



**Thomas L. Knight, P.E.
Professional Association**

Planning, Design, Permitting, Inspection

October 29, 2015

Ken Comia
City of Groveland
156 S. Lake Avenue
Groveland, Florida 34736

Re: Preliminary Plat – Cypress Oaks
Revised plat of 404 lots

Dear Ken:

On behalf of our client, Hanover Cypress Oaks, LLC, we are submitting in response to the October 23, 2015 comments from the first review of the preliminary plat submittal for Cypress Oaks. We have reiterated each comment below followed by our response.

Attorney

1. The amenities center is not reflected on Sheet 3 of 22, Master Site Plan. It should be depicted on that Sheet, as well as included in the Project Characteristics chart reflecting tract, use, dedication/ownership and area, with a recalculation of open space and recreation. This is a recreational use and has an impervious surface; therefore, the square footage of the amenities center tract should be removed from the open space calculation. Once removed, please ensure the required amount of open space is still being provided. Finally, the amenities center should also be located in a separate tract.

RESPONSE: Please refer to the revised Preliminary Plat for Cypress Oaks included with this submittal. The amenities center is shown on the Tract R Site Plan on sheet 3 of the plans. The Project Characteristics Table has been revised to show tract use, dedication/ownership and area. The required minimum open space area, based on 404 single-family homes is 6.060 acres. The open space area provided is 36.102 acres.

Planning

1. How will this public space be buffered from the adjacent private residences (lot 73 and lot 72)? Fencing and landscaping should be used. Please submit a landscaping / fencing plan that still allows visibility for traffic moving to and from the site.

RESPONSE: Please refer to the revised Preliminary Plat for Cypress Oaks included with this submittal. The proposed fences are shown in the Tract R Grading & Drainage Plan and cross-sections on sheet 7 of the plans. The landscape and irrigation plans for the amenities center will be provided by others under separate cover.

2. Identify that only 70% of the lot is being covered.

RESPONSE: Refer to the revised preliminary plat. The impervious coverage is shown in the Tract R Grading & Drainage Plan on sheet 7 of the plans.

3. An irrigation permit will be required before site development showing how landscaping will be watered from the cistern.

RESPONSE: Refer to the revised preliminary plat. A note has been added at the Tract R Utility Plan on sheet 8 of the plans.

4. The open space tract "D" acreage should be reduced to reflect the new pool space.

RESPONSE: Please refer to the revised preliminary plat. The Project Characteristics on sheets 3 & 5 of the plans have been revised to show tract use, dedication/ownership and area. The phase 1 open space area and the phase 1 recreation area have been revised accordingly.

Engineering

1. The pool drain shall not be connected to the sanitary sewer collection system.

RESPONSE: Please refer to the revised Preliminary Plat for Cypress Oaks included with this submittal. A note stating that the pool drain shall not be connected to the sanitary sewer collection system has been added at the Tract R Utility Plan on sheet 8 of the plans.

2. Clarify how pedestrian traffic enters the site.

RESPONSE: Please refer to the revised preliminary plat. All pedestrian traffic will enter the site from the proposed driveway. All pedestrian traffic will enter the pool area through a proposed locked gate at the cabana.

3. Include a note that the retaining wall will require a separate permit from the building department.

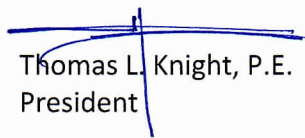
RESPONSE: Please refer to the revised preliminary plat. A note stating that the retaining wall will require a separate permit from the building department has been added at the Tract R Grading & Drainage Plan on sheet 7 of the plans.

The following documents are included with this submittal.

<u>Copies</u>	<u>Description</u>
2	24"x36" Preliminary Plat of Cypress Oaks
1	11"x17" Preliminary Plat of Cypress Oaks
1	CD containing the preliminary plat and this letter in pdf format

We appreciate your assistance with this project. Should you have any questions or need additional information, please do not hesitate to contact me at (352) 267-4516 or tknight@knighteng.com.

Sincerely,
Thomas L. Knight, P.E., Professional Association



Thomas L. Knight, P.E.
President

Cc: Ben Snyder