

**PROPOSED SMALL-SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**



OVERVIEW

ORDINANCE: 2013-635

APPLICATION: 2013C-018-5-12

APPLICANT: PAUL HARDEN

PROPERTY LOCATION: On the west side of Chaffee Road South, South of I-10

Acreage: 4.82 Acres

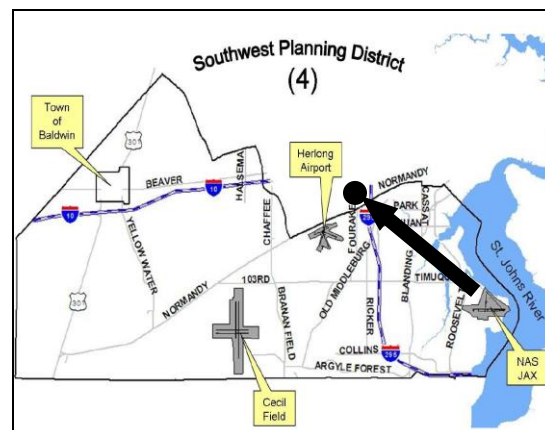
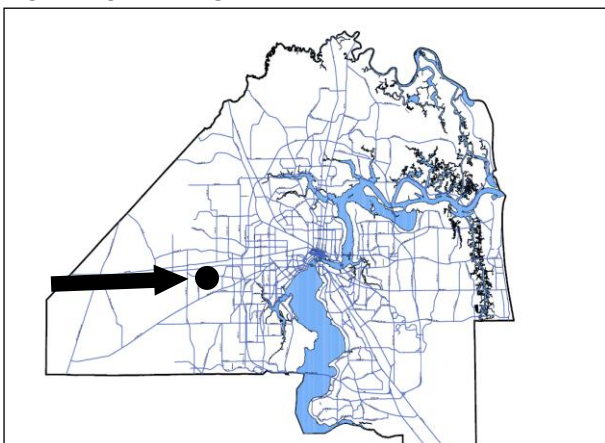
Requested Action:

	Current	Proposed
LAND USE	LDR	CGC
ZONING	RR-Acre	CCG-1

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity 0.35 (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Increase) in Potential Floor Area
LDR	CGC	24 Dwelling Units (5 DU/Ac)	0 Dwelling Units	N/A	73,485 SF Commercial/Retail (0.35 FAR)	Decrease of 24 Dwelling Units	73,485 SF Commercial/Retail

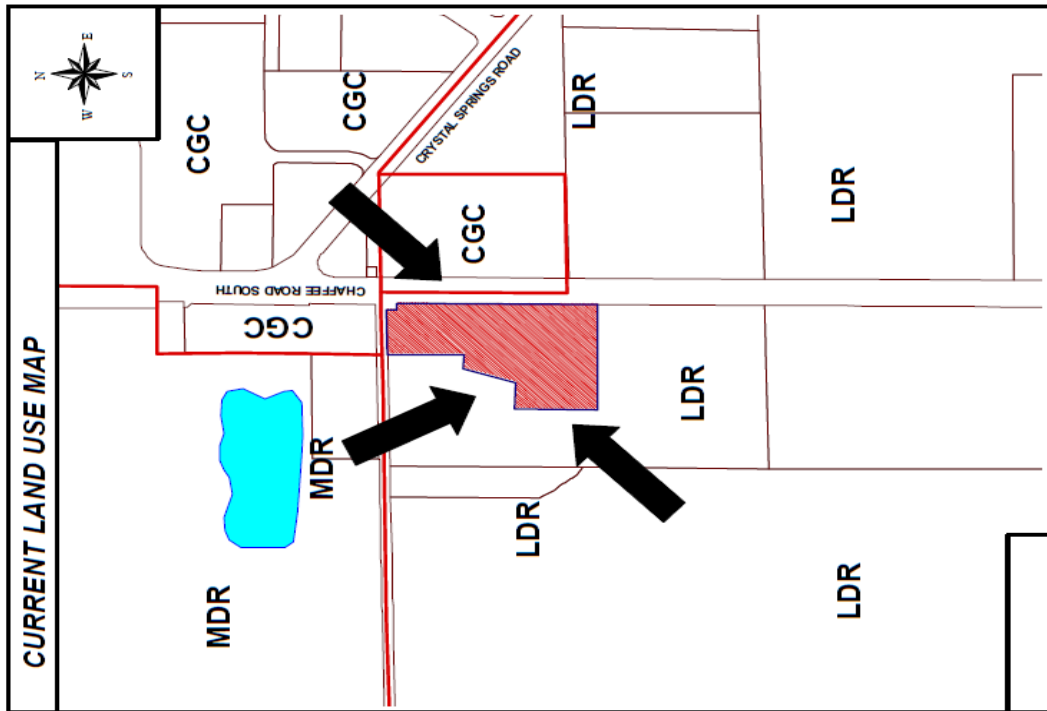
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: DENIAL

LOCATION MAPS:



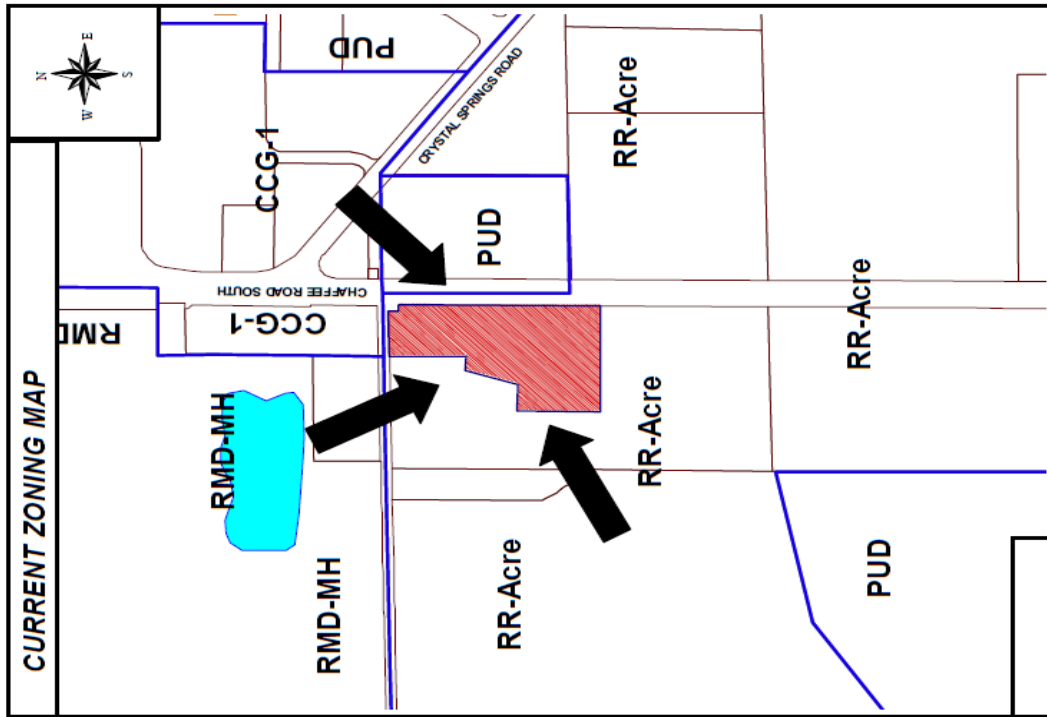
DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2013C-018



Existing FLUM Land Use Categories: Low Density Residential (LDR)

Requested FLUM Land Use Category: Community/General Commercial (CGC)



Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Requested Zoning District(s): Commercial Community/General-1 (CCG-1)

ANALYSIS

Background:

The 4.82 acre subject property is located south of I-10 on the west side of Chaffee Road South, near the intersection of Chaffee Road South and Crystal Springs Road and is in the Northwest Planning District and Council District 12. The applicant proposes a land use map amendment from Low Density Residential (LDR) to Community/General Commercial (CGC) and a companion rezoning from Residential Rural (RR-Acre) to Community/General Commercial-1 (CCG-1). According to the application the intent is to use the site for commercial uses consistent with surrounding development. The surrounding commercial uses in the immediate area include fast food restaurants, gas stations and a grocery store. These commercial uses are clustered along Chaffee Road South near I-10 and Crystal Springs Road. The subject site is currently vacant but is located within the established commercial area.

The intersection of Chaffee Road South, a minor arterial road, and Crystal Springs Road, a collector road, is a signalized intersection located less than 500 feet south of the I-10 access ramp off of Chaffee Road South.

As noted above, the area surrounding the site is an established commercial center. The commercial uses serve both interstate traffic and nearby residential development. While commercial development straddles the intersection of Chaffee Road South, Crystal Springs Road and I-10, the area transitions to residential development to the east and west and to vacant land designated for residential development to the south.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Suburban Area" of the City. The proposed land use does not include a residential component so school capacity is not impacted.

Impact Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size

infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 4,442 new daily external trips. Chaffee Road, a minor arterial, is the directly accessed roadway. Currently this segment does not have sufficient capacity to accommodate the expected traffic volumes proposed by this development. However, the link is expected to fail with or without this land use amendment due to the background traffic growth projections. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of mostly medium and high probability for the presence of archaeological resources. An Archaeological Reconnaissance Survey should be performed due to this area's high sensitivity to archaeological resources in order to determine if a Phase 1 survey is needed. Section 654.122 of the Code of Subdivision Regulations should be followed if resources are discovered during development of the site.

Wetlands

A site plan map acquired from the St. Johns River Water Management District shows that there are 2.26 acres of wetlands on the 4.82 acre land use amendment application site. The subject site is a portion of a larger property which according to the City's GIS system is entirely wetlands. The wetlands are classified as "Wetland Forested Mixed" and "Mixed Wetland Hardwoods" by the Florida Land Use Classification System (FLUCCS) and are part of a larger natural floodplain drainage system that buffers McGirts Creek located approximately 300 feet from the southwest corner of the application site. McGirts Creek drains into the Ortega River which then drains into the St. Johns River. The McGirts Creek wetland system performs an important pollution filtration and storm water storage function. Therefore, the Category II Riverine Wetlands have an extremely high functional value.. The site is also located within a 100 year flood zone where floodwater displacement from fill and building structures may be a concern for the immediate watershed.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands as "Evergreen-Wesconnett Complex". The Evergreen and Wesconnett are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. The wetlands area has a water table close to the ground surface.

The proposed development plan for the subject site includes a bank, a pharmacy, and a restaurant. The proposed owner has obtained a St. Johns River Water Management District permit (Water Resource Permit # 4-031-133253-1) to eliminate 2.26 acres of wetlands on the site. According to the applicant's environmental scientist, there are no mitigation credits available at the

City's Loblolly Mitigation Bank so the mitigation is to be done at another mitigation bank in Clay County. Although this will have some compensation effect on a larger regional drainage basin this does not compensate for the loss of water pollution attenuation for the McGirts Creek and Ortega River basins. In addition there will be a net loss of 2.26 acres of wetlands in Jacksonville.

A smaller development on the non-wetland portion of the property can be achieved so as to minimize changes to the hydroperiod and impacts to the onsite wetlands. However, the applicant is not proposing this and therefore, the proposed amendment negatively impacts Goal 4 and Objective 4.1 of the Conservation/Coastal Management Element (CCME) of the Comprehensive Plan. The Goal and Objective is to achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands. Therefore, the amendment is inconsistent with Goal 4 and Objective 4.1 since development without impacts to the wetlands can be achieved.

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

Other general requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.3 of the CCME, 2030 Comprehensive Plan. The proposed development in the wetland and the proposed land use amendment are also inconsistent with this policy.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	vacant	Commercial Uses
Land Use Category	LDR	CGC
Development Standards For Impact Assessment	5 DU/AC	.35 FAR
Development Potential	24 DU	73,485.7 SF commercial/retail
Population Potential	63 people	0 people
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone	Within Military Notice Zone; 150 foot and 300 foot military height zone for Whitehouse	
Industrial Preservation Area		X
Cultural Resources	X – Medium & High, Some Low	
Archaeological Sensitivity	X – Medium & High, Some Low	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	1-4 inches	
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 414 PM Peak Hour Trips and 1,442 Net Daily Trips	
Water Provider	JEA	
Potential Water Impact	Decrease 2709.7 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease 2032.3 gallons per day	
Potential Solid Waste Impact	Increase of 55.176 tons per year	
Drainage Basin / Sub-Basin	Ortega River Stream	
Recreation and Parks	Whitehouse Park, 4800 ft; Crystal Springs Road Park, 10,000 ft	
Mass Transit	No	
NATURAL FEATURES		
Elevations	60	
Soils	22 Evergreen Wesconnett complex, depressional, 0 to 2 percent slopes	
Land Cover	6170 Mixed Wetland Hardwoods; 6300 Wetland Forest Mixed	
Flood Zone	AE, inundated by 100-year flood; 1-3 feet flood depths; average depths determined	
Wet Lands	6170 Mixed Wetland Hardwoods; 6300 Wetland Forest Mixed	
Wild Life	No	

PROCEDURAL COMPLIANCE

Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on August 8, 2013, the required notices of public hearing signs were posted. Twelve (12) notices were mailed out to property owners within 350 feet of the application site informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Preview Workshop on August 19, 2013. There were no speakers in support or opposition of the application at the workshop.

CONSISTENCY EVALUATION

2030 Comprehensive Plan Consistency

The proposed amendment is consistent with the following Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

- | | |
|---------------|--|
| Objective 1.1 | Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination |
| Policy 1.1.22 | Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions. |
| Objective 3.2 | Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas. |
| Policy 3.2.7 | The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands. |
| Objective 6.3 | The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents. |

According to the category description of the Future Land Use Element (FLUE), Low Density Residential (LDR) is intended to provide for single-family development at up to seven (7) dwelling units per acre. The Community/General Commercial (CGC) land use designation includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, highway commercial, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

The subject property is located in a developed area of the City and located at the intersection of a minor arterial road and a collector road less than 500 feet south of an I-10 access ramp. Therefore, the proposed land use change aids in maintaining a compact and compatible land use pattern, consistent with FLUE Objective 1.1 and Policy 1.1.22.

The proposed land use amendment to CGC promotes employment and commerce opportunities for the adjacent residential community while promoting the viability of existing non-residential development in an established commercial area. Furthermore, the amendment encourages redevelopment on underutilized land located at the intersection of a minor arterial road and collector road. Therefore, the proposed amendment is consistent with FLUE Objectives 3.2 and 6.3 and Policy 3.2.7.

The proposed amendment is inconsistent with the following Goal and Objective of the 2030 Comprehensive Plan, Conservation/Coastal Management Element:

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

A smaller development on the non-wetland portion of the property can be achieved so as to minimize changes to the hydroperiod and impacts to the onsite wetlands. However, the applicant is not proposing this and therefore, the proposed amendment negatively impacts Goal 4 and Objective 4.1 of the Conservation/Coastal Management Element (CCME) of the Comprehensive Plan. The Goal and Objective is to achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands. Therefore, the amendment is inconsistent with Goal 4 and Objective 4.1 since development without impacts to the wetlands can be achieved.

Other general requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.3 of the CCME,

2030 Comprehensive Plan. The proposed development in the wetland and the proposed land use amendment are also inconsistent with this policy.

Vision Plan

The application site lies within the Northwest Jacksonville Vision Plan area. The plan discusses the need for increasing development in centers rather than allowing for the spread of strip commercial development. The subject site is located in an existing commercial area at the intersection of two major roadways and within less than 500 feet of an I-10 access ramp. Therefore, the proposed development promotes continued development in the existing commercial center and is consistent with the intent of the Plan.

Strategic Regional Policy Plan Consistency

The proposed land use amendment is consistent with the following Goal of the Strategic Regional Policy Plan, Economic Development Element:

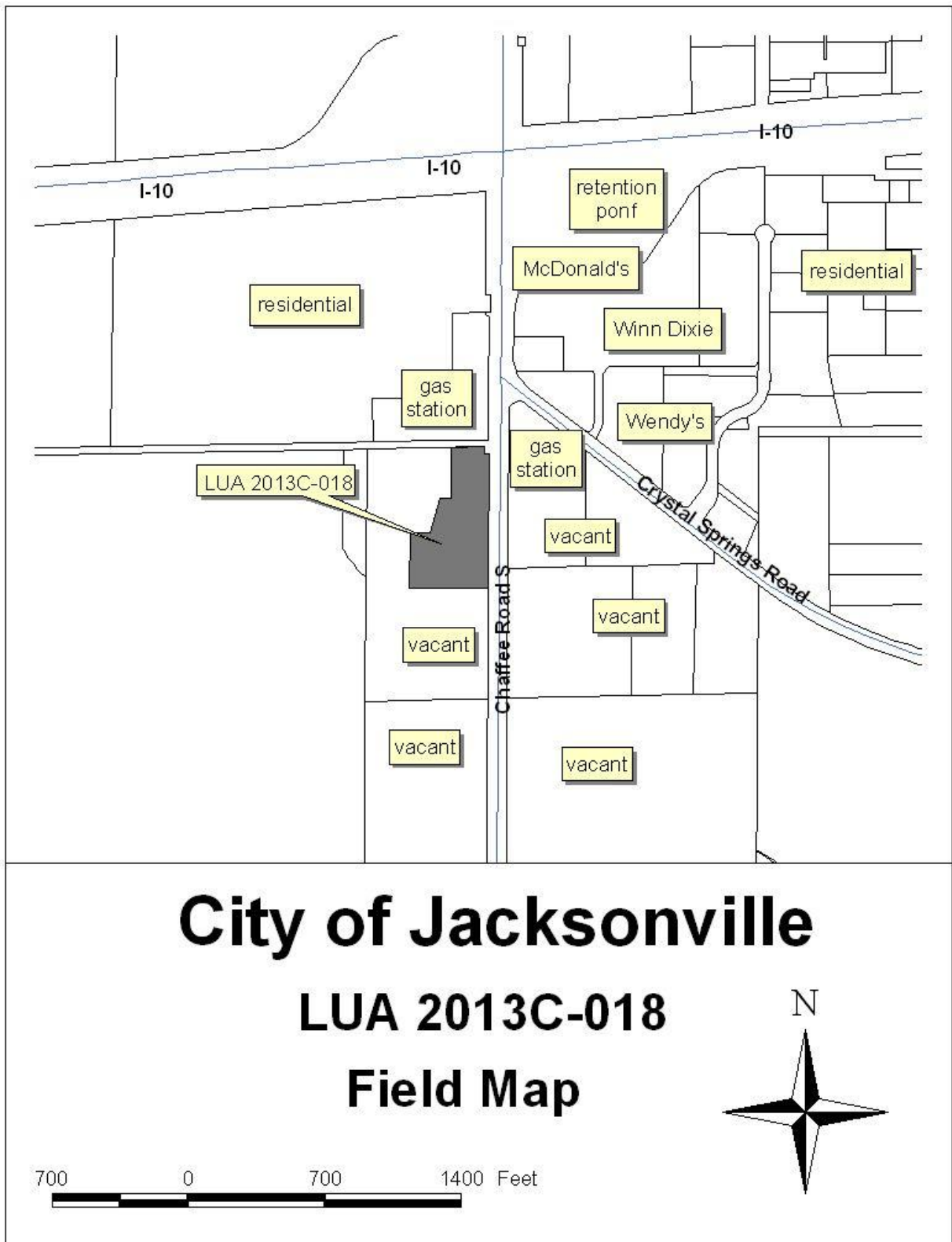
Goal 2.3 An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.

The proposed land use amendment is consistent with Goal 2.3 as it facilitates development of business and commercial development at the intersection of a minor arterial road and a collector road and near an interstate access ramp. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

RECOMMENDATION

The Planning and Development Department recommends **DENIAL** of this application based on its inconsistency with the 2030 Comprehensive Plan.

ATTACHMENT A – FIELD NOTES MAP



ATTACHMENT B – TRAFFIC ANALYSIS

Produced by: **Planning and Development Department** **LB**
 Application Number: **2013C-018**
 Ordinance Number: _____ Date **9/12/2013**

Table A

Trip Generation Estimation

Section 1

Existing Development	Number of Acres	ITE Land Use Code	Existing Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
Undeveloped	4.82							0	0	0
Total Section 1									0	0

Section 2

Current Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	* Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
LDR / RR-ACRE	4.82	210	24	Dus	$\ln(T) = 0.9 \ln(X) + 0.51$ $\ln(T) = 0.92 \ln(X) + 2.72$	29 283	0.00% 0.00%	0.00% 0.00%	29	283
Total Section 2									29	283

Section 3

Proposed Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	* Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
CGC / CCG-1	4.82	820	73,486	1,000 SF OF GLA	$T = 0.67(X) + 3.31 / 1000$ $T = 0.65 (X) + 5.83 / 1000$	487 5,559	0.00% 0.00%	15.00% 15.00%	414	4,725
Total Section 3									414	4,725
Net New Trips = Section 3 - Section 2 - Section 1									385	4,442

Source: Trip Generation, 9th Edition, ITE

* Pass-by Trip % - COJ Planning & Development Department

ATTACHMENT B – TRAFFIC ANALYSIS

2013C-011 Produced by: Planning and Development Department LB
 Application Number: 2013C-018
 Ordinance Number: 0 Date 9/12/2013

Table B

Net New Daily External Trip Distribution

a	b				
385	4,442	= Total Net New External Trips (Table A)	c	(b*c)	(a*c)
Link ID 2.19	Roadway Name	From / To	Percent of Total Net New Daily Amendment Trips	Net New Daily External Amendment Trips	Net New Peak Hour External Amendment Trips
68	I-10	CHAFFEE RD TO GREELAND AVE	48.43%	2151	186
209	CHAFFEE RD	BEAVER ST TO I-10	9.97%	443	38
210	CHAFFEE RD	I-10 TO CRYSTAL SPRINGS RD	65.88%	2926	254
295	CRYSTAL SPRINGS RD	CHAFFEE RD TO LENOX AVE	17.27%	767	66
562	CHAFFEE RD	CRYSTAL SPRINGS RD TO NORMANDY BLVD	83.14%	3693	320
589	I-10	BRANAN FIELD RD (SR 23) TO CHAFFEE ROAD	6.85%	304	26

BOLD *Indicates Directly Accessed Segment(s)*

ATTACHMENT B – TRAFFIC ANALYSIS

Produced by: Planning and Development Department LB

Application Number: 2013C-018

Ordinance Number: 9/12/2013

Table C

Roadway Link Analysis

Link ID Number	Road Name	Termini	Roadway Classification	State or Non-State Road	Number of Lanes	Adopted Service Volume		Background Traffic			Amended Trips		Percent Capacity Used with Amended Trips	PK Hour LOS with Land Use Change	
						Daily	Volumes	Daily Volumes w/ 5 yr Growth	1 Year Growth %	c	d	e			f
a	b									g	h				
68	I-10	CHAFFEE RD TO GREELAND AVE	Freeway	FDOT	6	116,600	66,500	1.00%	59,382	2,151	61,533	52.77%	C		
209	CHAFFEE RD	BEAVER ST TO I-10	Minor Arterial	CITY	4	30,420	17,068	1.00%	17,826	443	18,369	60.38%	C		
210	CHAFFEE RD	I-10 TO CRYSTAL SPRINGS RD	Minor Arterial	CITY	3	16,727	18,868	1.00%	19,820	2,926	22,746	135.99%	F		
286	CRYSTAL SPRINGS RD	CHAFFEE RD TO LENOX AVE	Collector	CITY	3	14,742	8,700	0.85%	13,790	787	14,557	88.75%	D		
562	CHAFFEE RD	CRYSTAL SPRINGS RD TO NORMANDY BLVD	Minor Arterial	CITY	2	17,700	12,284	13.16%	22,793	3,683	26,486	149.64%	F		
589	I-10	BRANAN FIELD RD (SR 23) TO CHAFFEE ROAD	Freeway	CITY	6	69,900	33,888	0.85%	35,529	304	36,833	59.82%	C		

* As determined from Trend Analysis or FDOT LOS Report

BOLD Indicates Directly Accessed Segment (s)

Data from City of Jacksonville Road Most recent Link Status Report dated 9/1/2013

Data from 2012 FDOT LOS Report dated 9/1/2013

Major Intersections List

SIS Interchanges/ SHS Intersections within Impact Area

ATTACHMENT C – LAND USE APPLICATION



APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	7/11/13	Date Staff Report is Available to Public:	10/4/2013
Land Use Adoption Ordinance #:	2013-635	1st City Council Public Hearing:	10/8/2013
Rezoning Ordinance #:	2013-636	Planning Commission's LPA Public Hearing:	10/10/2013
JPDD Application #:	2013C-018	LUZ Committee's Public Hearing:	10/15/2013
Assigned Planner:	Helena Parola	2nd City Council Public Hearing:	10/22/2013

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

PAUL HARDEN
LAW OFFICE OF PAUL M. HARDEN
501 RIVERSIDE AVENUE, SUITE 901
JACKSONVILLE, FL 32202
Ph: 904-396-5731
Fax: 904-399-5461
Email: PAUL_HARDEN@BELLSOUTH.NET

Owner Information:

AUBREY EDGE
FIRST COAST ENERGY, LLP
7014 A.C. SKINNER PKWY, SUITE 290
JACKSONVILLE, FL 32221

DESCRIPTION OF PROPERTY

Acreage: 4.82
Real Estate #(s): 001857 0000, a portion of

General Location:
ON WEST SIDE OF CHAFFEE RD. S., SOUTH OF I-10

Planning District: 5
Council District: 12
Development Area: SUBURBAN AREA
Between Streets/Major Features:
I-10 and NORMANDY BLVD.

Address:
0 CHAFFEE RD S

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT
Current Land Use Category/Categories and Acreage:
LDR 4.82

Requested Land Use Category: CGC
Justification for Land Use Amendment:
TO DEVELOP CONSISTENT WITH SURROUNDING COMMERCIAL USES.

Surrounding Land Use Categories: CGC, LDR, MDR

UTILITIES

Potable Water: COJ

Sanitary Sewer COJ

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
RR-Acre 4.82

Requested Zoning District: CCG-1

Additional information is available at 904-255-7888 or on the web at <http://maps.coj.net/luzap/>

2013C-018 Wetlands Map

- Wetland Area

- Impacted Wetlands

2013C-018 Wetlands Map

Legend:

- Wetland Area
- Impacted Wetlands

Map Details:

- Project Site:** CVS/pharmacy, 8745 S. 117th Ave., Suite 100, Overland Park, KS 66209.
- Wetland Areas:**
 - Wetland A: 0.125 Ac Impact
 - Wetland B: 0.244 Ac Impact
 - Wetland C: 0.145 Ac Impact
 - Wetland D: 0.177 Ac Impact
 - Wetland E: 0.188 Ac Impact
 - Wetland F: 0.192 Ac Impact
 - Wetland G: 0.203 Ac Impact
 - Wetland H: 0.218 Ac Impact
 - Wetland I: 0.233 Ac Impact
 - Wetland J: 0.248 Ac Impact
 - Wetland K: 0.263 Ac Impact
 - Wetland L: 0.278 Ac Impact
 - Wetland M: 0.293 Ac Impact
 - Wetland N: 0.308 Ac Impact
 - Wetland O: 0.323 Ac Impact
 - Wetland P: 0.338 Ac Impact
 - Wetland Q: 0.353 Ac Impact
 - Wetland R: 0.368 Ac Impact
 - Wetland S: 0.383 Ac Impact
 - Wetland T: 0.398 Ac Impact
 - Wetland U: 0.413 Ac Impact
 - Wetland V: 0.428 Ac Impact
 - Wetland W: 0.443 Ac Impact
 - Wetland X: 0.458 Ac Impact
 - Wetland Y: 0.473 Ac Impact
 - Wetland Z: 0.488 Ac Impact
 - Wetland AA: 0.503 Ac Impact
 - Wetland AB: 0.518 Ac Impact
 - Wetland AC: 0.533 Ac Impact
 - Wetland AD: 0.548 Ac Impact
 - Wetland AE: 0.563 Ac Impact
 - Wetland AF: 0.578 Ac Impact
 - Wetland AG: 0.593 Ac Impact
 - Wetland AH: 0.608 Ac Impact
 - Wetland AI: 0.623 Ac Impact
 - Wetland AJ: 0.638 Ac Impact
 - Wetland AK: 0.653 Ac Impact
 - Wetland AL: 0.668 Ac Impact
 - Wetland AM: 0.683 Ac Impact
 - Wetland AN: 0.698 Ac Impact
 - Wetland AO: 0.713 Ac Impact
 - Wetland AP: 0.728 Ac Impact
 - Wetland AQ: 0.743 Ac Impact
 - Wetland AR: 0.758 Ac Impact
 - Wetland AS: 0.773 Ac Impact
 - Wetland AT: 0.788 Ac Impact
 - Wetland AU: 0.803 Ac Impact
 - Wetland AV: 0.818 Ac Impact
 - Wetland AW: 0.833 Ac Impact
 - Wetland AX: 0.848 Ac Impact
 - Wetland AY: 0.863 Ac Impact
 - Wetland AZ: 0.878 Ac Impact
 - Wetland BA: 0.893 Ac Impact
 - Wetland BB: 0.908 Ac Impact
 - Wetland BC: 0.923 Ac Impact
 - Wetland BD: 0.938 Ac Impact
 - Wetland BE: 0.953 Ac Impact
 - Wetland BF: 0.968 Ac Impact
 - Wetland BG: 0.983 Ac Impact
 - Wetland BH: 0.998 Ac Impact
 - Wetland BI: 1.013 Ac Impact
 - Wetland BJ: 1.028 Ac Impact
 - Wetland BK: 1.043 Ac Impact
 - Wetland BL: 1.058 Ac Impact
 - Wetland BM: 1.073 Ac Impact
 - Wetland BN: 1.088 Ac Impact
 - Wetland BO: 1.103 Ac Impact
 - Wetland BP: 1.118 Ac Impact
 - Wetland BQ: 1.133 Ac Impact
 - Wetland BR: 1.148 Ac Impact
 - Wetland BS: 1.163 Ac Impact
 - Wetland BT: 1.178 Ac Impact
 - Wetland BU: 1.193 Ac Impact
 - Wetland BV: 1.208 Ac Impact
 - Wetland BW: 1.223 Ac Impact
 - Wetland BX: 1.238 Ac Impact
 - Wetland BY: 1.253 Ac Impact
 - Wetland BZ: 1.268 Ac Impact
 - Wetland CA: 1.283 Ac Impact
 - Wetland CB: 1.298 Ac Impact
 - Wetland CC: 1.313 Ac Impact
 - Wetland CD: 1.328 Ac Impact
 - Wetland CE: 1.343 Ac Impact
 - Wetland CF: 1.358 Ac Impact
 - Wetland CG: 1.373 Ac Impact
 - Wetland CH: 1.388 Ac Impact
 - Wetland CI: 1.403 Ac Impact
 - Wetland CJ: 1.418 Ac Impact
 - Wetland CK: 1.433 Ac Impact
 - Wetland CL: 1.448 Ac Impact
 - Wetland CM: 1.463 Ac Impact
 - Wetland CN: 1.478 Ac Impact
 - Wetland CO: 1.493 Ac Impact
 - Wetland CP: 1.508 Ac Impact
 - Wetland CQ: 1.523 Ac Impact
 - Wetland CR: 1.538 Ac Impact
 - Wetland CS: 1.553 Ac Impact
 - Wetland CT: 1.568 Ac Impact
 - Wetland CU: 1.583 Ac Impact
 - Wetland CV: 1.598 Ac Impact
 - Wetland CW: 1.613 Ac Impact
 - Wetland CX: 1.628 Ac Impact
 - Wetland CY: 1.643 Ac Impact
 - Wetland CZ: 1.658 Ac Impact
 - Wetland DA: 1.673 Ac Impact
 - Wetland DB: 1.688 Ac Impact
 - Wetland DC: 1.703 Ac Impact
 - Wetland DD: 1.718 Ac Impact
 - Wetland DE: 1.733 Ac Impact
 - Wetland DF: 1.748 Ac Impact
 - Wetland DG: 1.763 Ac Impact
 - Wetland DH: 1.778 Ac Impact
 - Wetland DI: 1.793 Ac Impact
 - Wetland DJ: 1.808 Ac Impact
 - Wetland DK: 1.823 Ac Impact
 - Wetland DL: 1.838 Ac Impact
 - Wetland DM: 1.853 Ac Impact
 - Wetland DN: 1.868 Ac Impact
 - Wetland DO: 1.883 Ac Impact
 - Wetland DP: 1.898 Ac Impact
 - Wetland DQ: 1.913 Ac Impact
 - Wetland DR: 1.928 Ac Impact
 - Wetland DS: 1.943 Ac Impact
 - Wetland DT: 1.958 Ac Impact
 - Wetland DU: 1.973 Ac Impact
 - Wetland DV: 1.988 Ac Impact
 - Wetland DW: 2.003 Ac Impact
 - Wetland DX: 2.018 Ac Impact
 - Wetland DY: 2.033 Ac Impact
 - Wetland DZ: 2.048 Ac Impact
 - Wetland EA: 2.063 Ac Impact
 - Wetland EB: 2.078 Ac Impact
 - Wetland EC: 2.093 Ac Impact
 - Wetland ED: 2.108 Ac Impact
 - Wetland EE: 2.123 Ac Impact
 - Wetland EF: 2.138 Ac Impact
 - Wetland EG: 2.153 Ac Impact
 - Wetland EH: 2.168 Ac Impact
 - Wetland EI: 2.183 Ac Impact
 - Wetland EJ: 2.198 Ac Impact
 - Wetland EK: 2.213 Ac Impact
 - Wetland EL: 2.228 Ac Impact
 - Wetland EM: 2.243 Ac Impact
 - Wetland EN: 2.258 Ac Impact
 - Wetland EO: 2.273 Ac Impact
 - Wetland EP: 2.288 Ac Impact
 - Wetland EQ: 2.303 Ac Impact
 - Wetland ER: 2.318 Ac Impact
 - Wetland ES: 2.333 Ac Impact
 - Wetland ET: 2.348 Ac Impact
 - Wetland EU: 2.363 Ac Impact
 - Wetland EV: 2.378 Ac Impact
 - Wetland EW: 2.393 Ac Impact
 - Wetland EX: 2.408 Ac Impact
 - Wetland EY: 2.423 Ac Impact
 - Wetland EZ: 2.438 Ac Impact
 - Wetland FA: 2.453 Ac Impact
 - Wetland FB: 2.468 Ac Impact
 - Wetland FC: 2.483 Ac Impact
 - Wetland FD: 2.498 Ac Impact
 - Wetland FE: 2.513 Ac Impact
 - Wetland FF: 2.528 Ac Impact
 - Wetland FG: 2.543 Ac Impact
 - Wetland FH: 2.558 Ac Impact
 - Wetland FI: 2.573 Ac Impact
 - Wetland FJ: 2.588 Ac Impact
 - Wetland FK: 2.603 Ac Impact
 - Wetland FL: 2.618 Ac Impact
 - Wetland FM: 2.633 Ac Impact
 - Wetland FN: 2.648 Ac Impact
 - Wetland FO: 2.663 Ac Impact
 - Wetland FP: 2.678 Ac Impact
 - Wetland FQ: 2.693 Ac Impact
 - Wetland FR: 2.708 Ac Impact
 - Wetland FS: 2.723 Ac Impact
 - Wetland FT: 2.738 Ac Impact
 - Wetland FU: 2.753 Ac Impact
 - Wetland FV: 2.768 Ac Impact
 - Wetland FW: 2.783 Ac Impact
 - Wetland FX: 2.798 Ac Impact
 - Wetland FY: 2.813 Ac Impact
 - Wetland FZ: 2.828 Ac Impact
 - Wetland GA: 2.843 Ac Impact
 - Wetland GB: 2.858 Ac Impact
 - Wetland GC: 2.873 Ac Impact
 - Wetland GD: 2.888 Ac Impact
 - Wetland GE: 2.903 Ac Impact
 - Wetland GF: 2.918 Ac Impact
 - Wetland GG: 2.933 Ac Impact
 - Wetland GH: 2.948 Ac Impact
 - Wetland GI: 2.963 Ac Impact
 - Wetland GJ: 2.978 Ac Impact
 - Wetland GK: 2.993 Ac Impact
 - Wetland GL: 3.008 Ac Impact
 - Wetland GM: 3.023 Ac Impact
 - Wetland GN: 3.038 Ac Impact
 - Wetland GO: 3.053 Ac Impact
 - Wetland GP: 3.068 Ac Impact</