



GAINESVILLE REGIONAL UTILITIES GROUNDWATER RECHARGE WETLAND PARK SPECIAL EXCEPTION PLAN

GENERAL NOTES

1. PERMITTED USES INCLUDE, BEYOND THOSE IN THE AGRICULTURE (A) ZONING DISTRICT, OPERATION AND MAINTENANCE OF A WETLAND RECHARGE PARK IN ACCORDANCE WITH STATE OF FLORIDA DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION DEPARTMENT REQUIREMENTS. PASSIVE RECREATION ACTIVITIES, EDUCATIONAL TOURS, AND LIMITED EVENTS ARE ALLOWED IN CONJUNCTION WITH THE AFOREMENTIONED PERMITTED USES DURING DAYLIGHT HOURS (DAWN TO DUSK) UNLESS FOR SPECIFIC SEASONAL EVENTS (IE. SUMMER SOLSTICE, FULL-MOON GUIDED TOURS, OR SIMILAR MIGRATORY FAUNA EVENT). THE OPERATIONS, MAINTENANCE, AND EDUCATIONAL BUILDINGS/STRUCTURE AND ASSOCIATED VEHICULAR PARKING AREAS SHALL BE LOCATED AS CLOSE TO SW 122ND STREET AS PRACTICABLE, WITHIN LAND USE AREA 'A'. FOOD AND BEVERAGE VENDING IS PERMITTED AS A LIMITED AND TEMPORARY USE, ONLY IN CONJUNCTION WITH SPECIAL EVENTS, WITHIN LAND USE AREA 'A'.

2. SITE INGRESS/ EGRESS LOCATION WILL BE VIA SW 122ND STREET, DETERMINED DURING PRELIMINARY DEVELOPMENT PLAN (PDP) REVIEW AND APPROVAL, AND GATED FOR THE SITE'S AND PUBLIC'S SECURITY. THE EXACT LOCATION WILL BE DETERMINED DURING PDP REVIEW AND APPROVAL BASED ON ADJACENT USES AND ACCESS MANAGEMENT CRITERIA FOR SPACING AND OPERATIONAL SAFETY.

3. PEDESTRIAN PATHS, PATHWAY AND SECURITY LIGHTING, AND STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED ANYWHERE WITHIN AREA A.

4. A 25-FOOT-WIDE SETBACK SHALL BE REQUIRED WHERE THE PROJECT SITE IS ADJACENT TO PUBLIC RIGHTS-OF-WAY, AS SHOWN ON THIS PROPOSED SITE PLAN AS LAND USE AREA 'B'.

ZOX-03-20 CONDITIONS

1. A MINIMUM 50 FEET NATURALLY VEGETATED SETBACK SHALL BE PROVIDED ALONG THE NORTHERN SITE BOUNDARIES.

2. GROUNDWATER RECHARGE WETLAND CELLS WETTED BOTTOM SHALL BE LOCATED A MINIMUM OF 300 FEET AWAY FROM ANY PUBLIC OR PRIVATE POTABLE WATER SUPPLY WELL, UNLESS THE APPLICANT CAN DEMONSTRATE REASONABLE ASSURANCE THAT GROUNDWATER WILL BE PROTECTED. INDIVIDUAL WETLAND RECHARGE CELLS SHALL NOT EXCEED 5 ACRES IN SIZE, AND ZONES WITH A WATER DEPTH GREATER THAN 18 INCHES SHALL BE LIMITED TO 25% OF TOTAL WETLAND UNLINED RECHARGE AREA.

3. THE INITIAL PHASE SHALL BE DESIGNED TO A LOADING RATE OF 3 MGD. PRIOR TO INCREASING THIS LOADING (UP TO 5.0 MILLION GALLONS PER DAY (MGD)), THE APPLICANT MUST DEMONSTRATE THAT ADEQUATE WATER QUALITY TREATMENT IS BEING ACHIEVED AND THAT THERE ARE NO OFFSITE IMPACTS. THE GOAL WOULD BE TO REDUCE NITROGEN LEVELS BELOW THE INFLUENT CONCENTRATION AND AS CLOSE AS POSSIBLE TO THE 0.35 MG/L NITRATE LEVELS IN THE STATE WATER QUALITY STANDARD FOR THE SANTA FE RIVER AND ASSOCIATED SPRINGS.

4. GROUNDWATER MONITORING PLAN REQUIREMENTS:
A. THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), INCLUDING ANY CONDITIONS ISSUED AS PART OF THE FDEP PERMIT REGARDING THE FACILITY'S GROUNDWATER MONITORING PLAN (SUCH AS MONITOR WELL REQUIREMENTS, SAMPLING FREQUENCY, MONITORING REPORTS, ETC.). ALL REQUIRED CORRESPONDENCE, GROUNDWATER MONITORING DATA AND REPORTS RELATED TO THE SITE SHALL BE SUBMITTED TO THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT. ALACHUA COUNTY WILL BE A STAKEHOLDER IN THE DEVELOPMENT OF THE FDEP GROUNDWATER MONITORING PLAN, AND RESERVES THE RIGHT TO REQUIRE ADDITIONAL MONITORING BEYOND THE FDEP PERMIT REQUIREMENTS TO BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS. THE MONITORING PLAN SHOULD INCLUDE, AT A MINIMUM, CHLORIDE, SULFATE, TOTAL DISSOLVED SOLIDS, AND NUTRIENTS (TOTAL NITROGEN, AMMONIA, AS N, NITRATE + NITRITE, PHOSPHORUS); IT MAY ALSO INCLUDE SAMPLING AND REPORTING RESULTS OF EMERGING CONTAMINANTS.
B. THE APPLICANT SHALL CONDUCT A CURRENT INVENTORY OF ALL PUBLIC AND PRIVATE POTABLE WATER SUPPLY AND IRRIGATION WELLS WITHIN A 500-FOOT RADIUS OF PROPERTY BOUNDARIES AND AN INITIAL SAMPLING OF POTABLE SUPPLY WELLS PRIOR TO DEVELOPMENT PLAN SUBMITTAL TO ESTABLISH A BASELINE. FIELD TESTS SHALL INCLUDE SPECIFIC CONDUCTANCE, PH, TEMPERATURE, TURBIDITY, AND DISSOLVED OXYGEN. LABORATORY TESTS SHALL INCLUDE, AT A MINIMUM, ARSENIC, BACTERIA (TOTAL AND FECAL), TOTAL NITROGEN, AMMONIA AS N, NITRATE + NITRITE, PHOSPHORUS.
C. ANY VIOLATION OF THE APPROVED GROUNDWATER MONITORING PLAN SHALL BE CONSIDERED A VIOLATION OF THE CONDITIONS OF THIS SPECIAL EXCEPTION

5. AT THE DEVELOPMENT REVIEW STAGE, THE APPLICANT SHALL SUBMIT THE FOLLOWING, SUBJECT TO COUNTY APPROVAL:
A. AN INVENTORY OF ALL PRIVATE POTABLE SUPPLY AND IRRIGATION WELLS WITHIN 500 FEET OF THE SUBJECT PROPERTY BOUNDARIES AND INITIAL SAMPLING RESULTS FOR THE POTABLE SUPPLY WELLS.
B. A GROUNDWATER QUALITY MONITORING PLAN.
C. A SINKHOLE MONITORING AND MITIGATION PLAN.
D. AN INVASIVE, NON-NATIVE VEGETATION MANAGEMENT PLAN.
E. A DEVELOPMENT PLAN DEMONSTRATING COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL EXCEPTION.

6. PRIOR TO ANY SITE WORK, THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION REGARDING GOPHER TORTOISES AND OTHER STATE-REGULATED WILDLIFE SPECIES.

7. RESULTS OF ADDITIONAL GEOTECHNICAL INVESTIGATION TO FURTHER EVALUATE THE SUBSURFACE CONDITIONS AND SINKHOLE POTENTIAL IN THE AREAS OF THE PROPOSED WETLAND CELLS SHALL BE SUBMITTED TO THE COUNTY AT THE TIME OF DEVELOPMENT PLAN REVIEW. A SINKHOLE MONITORING AND MITIGATION PLAN SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL, AND SHALL INCLUDE AN ABANDONMENT PLAN FOR ANY CELLS THAT EXPERIENCE A SIGNIFICANT SUBSIDENCE EVENT AND CANNOT OR WILL NOT BE REPAIRED AND RETURNED TO SERVICE.

DEVELOPMENT STANDARDS	
MAX BUILDING COVERAGE: 10% GROSS LAND AREA	
MINIMUM SETBACK REQUIREMENTS:	
FRONT (FT)	40
INTERIOR SIDE (FT)	20
STREET SIDE (FT)	40
REAR (FT)	40

LAND USE DATA			
HATCH PATTERN	LAND USE AREA	AREA	
		AC	%
	PROJECT SITE	75.0	100%
	DEVELOPABLE AREA	72.6	96.8%
	SETBACK	2.4	3.2%

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CHIXI
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est. 1988 FLORIDA
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1" = 300'
0 1"
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALE ACCORDINGLY.

DATE: 19-05-18

PROJECT NUMBER: 19-05-18

PROJECT TITLE: GROUNDWATER RECHARGE WETLAND PARK SPECIAL EXCEPTION PLAN

CLIENT: GAINESVILLE REGIONAL UTILITIES

DESIGNER: CHIXI

QUALITY CONTROL: CHIXI

DATE CREATED: 19-05-18

NORTH

SHEET NO. 1