



Denham

Engineering, LLC

January 19, 2016

Mr. Ken Comia
Planner
City of Groveland
156 S. Lake Ave.
Groveland, FL 34736

**PLAN NAME: Rockers Lockers – Green Valley Lots 3-5
Site Plan Review**
PLAN NUMBER: Application No. 2015-86

Dear Mr. Comia,

The following is our response to the city comments dated 12-11-15.

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.
Response: see revised survey in submittal package. Surveyor has been provided title opinion.
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.
Response: see attached title opinion and traffic study.
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.
Response: see revised plans.
4. A preliminary concurrency review application was not submitted. Sec. 153-35(c)(16).
Response: see concurrency review application in re-submittal package.
5. Location of fire hydrants, if any are required, are not detailed. Sec. 153-35(c)(18).
Response: see revised dimension plan showing hydrants at the following locations: existing hydrant at Lot 5 driveway to SR-50; proposed hydrants between buildings 2 & 3, 4 & 11, 7 & 8 and at the east side of building 12 at the entrance on Green Valley Blvd.

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.

Response: see attached architectural elevations.

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)

Response: see attached architectural elevations.

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.

Response: Code reads as follows:

Sec. 153-35. - Site plans; required data; process for review; site-check fee.

(c) Minimum site plan requirements. Site plans shall contain the following information, as applicable:

(31) All roadways, driveways, entryways, parking areas, public areas and walkways shall be adequately lighted with decorative light fixtures. The use of similar lights to adjoining property will be encouraged if said lighting is in accordance with these standards.

Response: Site lighting to be provided by wall packs facing internal to the site. Design to be provided by architect at time of building permit submittal.

(32) Maximum height for lighting in parking areas shall be 24 feet. Maximum height for pedestrian areas and walkways shall be 16 feet. Light fixtures will be designed to minimize light pollution.

Response: Light poles will not be used, so no spill over to adjacent properties is possible (lights on building walls).

9. Information relating to dumpster areas is not included to ensure compliance with Sec. 153-35(c)(35) or Sec. 137-111.

Response: Code reads as follows:

Sec. 153-35. - Site plans; required data; process for review; site-check fee.

(c) Minimum site plan requirements. Site plans shall contain the following information, as applicable:

(35) Service, delivery and dumpster areas must be located to minimize visibility from adjacent streets and adjacent properties. These areas shall be located at the rear or side of the building away from the right-of-way and be fully screened. Fence gates enclosing dumpster access points shall be opaque, not of wood construction and shall be in good visual condition.

Response: see note on revised plans. Dumpster faces internal to the site and is screened by a 6' high masonry wall. The gates are opaque.

Sec. 137-111. - Service areas.

- (a) Service, delivery and dumpster areas must be located to minimize visibility from adjacent streets and adjacent properties. These areas shall be located at the rear or side of the building away from the right-of-way and be fully screened. Fence gates enclosing dumpster access points shall be opaque, not of wood construction and shall be in good visual condition.

Response: see note on revised plans. Dumpster faces internal to the site and is screened by a 6' high masonry wall. The gates are opaque.

10. Information relating to mechanical equipment, etc. is not included to ensure compliance with Sec. 153-35(c)(38) or Sec. 137-112.

Response: Code reads as follows:

Sec. 153-35. - Site plans; required data; process for review; site-check fee.

(c) Minimum site plan requirements. Site plans shall contain the following information, as applicable:

- (38) Mechanical equipment and appurtenances such as air conditioning units, ventilation equipment, refrigeration systems, heating units, and satellite dishes must be screened so that they are not visible from any public right-of-way. The screen shall consist of a solid wall, facade, parapet or other similar screening material which is architecturally compatible and consistent with the associated building. If landscaping is utilized, the plantings must be high enough within one year of planting to provide a screen with a minimum 75 percent opacity.

Sec. 137-112. - Screening of mechanical units.

Mechanical equipment and appurtenances, such as air conditional units, ventilation equipment, refrigeration systems, heating units, and satellite dishes, must be screened so that they are not visible from any public right-of-way. The screen shall consist of a solid wall, facade, parapet or other similar screening material which is architecturally compatible and consistent with the associated building. If landscaping is utilized, the plantings must be high enough within one year of planting to provide a screen with a minimum 75 percent opacity.

Response: see note on revised plans: Mechanical Equipment to adhere to code section 153-35(c)(38) and 137-112. We do not know where mechanical equipment will go at this time.

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.

Response: Code reads as follows:

Sec. 153-35. - Site plans; required data; process for review; site-check fee.

(c) Minimum site plan requirements. Site plans shall contain the following information, as applicable:

Any wall or fence which is visible from any public right-of-way shall be designed as an integral feature of the architectural design of the principal structure. Such design shall include the use of similar materials, colors and finishes as the principal structure and, to the greatest extent possible, avoid extensive, monotonous sections by having breaks and bends and incorporating landscaping and other natural features. Alternative materials and screens may be considered if said alternatives are entirely in keeping with the spirit of this subpart. Chain-

link fences are prohibited in commercially zoned areas. Chain-link fences may be considered in industrial areas when screened appropriately with landscaping, subject to approval. Barbed-wire fencing is prohibited in all areas.

Sec. 137-113. - Fences and walls.

Any wall or fence which is visible from any public right-of-way shall be designed as an integral feature of the architectural design of the principal structure. Such design shall include the use of similar materials, colors and finishes as the principal structure and, to the greatest extent possible, avoid extensive, monotonous sections by having breaks and bends and incorporating landscaping and other natural features. Alternative materials and screens may be considered if said alternatives are in keeping with the spirit of this subpart. Chain-link fencing may be considered when screened appropriately with landscaping, subject to approval. Barbed-wire fencing is prohibited in all areas.

Response: retaining walls have been removed from the pond. Retaining walls in other areas (adjacent to north side of lot 2) will not be visible from the public R.O.W.

12. Information relating to site furnishings is needed to determine compliance with Sec. 153-35(c)(4). Sec. 137-114 & 115.

Response: Code reads as follows:

Sec. 153-35. - Site plans; required data; process for review; site-check fee.

(c) Minimum site plan requirements. Site plans shall contain the following information, as applicable:

(4) Vicinity map: A vicinity map, at scale, showing the proposed subdivision in relation to the abutting land uses and streets.

Response: see revised plans showing vicinity map on Cover and adjacent uses on Dimension Plan.

Sec. 137-114. - Site furnishings.

Site furnishings including, but not limited to, benches, bicycle racks, trash receptacles and shopping cart corrals shall be compatible with the architectural design of the principal structure and, if located within a planned development, consistent with a uniform program established for all properties within said development.

Response: only bicycle racks will be provided, but will typically go unused as people typically need motorized vehicles to transport items to and from storage facilities. The bicycle rack will be a metal structure.

Sec. 137-115. - Accessory structures.

All accessory structures including, but not limited to, drive-through canopies, motor vehicle service station canopies, storage buildings, auto washes and dumpster enclosures shall be compatible with the architectural design of the principle structure. Such compatibility shall be determined by roof design, colors, material, finishes, scale and any other feature deemed significant by the city council. For accessory structures on industrial properties that cannot be seen from the right-of-way, metal buildings are not required to match the architectural design of the principal structure.

Response: see note at dumpster on revised plans.

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.

Response: Landscape Buffers as approved by the City of Groveland per our meeting with staff on January 29, 2015, and were approved by city council on July 20, 2015. Only hedges can fit in the required 2 FT wide landscape buffers. Front buffers provided by the existing buffers at SR-50. Reduced buffer to the north approved by council consistent with original PUD plans.

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.

Response: see revised Dimension plan.

2. Indicate if site lighting is to be provided.

Response: Light poles will not be used. Site lighting to be provided by lights on building walls.

3. The irrigation details on Sheet L5 shall conform to the City of Groveland standard details for pipe trenching.

Response: see revised landscape plans.

4. Provide details on the water and wastewater connections to the proposed building, if necessary.

Response: see revised Site Plans showing potable water & wastewater connections are for the office only with an additional water service to the dumpster area. An existing sanitary service lateral will be utilized for the office. A new service line will be needed for the office. Sizing details to be provided on the construction plans.

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).

Response: A signage plan will be included in the construction plans as requested. See revised Site Plans with note about 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.

Response: see revised plans showing survey of Townhome driveway in relation to this project. This project was originally plated to include access to Green Valley Blvd. for lot 5, and access must remain for proper traffic flow, fire department access, etc. Our driveway was moved to the south to avoid the existing townhome driveway.

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.

Response: Lots 1 and 2 are not owned by applicant, so we do not have legal ability to build on those lots.

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.

Response: see revised survey.

We appreciate the city's diligent assistance on our project and will be happy to answer any questions or provide any additional information as required.

Sincerely,

A handwritten signature in blue ink that reads "J. Brian Denham". The signature is written in a cursive style with a large initial "J".

J. Brian Denham, P.E., President
Denham Engineering, LLC