

BEST MANAGEMENT PLAN: STORMWATER

The purpose of this Stormwater Best Management Plan (SWBMP) is to establish stormwater treatment and Low Impact Development (LID) design criteria governing all development activity within the Phase 1 SAP Institutional Use UF Property. These standards ensure consistency with the Alachua County Comprehensive Plan, the Unified Land Development Code (ULDC), and the conditions imposed through the Special Area Study (SAS) Resolution.

Stormwater facilities shall be designed as integral site-planning elements in accordance with ULDC 407.92, emphasizing natural basin configuration, preservation of vegetation, and alignment with existing hydrological patterns. Basins shall be placed to optimize treatment, maintain flow paths, and resemble natural features to the maximum degree practicable.

Consistent with SAS Resolution Condition 13 and Chapter 77, Article 3 (Stormwater Treatment Code) Low Impact Design shall be distributed throughout the project and shall serve as the primary treatment methodology.

Low Impact Design implementation includes but not limited to:

- Disconnection of impervious surfaces to promote distributed infiltration.
- Rain gardens, bioswales, and vegetated swales sized per Chapter 77 requirements.
- Pervious pavements.
- Vegetated buffers and filter strips along drainage pathways and developed edges.
- Engineered media/soil designed for denitrification shall be evaluated for incorporation where areas of concentrated nutrient loading adjacent to sensitive areas (e.g. CMAs) is expected.
- Preservation of in-situ soils where feasible, consistent with Resolution Condition 13(a).

All LID systems must meet the treatment volume, pollutant-load reduction, and hydraulic performance standards of the ULDC Stormwater Treatment Code. The combination of Low Impact Development techniques, including but not limited to engineered media (where applicable), limits of disturbance to preserve existing vegetation and soil function, and compost incorporation or other landscape-based nutrient reduction strategies, is intended to support compliance with the applicable stormwater treatment requirements of ULDC Chapter 77. Any alternative compliance approaches will be evaluated and determined at the time of construction plan review.

To minimize unnecessary land clearing and preserve existing vegetation, the development shall incorporate the following low impact design techniques:

Development shall utilize a Limits of Disturbance (LOD) setback to minimize clearing associated with horizontal and vertical improvements.

- The Limits of Disturbance (LOD) setback shall be minimized to the extent practicable to reduce land clearing and soil compaction, and shall not exceed fifty (50) feet from proposed development improvements.

UF Golf – Stormwater Management Plan

- The final LOD shall be established during site design to minimize land clearing and soil compaction while accommodating necessary grading, utilities, stormwater infrastructure, and golf course playability. The extent of LOD will be determined during construction plan development and clearly depicted on the plans.
- In areas located outside of the LOD, vegetation management activities may occur including selective understory clearing, removal of invasive species, and removal of trees that are exempt from mitigation requirements.
- Fertilizer and pesticide application shall not be applied in undisturbed natural areas outside the LOD except as necessary for invasive species management or ecological restoration.
- Vegetation management within this area outside the LOD setback may be conducted to maintain a managed landscape and open space character consistent with the overall design intent of the development.
- Landscape enhancements consistent with the provisions in the Landscape BMP, such as supplemental planting for screening, restoration, or aesthetic purposes, may be permitted outside of the LOD, provided such activities do not involve significant grading, soil disturbance, or compaction and are consistent with preservation of existing vegetation and natural site conditions.

Development of stormwater management facilities shall be designed to avoid adverse impacts to karst features identified within the study area and adjacent conservation areas. Any developments proposed within areas identified in Exhibit D of the Special Area Study Resolution as ‘Strategic Ecosystem Development Standards Apply’, shall be consistent with the ULDC and governed by subsections 406.03 (b)(1) and (2).

Per ULDC 77.27, projects using retention BMP’s within Sensitive Karst Area must reduce the post-development annual average stormwater and total nitrogen and phosphorus loads. Treatment requirements are as follows:

- Total Nitrogen load reduced by 70% .
- Total Phosphorus load reduced by 80% .
- First inch of runoff from the project area shall be treated with one or more low impact design techniques separate from the dry retention basin(s).
- Pretreatment methods should be designed to drive denitrification for pretreatment before infiltration.

An O&M framework shall be incorporated into the subsequent development plans. At minimum:

1. All stormwater facilities, including LID features, shall be maintained to ensure designed performance.
2. Basin vegetation shall be maintained in accordance with ULDC 407.47.
3. Sediment removal, vegetation replacement, structural repairs, and erosion correction shall occur as required to retain treatment capacity and functionality.
4. Maintenance responsibilities shall be assigned to the owner, operator, or property association, and codified through development plan approval.