



CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736

PHONE 352-429-2141
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"The city with a future, watch us grow!"

TO Brian Denham, Denham Engineering
FROM Ken Comia, City Planner
DATE December 11, 2015

SUBJECT Rockers Lockers Lots 3-5
Site Plan Review
Application #2015-86, First Review

Dear Mr. Denham:

Please find comments below regarding the first review of the Rockers Lockers Lots 3-5 Site Plan submittal from various City departments:

City Attorney

1. The Map of Boundary and Topographical Survey must be signed and sealed by the surveyor. The survey was prepared in 2003 for property other than Lots 3-5. The surveyor should be provided a copy of the title commitment so the survey can reflect any title encumbrances.
2. Submittal did not include copy of title opinion or traffic study. - **PLEASE NOTE TITLE OPINION WILL BE ADDRESSED IN RESUBMITTAL AND MPO REVIEW FOUND NO ADVERSE IMPACTS TO TRAFFIC FOR SITE.**
3. An existing sidewalk along Green Valley Boulevard is 5 feet. Note 9 under stormwater on Sheet 3 of 7 states a 4 foot sidewalk will be provided along and within the right of way. Please clarify.
4. A preliminary concurrency review application was not submitted. Sec. 153-35(c)(16).
5. Location of fire hydrants, if any are required, are not detailed. Sec. 153-35(c)(18).
6. Not all architectural details and requirements provided for in Sec. 135-35(c)(19) are met. - **ELEVATIONS YOU PREVIOUSLY SUBMITTED IN EMAIL SENT MONDAY DECEMBER 7 will be reviewed in the next review period.**
7. The following elevations do not meet the requirements of Sec. 153-35(c)(20):
 - a. West Elevation of Building 2 (Sheet A-301)
 - b. East Elevation of Building 3 (Sheet A-302)
 - c. East portion of North Elevation of Building 4 (Sheet A-303)
 - d. East Elevation of Building 8 (Sheet A-307)
 - e. East Elevation of Building 9 (Sheet A-308)
 - f. East Elevation of Building 10 (Sheet A-309)
 - g. North Elevation and East Elevation of Building 11 (Sheet A-310)
 - h. South Elevation of Building 13 (Sheet A-312)

8. Parking areas require adequate light with decorative light fixtures with a maximum height of 24'. Information relating to lighting and fixtures is not included. Sec. 153-35(c)(31-32). Sec. 137-109.
9. Information relating to dumpster areas is not included to ensure compliance with Sec. 153-35(c)(35) or Sec. 137-111.
10. Information relating to mechanical equipment, etc. is not included to ensure compliance with Sec. 153-35(c)(38) or Sec. 137-112.
11. Sheet 3 of 7 proposed a retaining wall. The location of it is unclear. Therefore it is not clear if it complies with Sec. 153-35(c)(39) or Sec. 137-113.
12. Information relating to site furnishings is needed to determine compliance with Sec. 153-35(c)(4). Sec. 137-114 & 115.
13. Compliance with landscaping buffers and landscaping requirements are not met. Any adjustments to buffers and requirements require a waiver approved by City Council. See Sec. 133-99 and 133-67.

City Engineer

1. Code section 13.1.6.1 – all material supporting roadway and shoulders shall have a minimum LBR of 40. Subgrade compacted to a minimum 98 percent density as determined by AASHTO T-180 (Modified Proctor) to a depth of 12-inches for commercial property.
2. Indicate if site lighting is to be provided.
3. The irrigation details on Sheet L5 shall conform to the City of Groveland standard details for pipe trenching.
4. Provide details on the water and wastewater connections to the proposed building, if necessary.
5. Include a signage plan in the construction set. Indicate that the signage shall meet the reflectivity requirements of the Manual on Uniform Traffic Control Devices (MUTCD).

Lake County Public Works

1. The site is proposing full access off of Green Valley Boulevard. The location shown will be in conflict of the existing road/driveway for the Green Valley Townhome site on the north side of this property. Access Management requirements for this site will not be met as proposed. This driveway will need to be removed from the plans.
2. An alternative to the secondary access would be consideration for internal looping through Lot 1 and 2 to the already constructed frontage road along SR 50.
3. It is advised that the survey be updated with the latest date and information on existing conditions to reflect what has changed since 2003.

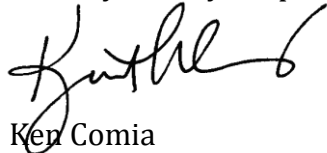
When resubmitting for your second review, please provide the following:

- TWO (2) 24x36 signed and sealed plans
- TWO (2) Sets of paper copies of appropriate documentation, including response to comments
- TWO (2) CDs with all appropriate documentation, including response to comments
- The City will require an 11x17 signed and sealed copy upon approval of site/construction plan.

Please see [Sec. 153-35. - Site plans; required data; process for review; site-check fee](#) for further reference to site plan development review.

Please let me know if you have any further questions.

Thank you for your prompt review,

A handwritten signature in black ink, appearing to read "Ken Comia". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ken Comia
City Planner
p. 352-429-2141, Ext. 238