From: Lindsey Porter
To: "tomskelton468@gmail.com"
Cc: Timothy Wetzel
Subject: CubeSmart at Hancock Road (145576-1)
Date: Tuesday, August 30, 2016 3:21:00 PM

Hello Tom,

Thank you for your time earlier in discussing the CubeSmart at Hancock Road (145576-1). As discussed, please address the following:

1. Regarding the response to RAI Question 4, please provide:
    a. the exiltration trench detail. As discussed, Sheet 10, which includes the exfiltration trench detail, will be submitted.
    b. a detail of the diversion wall in STM-10.
    c. the location of the solid grates on the overflow structure details.
2. Based on the revised Modret recovery analysis for Pond 1 (Node 12), the required treatment volume does not recovery within 72 hours. Please revise as necessary.
3. Demonstrate that the volume of runoff retained to meet land-locked criteria for the 25-year, 96-hour storm will recover within 14 days.
4. Demonstrate the Lake Apopka volume recovers within 72 hours. This volume is 3.5 inches over the basin area. As shown in Table 13.7-22 of the A.H. Volume II, the maximum removal efficiency obtainable in a retention system for a commercial site on Type A soils is 98%, which is obtained by retaining 3.5 inches of runoff over the basin.
    a. In lieu of this, since the system is discharging to a land-locked basin, you can also demonstrate a 14-day recovery of the volume from the pre/post volumetric difference from the 25-year, 96-hour storm event. In this case, water level monitoring of the stormwater management system will be required. A condition will be added to the permit requiring monitoring of the water level within the stormwater system for 10 years following the completion of the stormwater system. The condition is as follows:
        i. In accordance with the monitoring requirements of Section 13.7(b)(2) of the ERP Applicant's Handbook, SJRWMD Volume II (October 1, 2013), the permittee shall monitor water elevations in the stormwater management system for ten years following completion of construction of the entire system, including all associated residential, commercial, transportation, or agricultural improvements. If the results of the monitoring indicate that the system is not recovering storage in accordance with the permitted design or causes water to be discharged to Lake Apopka or its tributaries for events less than the 100-year 24-hour storm event, then the permittee shall either perform maintenance that brings the system into compliance or obtain a modification to the permit and implement measures to bring the system into compliance, and in either event the monitoring shall continue for three years after the date the system is brought into compliance.
        ii. Please let me know if you have additional questions about the water level monitoring.

5. On the plans, please provide the following:
    a. For the proposed north building, please show the direction of roof runoff and/or where the roof drains will tie into the stormsewer system to verify this building is within Basin 102.

Give me a call if you have any questions or would like to discuss.

Thank you,

Lindsey Porter
Engineer II
Division of Regulatory Services
St. Johns River Water Management District
Maitland Service Center
601 South Lake Destiny Road, Suite 200 • Maitland, FL 32751
Office: (407) 215-1453
Email: lporter@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

www.sjrwmd.com/epermitting