

\\server3\engprojects\GRU - Southwest Nature Park - 2023-0096- Jones Edmunds\Plans\Current DWS\G22096\1.dwg, C100 - CONDITIONS, 11/30/2023 3:02:35 PM, TAR

SPECIAL EXCEPTION CONDITIONS & RESPONSES

- 1) A MINIMUM 50 FEET NATURALLY VEGETATED SETBACK SHALL BE PROVIDED ALONG THE NORTHERN SITE BOUNDARIES.
- RESPONSE: THE PRELIMINARY DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (PDP/FDP) FOR THE HYDRAULIC LOAD TEST PLAN INCLUDES A 50 FOOT NATURALLY VEGETATED SETBACK ALONG THE NORTHERN SITE BOUNDARY.**
- 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.
- RESPONSE: THE PROPOSED LOAD TEST CELLS ARE FURTHER THAN 300 FEET AWAY FROM ANY PUBLIC OR PRIVATE POTABLE WATER SUPPLY WELL. THE LOAD TEST CELLS ARE PROPOSED TO BE LESS THAN 5 ACRES IN SIZE. THE LOAD TEST WILL BE WITH POTABLE WATER TO PROTECT GROUNDWATER. THE LOAD TEST CELLS WILL BE STRESS TESTED TO A DEPTH OF 2 FEET FOR UP TO 7 DAYS MAXIMUM, USING POTABLE WATER. THIS IS A TEMPORARY CONDITION FOR THE LOADING TEST ONLY AND IS NOT THE FINAL DESIGN CONDITION OF THE FINAL CELLS.**
- 3) THE INITIAL PHASE SHALL BE DESIGNED TO A LOADING RATE OF 3 MILLION GALLONS/DAY (MGD). PRIOR TO INCREASING THIS LOADING (UP TO 5.0 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.
- RESPONSE: THE PDP/FDP IS FOR A HYDRAULIC LOAD TEST USING POTABLE WATER. THIS CONDITION WILL APPLY FOR THE FINAL DESIGN AND OPERATION OF THE SYSTEM.**
- 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 ND 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
- RESPONSE: THE PDP/FDP IS FOR A HYDRAULIC LOAD TEST USING POTABLE WATER ONLY. THIS CONDITION OF THE SPECIAL EXCEPTION LISTS GROUNDWATER MONITORING REQUIREMENTS TO ADDRESS WATER QUALITY CONCERNS FOR RECLAIMED WATER AND ARE NOT APPLICABLE FOR THIS HYDRAULIC LOAD TEST. THE CELLS WILL BE LOADED USING POTABLE WATER. A BASELINE GROUNDWATER SAMPLING AND ANALYSIS PLAN IS PROVIDED WITH THIS APPLICATION. THIS PLAN INCLUDES AN INVENTORY OF THE WATER WELLS.**
- 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.
- RESPONSE:**
- A) **AN INVENTORY OF ALL PRIVATE POTABLE AND IRRIGATION WELLS WITHIN 500 FEET OF THE PROPERTY BOUNDARIES IS PROVIDED WITH THIS SUBMITTAL. A DRAFT TESTING PLAN FOR THE POTABLE WATER SUPPLY PLAN IS ALSO INCLUDED WITH THIS SUBMITTAL. THE INITIAL POTABLE WATER SAMPLING IS TO PROVIDE BACKGROUND DATA TO ADDRESS WATER QUALITY CONCERNS FOR RECLAIMED WATER AND ARE NOT APPLICABLE FOR THIS INITIAL PHASE. GRU WILL BE USING POTABLE WATER FOR THE HYDRAULIC LOAD TEST.**
- B) **THE GROUNDWATER QUALITY MONITORING PLAN REQUIREMENT IS TO ADDRESS WATER QUALITY CONCERNS FOR RECLAIMED WATER. GRU IS WORKING WITH FDEP AND ALACHUA COUNTY TO DEVELOP THE GROUNDWATER QUALITY MONITORING PLAN, HOWEVER FOR THIS INITIAL PHASE GRU WILL BE USING POTABLE WATER FOR THE HYDRAULIC LOAD TEST.**
- C) **THE SINKHOLE MONITORING AND MITIGATION PLAN IS PROVIDED WITH THIS SUBMITTAL. SEE SINKHOLE SUSCEPTIBILITY STUDY AND NEAR SURFACE GEOTECHNICAL EXPLORATION STUDY PLAN BY GSE.**
- D) **A MORE DETAILED INVASIVE, NON-NATIVE VEGETATION MANAGEMENT PLAN WILL BE DEVELOPED FOR THE SOUTHWEST NATURE PARK FOLLOWING THE INITIAL HYDRAULIC LOAD TEST.**
- E) **THIS SET OF PLANS INCLUDES A MASTER PLAN SHOWING THE CONDITIONS OF THE SPECIAL EXCEPTION AND HOW THOSE CONDITIONS ARE MET.**
- 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.
- RESPONSE: THE PDP/FDP FOR THE LOAD TEST PLAN INCLUDES SETBACKS FROM GOPHER TORTOISE BURROWS THAT WERE IDENTIFIED IN 2020. THE HYDRAULIC LOAD TEST IS FLEXIBLE. THE PLAN IS TO MOVE THE LOAD TEST CELLS AND ACCESS ROAD TO AVOID GOPHER TORTOISE BURROWS. THE BURROWS WILL BE FLAGGED 30 DAYS PRIOR TO THE CONTRACTOR MOBILIZING TO THE SITE.**
- 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.
- A) **RESPONSE: THE SINKHOLE MONITORING AND MITIGATION PLAN IS PROVIDED AS PART OF THIS APPLICATION.**
- 8) FENCING SHALL BE REQUIRED ALONG THE WESTERN BOUNDARY OF THE SITE.
- RESPONSE: THIS PDP/FDP IS A COMBINED SUBMITTAL LIMITED TO THE EARTHWORK AND TEMPORARY PIPING REQUIRED FOR THE HYDRAULIC LOAD TEST. THE FENCING LOCATION IS NOTED AND AND INCLUDED ON THE MASTER PLAN AND IT WILL BE INSTALLED AS PART OF THE FINAL DEVELOPMENT PLAN FINAL DESIGN.**
- 9) NO FLAMMABLE STRUCTURE SHALL BE LOCATED WITHIN 25 FEET OF THE WESTERN BOUNDARY OF THE SITE.
- RESPONSE: THIS PLAN DOES NOT INCLUDE ANY PROPOSED STRUCTURES AT THIS SITE.**



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No.	Date	Comment

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SERGIO J. REYES, P.E. ON THE DATE ADJACENT TO THE SEAL.
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ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 23-096

Project phase: COUNTY SUBMITTAL

Project title:

SOUTHWEST NATURE PARK
ALACHUA COUNTY,
FLORIDA

Sheet title:
SPECIAL EXCEPTION
CONDITIONS & RESPONSES

Designed: ---	Sheet No.:
Drawn: TAR	C100
Checked: TAR	
Date: 11/30/23	