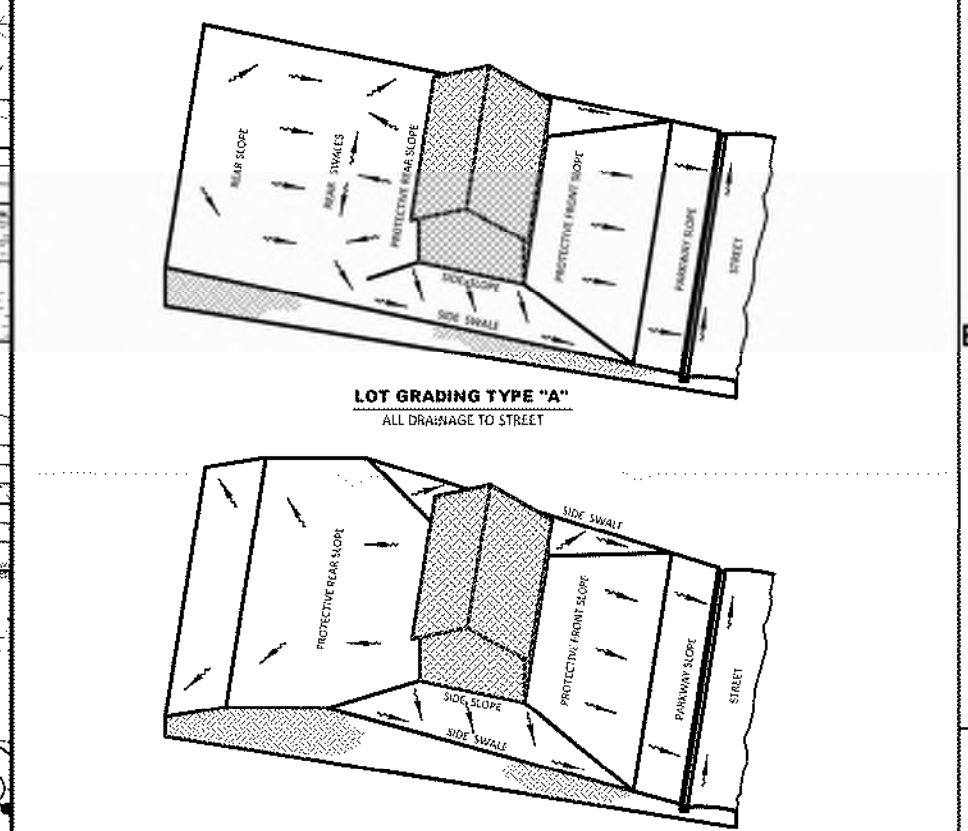


ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988
 CONVERSION: NAVD 88 TO NGVD 29 = +0.95

THIS PROJECT LIES WITHIN FLOOD ZONE "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR MANATEE COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 128103183E DATED MARCH 31, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- LEGEND**
- SWFWMD WETLAND LINE
 - WETLAND BUFFER LINE (30')
 - GAMBLE CREEK MODEL 100 YR FLOODLINE
 - FEMA 100 YR FLOODLINE
 - PROJECT BOUNDARY
 - RIGHT-OF-WAY LINE
 - PHASE LINE
 - EXISTING DITCH TOP OF BANK
 - EXISTING DITCH TO BE REMOVED

- DRAINAGE LEGEND**
- EXISTING: STORM DRAINAGE STRUCTURE & PIPE (10), CONTROL STRUCTURE NO. (CS-F), SPOT ELEVATION GROUND (15.00), SPOT ELEVATION PAVEMENT (15.00), TOP OF WALL (60.3), BOTTOM OF WALL (58.3), ROADWAY PROFILE ELEVATION (15.00), CONTOUR (15.00), FINISH FLOOR ELEVATION (FF=15.00), DIRECTION OF SURFACE FLOW (10), UNDERDRAIN WITH CLEANOUT (10), STAKED EROSION CONTROL (SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING), FLOATING TURBIDITY BARRIER, BOTTOM OF POND/TOP OF BANK OF POND (6' WALLFACE (BY OTHERS)), PLAN & PROFILE SHEET NUMBER (C-505), SECTION ID LABEL (C-317), SECTION SHEET NUMBER (P03), SOIL BORING (P.D.M.A.E.), PUBLIC DRAINAGE & MAINTENANCE ACCESS EASEMENT
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- NEIGHBORHOOD GRADING PLAN NOTES:**
- PAD AND FINISH FLOOR ELEVATIONS SHOWN ARE MINIMUM GRADES. ELEVATIONS OF ADJOINING LOTS, EXISTING TREES, AND OTHER FIELD CONDITIONS MAY WARRANT LEAVING LOTS WHICH ARE HIGHER IN THEIR NATURAL STATE. THE CONTRACTOR SHOULD CONSULT WITH THE DEVELOPER/OWNER AND THE ENGINEER PRIOR TO GRADING ACTIVITIES WHICH THEIR CONSERVATION EXIST. NOTE DEVIATIONS IN EXCESS OF TWELVE INCHES (12") HIGHER MAY REQUIRE REVIEW AND APPROVAL THROUGH THE APPLICABLE REVIEWING AGENCY.
 - PAD ELEVATIONS DENOTE FINISH GROUND ELEVATION AT PERIMETER OF BUILDING ENVELOPE.
 - FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE PAD ELEVATIONS.
 - LOTS WITH TWO (2) FEET OR MORE OF FILL PLACEMENT ABOVE EXISTING (NATURAL) GRADE REQUIRE PRICING PER FIA DATA SHEET NO. 79-10 (P.F.A. FINANCING) TO BE PROVIDED. SIMILAR TESTING IS RECOMMENDED AS A QUALITY CONTROL PROGRAM IN THE ABSENCE OF FIA REQUIRED TESTING.
 - FOR ALL LOTS ADJUTING WETLANDS NO GRADING SHALL TAKE PLACE BEYOND THE EROSION CONTROL LINE UNLESS SPECIFICALLY SHOWN ON THE APPROVED CONSTRUCTION PLANS.
 - SIDE SWALES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH HOUSE CONSTRUCTION. DURING THE SITE GRADING ACTIVITIES, THE CONTRACTOR SHALL GRADE THE SIDE YARDS TO AN ELEVATION NO LOWER THAN 0.2' BELOW THE ADJOINING HOUSE PAD GRADES.
 - FOR TYPE "A" LOT GRADING RECEIVING RUNOFF FROM ADJUTING TYPE "B" LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.
 - FOR TYPE "B" LOT GRADING NOT ADJUTING STORMWATER FACILITIES, THE BUILDER SHALL MAKE EVERY PRACTICAL EFFORT TO DIRECT ROOF RUNOFF TO THE FRONTING RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.
 - MINIMUM SIDE YARD SWALE SLOPES SHALL BE 1.0%.

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



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PARRISH PLANTATION - MOD PHASE I AND II
 GRADING & DRAINAGE PLAN

BELLEAIR CAPITAL GROUP

NO.	DATE	DESCRIPTION
1	10/09/2015	REVISED SUBMITTAL
2	10/14/2015	REVISED SUBMITTAL
3	10/14/2015	REVISED SUBMITTAL
4	02/11/2020	ADDED/REV. LOT 306-333 GRADING
7	09/18/2020	REV. TOP/BACK OF LOTS @ DITCH

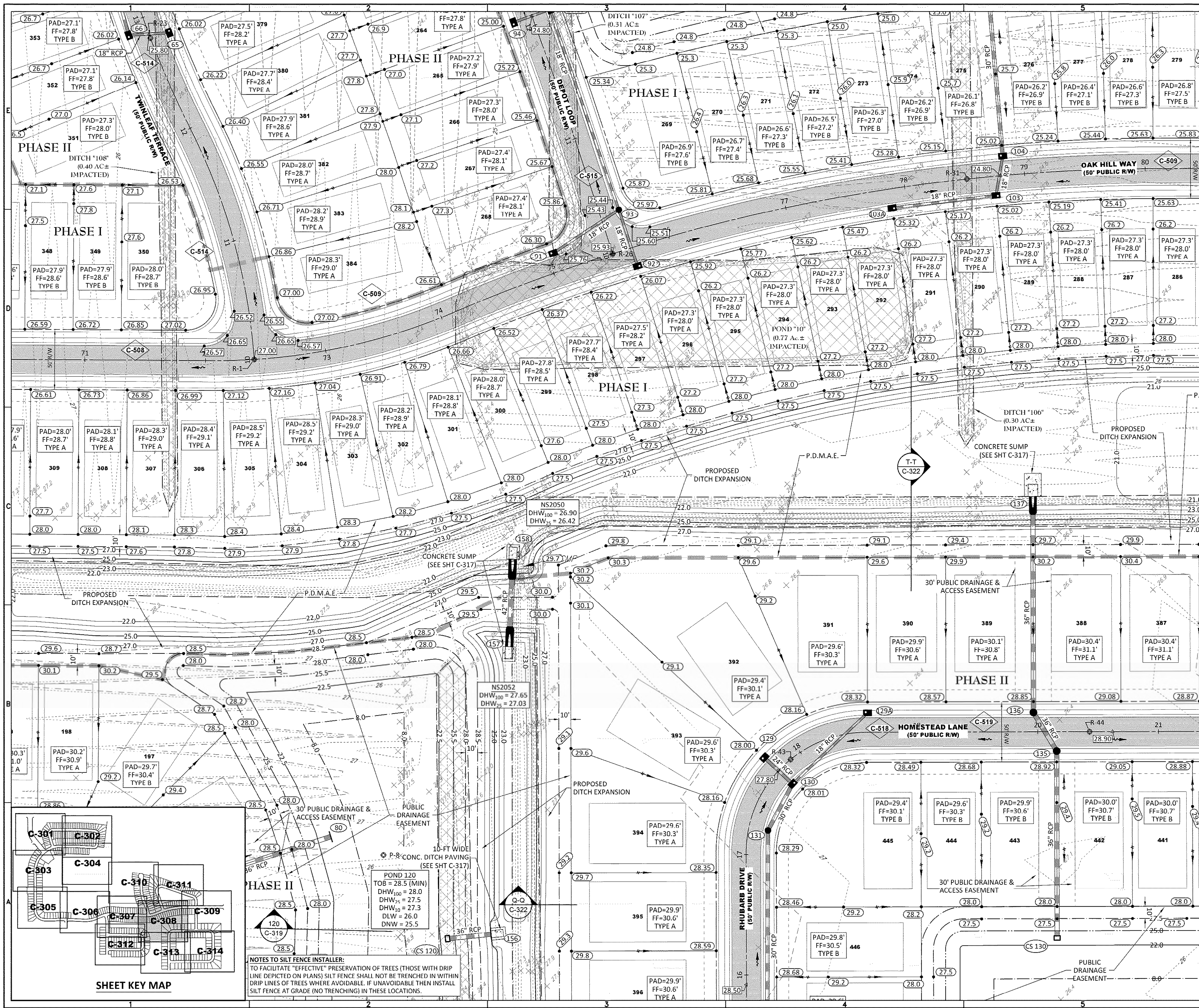
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 DRAWN BY: DMYTRYK

STATE OF FLORIDA
 PROFESSIONAL ENGINEER

STRICKLAND T. SMITH, P.E.
 DATE: _____
 LICENSE NO. 50652

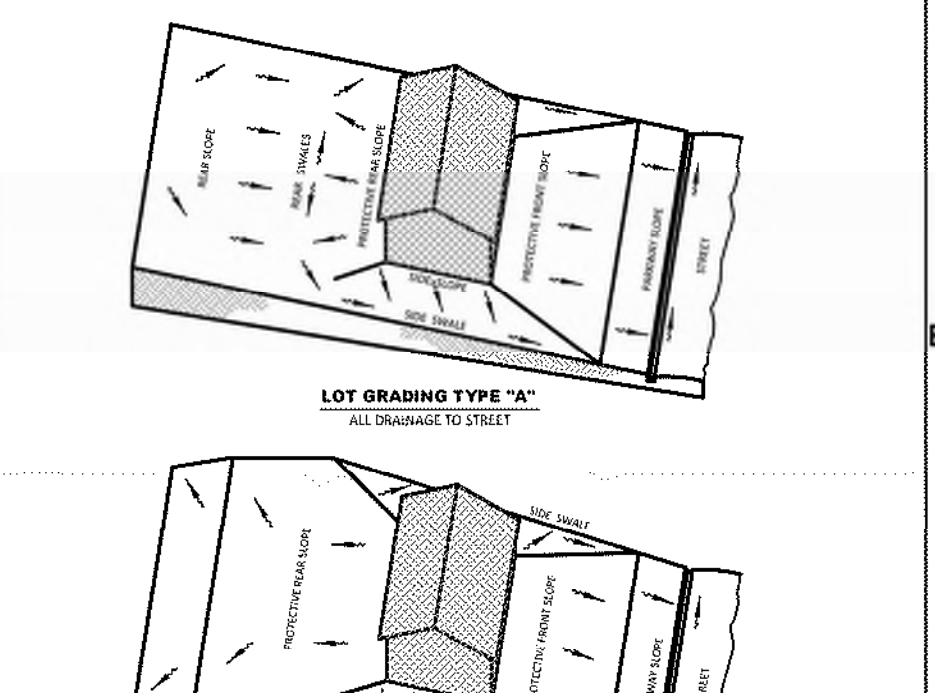
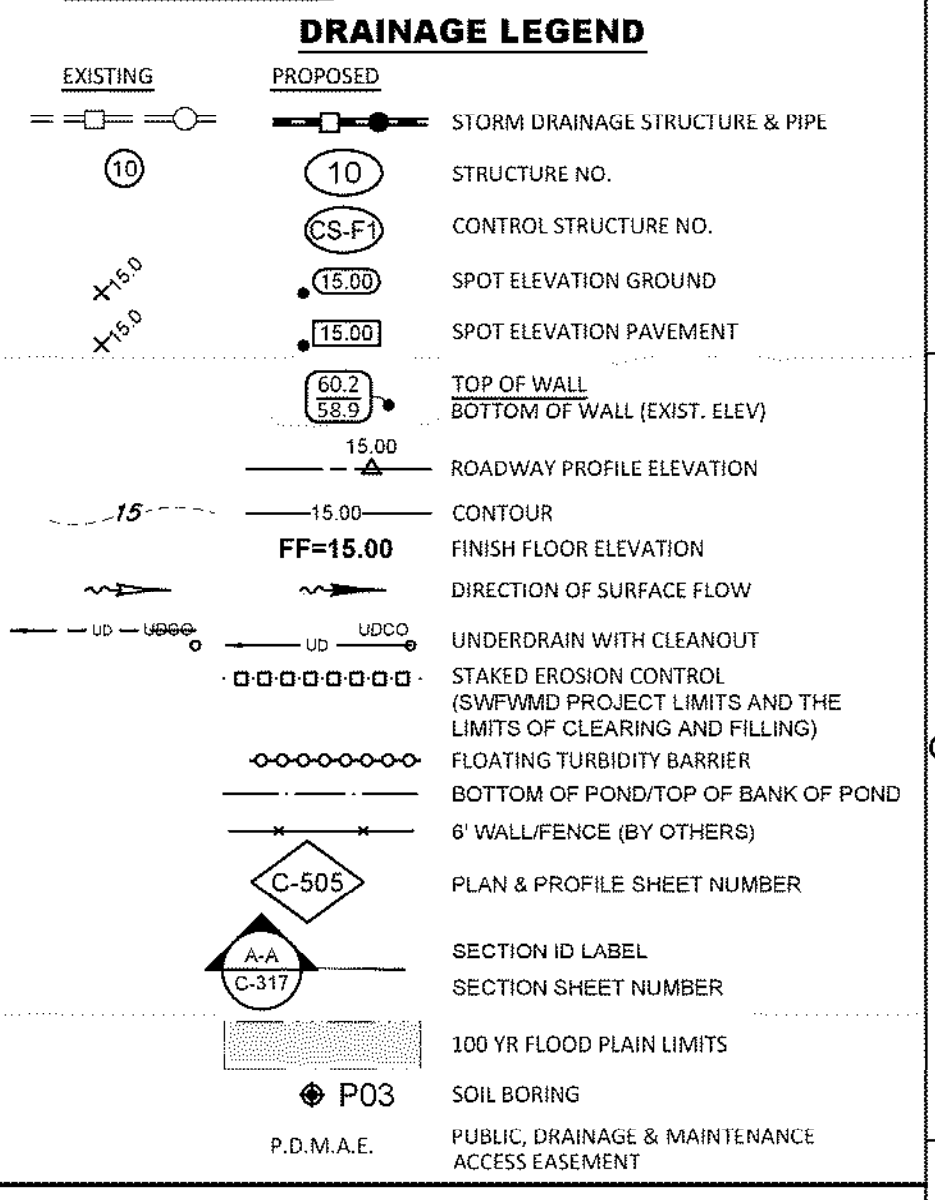
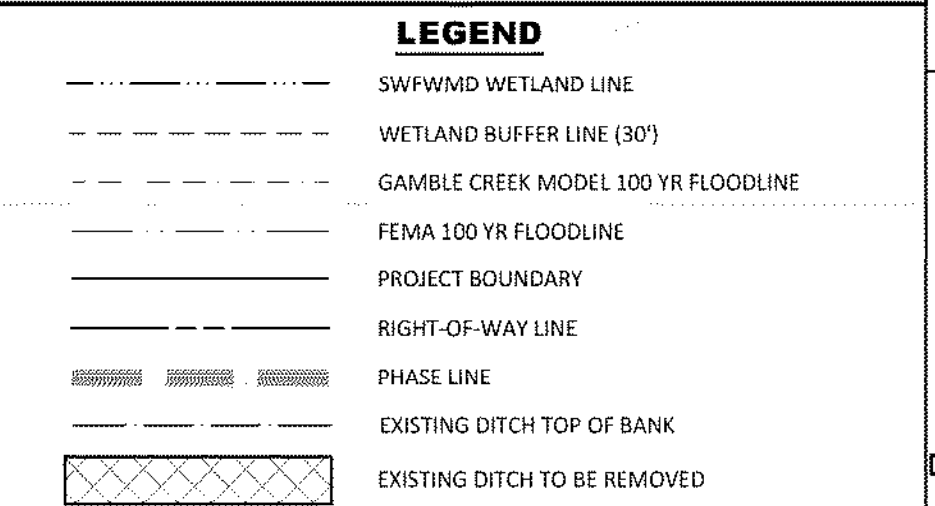
C-307

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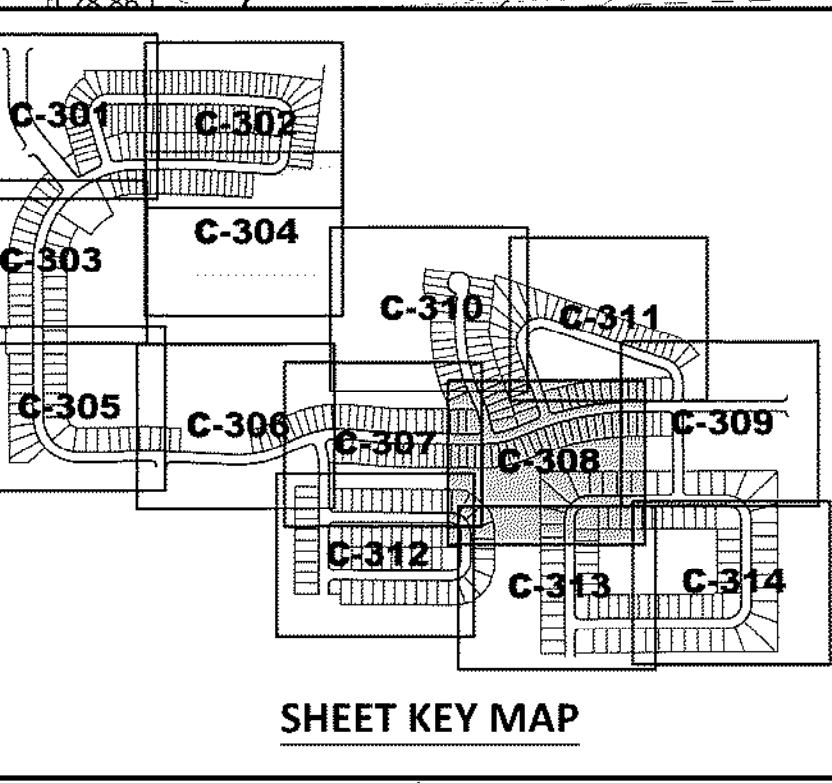
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NEIGHBORHOOD GRADING PLAN NOTES:

- PAD AND FINISHED FLOOR ELEVATIONS SHOWN ARE MINIMUM GRADES. ELEVATIONS OF ADJOINING LOTS, EXISTING TREES, AND OTHER FIELD CONDITIONS MAY WARRANT LEAVING LOTS WHICH ARE HIGHER IN THEIR NATURAL STATE. THE CONTRACTOR SHOULD CONSULT WITH THE DEVELOPER/OWNER AND THE ENGINEER PRIOR TO GRADING ACTIVITIES WHICH THEIR CONSENT IS EXIST. NOTE DEVIATIONS IN EXCESS OF TWELVE INCHES (12") HIGHER MAY REQUIRE REVIEW AND APPROVAL THROUGH THE APPLICABLE REVIEWING AGENCY.
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SHEET KEY MAP

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PREPARED FOR: BELLEAIR CAPITAL GROUP

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PROJECT NO: BCG-PP-1009
 FILE: GD
 DESIGN BY: DMYTRYK
 DRAWN BY: DMYTRYK

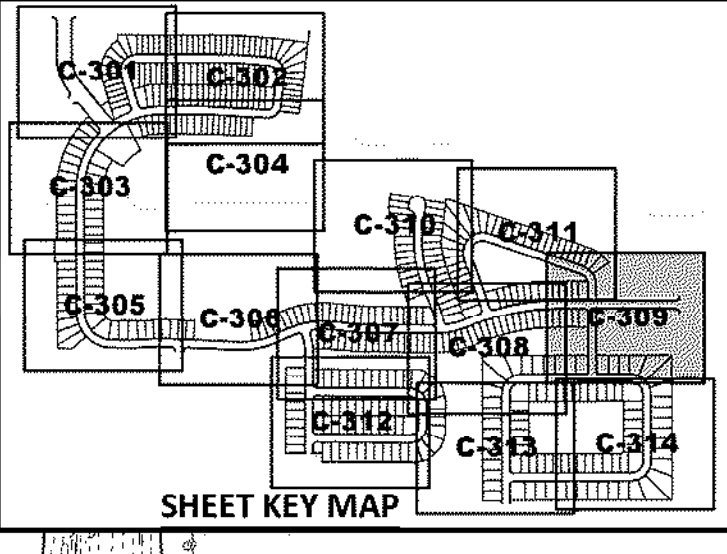
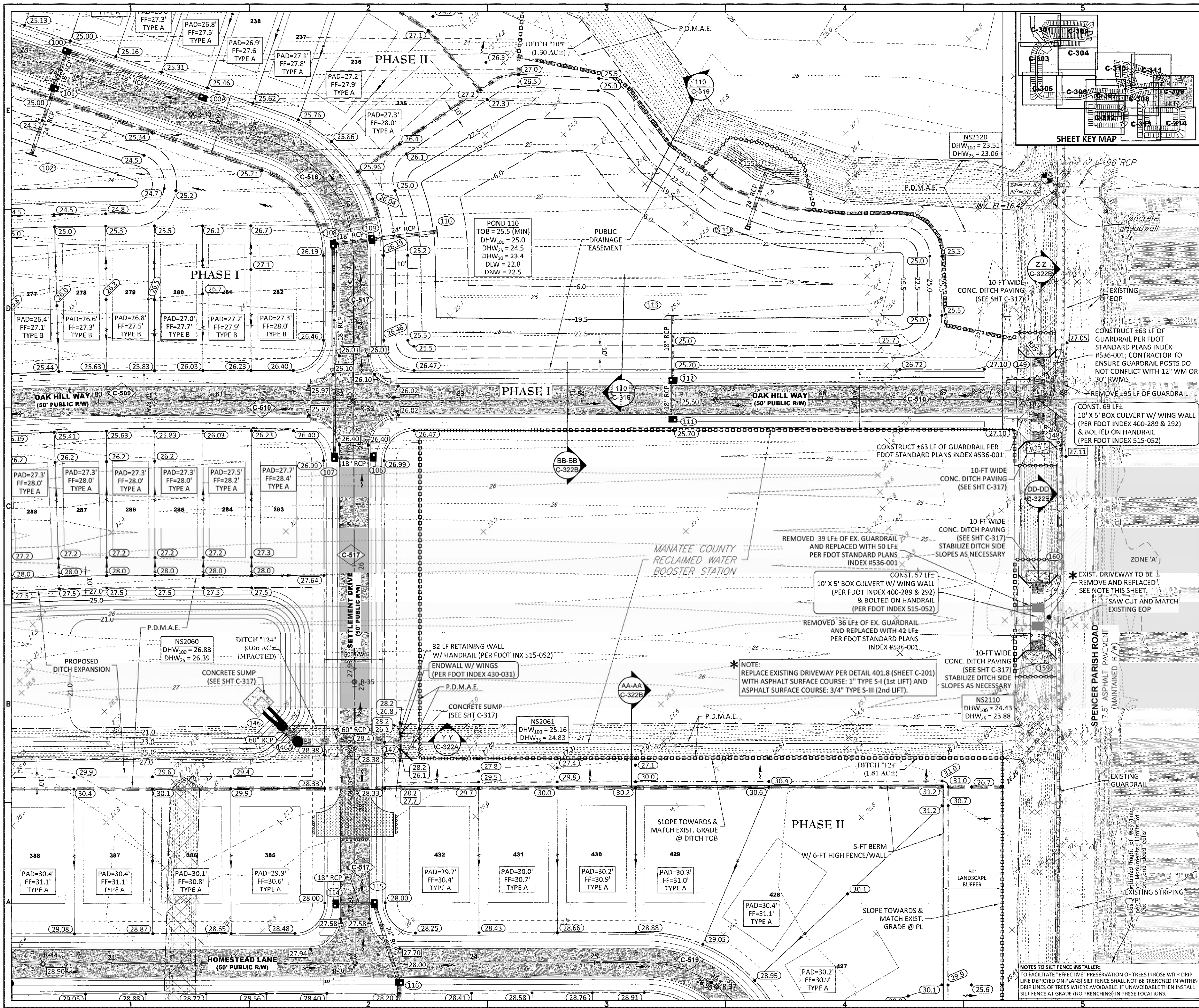
STATE OF FLORIDA
 PROFESSIONAL ENGINEER

STRICKLAND T. SMITH, P.E.
 DATE: 5/6/22
 LICENSE NO. 50652

C-308

Engineering Business Certificate of Authorization No. 28183
 Landscape Architecture Certificate of Authorization No. LC20060405
 R:\PARRISH PLANTATION\RESIDENTIAL\MOD\ENGINEERING\DWG\C-308 20200115 5:12 PM CATHERINE BELUEVALE-KALE

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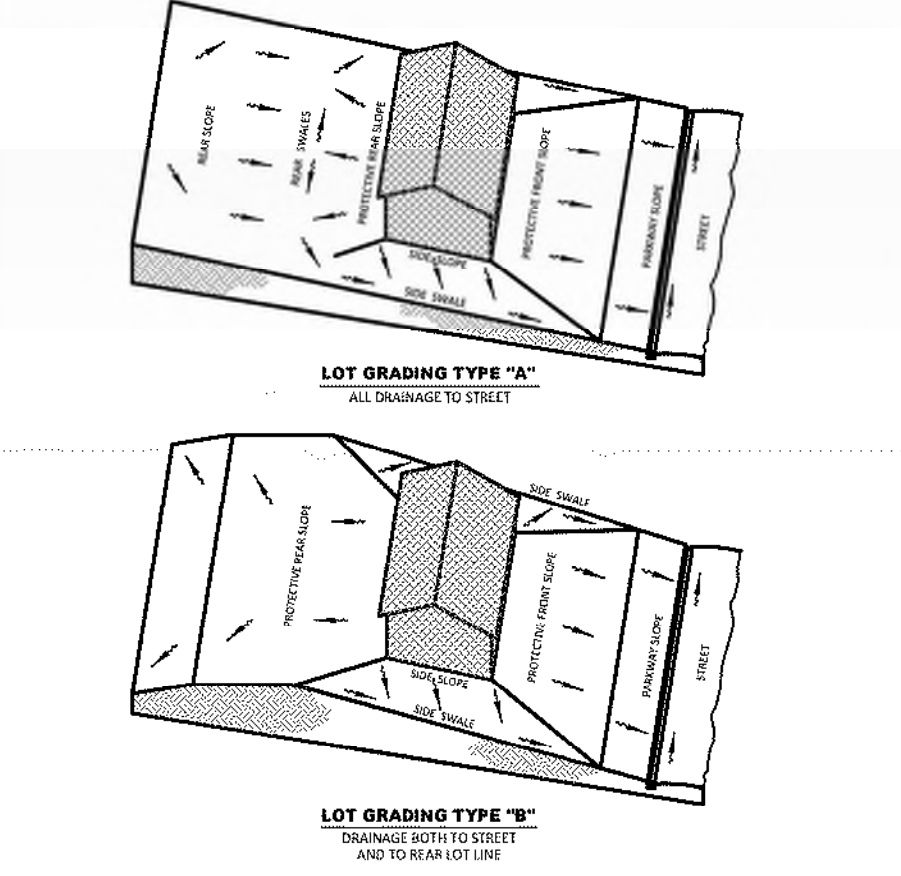


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- EXISTING
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 - FLOATING TURBIDITY BARRIER
 - BOTTOM OF POND/TOP OF BANK OF POND
 - 6" WALL/FENCE (BY OTHERS)
 - PLAN & PROFILE SHEET NUMBER
 - SECTION ID LABEL
 - SECTION SHEET NUMBER
 - 100 YR FLOOD PLAIN LIMITS
 - SOIL BORING
 - P.D.M.A.E. PUBLIC DRAINAGE & MAINTENANCE ACCESS EASEMENT
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NO.	DATE	DESCRIPTION
1	10/09/2023	REVIEW SUBMITTAL
2	01/07/2024	ADD GUARDRAIL AND DUST EOP
3	02/11/2024	REV. STREET NAMES
4	03/24/2024	ADD NOTE
5	03/24/2024	REV. 159 & 160 & REPLACE EX. DRIVEWAY
7	05/18/2024	REV. GRADES, ST. 146, 147, ADD. 146A

PROJECT NO: BCG-PP-1009
 FILE: GD
 DESIGN BY: DMYTRK
 DRAWN BY: DMYTRK

STATE OF FLORIDA
 PROFESSIONAL ENGINEER

STRICKLAND T. SMITH, P.E.
 DATE: _____
 LICENSE NO. 50652

C-309

Engineering Business Certificate of Authorization No. 28783
 Landscape Architecture Certificate of Authorization No. LC26060405
 R:\PARRISH PLANTATION\RESIDENTIAL\ACD\ENGINEERING\DWG\C-309 20240515 5.12 PM CATHERINE BEUZEVILLE-KALE