



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

PHONE 352-429-2141
FAX 352-429-3852

TO Cary Malever, Southgate of Lake County, LLC
FROM Ken Comia, City Planner
DATE March 7, 2016

SUBJECT Southgate Construction Plans
Application #2016-12
1st Review

Please find comments regarding the Southgate Construction Plans:

Engineering

1. Please see correspondence from Tamara Richardson, City Engineer, attached.

Community Development

1. Please see correspondence from Trudy Lovejoy, Water Conservation Specialist, attached.

Lake County Public Works

1. The residential property on the north side of Southgate Ave has a separate existing driveway access off of SR 33 which is not shown on the plans. The turn lane improvements that Southgate will build on SR 33 will impact this driveway. It is recommended that the driveway be reconstructed off of SR 33 or work with the property owner to provide access from Southgate Ave.

Any comment from the MPO regarding the TIS will be forthcoming for your records.

Please let me know if you have further questions.

Regards,

Ken Comia
City Planner
352.429.2141 x238

INTEROFFICE MEMORANDUM

TO: KEN COMIA, PLANNER
FROM: TAMARA RICHARDSON, PE, TSR CONSULTANTS, PLLC
SUBJECT: SOUTHGATE CONSTRUCTION PLANS – REV 1 – #2016-12
DATE: MARCH 4, 2016

I have reviewed the subject project plans, dated February 19, 2016 for compliance with the City of Groveland Code of Ordinances and Manual and have the following comments:

General:

1. Provide signed and sealed engineering drawings for final approval.
2. Provide one copy of a certified boundary survey.
3. Valve spacing in the potable water system shall not exceed 500-foot intervals.
4. Fire hydrant spacing shall not exceed 500-foot intervals in a residential development.
5. Provide approval of the street name from Lake County Emergency Services.
6. Include a street lighting plan in the plan set.
7. Provide a letter from Lake County Public Works approving the design of the modifications to CR 33.
8. Provide a sketch and description of the easement provided along the church property for utilities.

Sheet 5

9. Include a dedication for the conservation buffer to the St. Johns River Water Management District and the City of Groveland.
10. Include the following information in the Project Characteristics Table:
 - Total pervious/impervious area
 - Length of streets in feet
 - Total length of water lines
 - Total length sewer lines
 - Total length of reclaimed lines
11. The lift station site shall be dedicated as a tract to be owned by the City of Groveland.

Sheet 6 and Sheet 7

12. Indicate how the drainage on the Type A lots will be collected to prevent runoff to adjacent parcels.
13. Include a note that the retaining wall will require a separate permit from the building department.
14. Indicate where the cross sections shown on the grading plans are included in the plan set.

Sheet 8

15. Determine the ownership of the 4-inch force main from the adjacent property to the lift station site.
16. Changes in direction of pressure pipes shall be accomplished using fittings. Pipe deflection is not permitted.

Sheet 9 and 10

17. Specify that the reclaimed water pipe shall be purple.
18. Specify that pressure pipe crossing beneath or around storm sewer pipe shall be not be deflected, but shall use fittings to accomplish the change in direction.
19. Provide a detail for the ARV's for the water and reclaimed mains.

Geotechnical Report

20. The geotech report states that dewatering may be required during construction. Include a note in the plans of this possibility.

Wastewater Report

21. Provide the diameter of the pipe receiving the flow from the proposed lift station in the existing system. Include current flows in the existing system and the effect the additional flows will have.

Stormwater Report

22. The report is dated 2006. Has the permit been issued by the St. Johns River Water Management District? If so, is it still current?

Water Report

23. Consider irrigation demands at ADF to evaluate the system performance. Assume half of the lots irrigating during the analysis. Include fire flows during the analysis at the highest point in the system.

Landscape Plans

24. It appears that a street tree is proposed at the same location as the force main from the church property. Verify there is not conflict.



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"The city with a future, watch us grow!"

Southgate Subdivision 3/1/2016

Landscape:

- 1. Street trees will need to have root barriers installed, because of the utilities. It is not noted on the plans that I can find.**

Internal roadway buffering. Any development order shall require that:

a.

All single-family and multi-family development shall provide internal tree-lined roads. Street trees shall be selected from the canopy tree list, as listed in the plant list for the city, and planted at a spacing of no less than 35 feet on center, where practical, and along both sides of roads. These street trees shall be located between the street and the sidewalk. A street tree may not be counted towards meeting tree requirements for a lot. A **root barrier** system, approved by the city, shall be required for all street tree plantings.

- 2. All street trees need to be 3 inches in diameter 12 inches above grade: The plans show DBH. I'm not sure how to calculate down to 12 inches above grade. I think the sizes are very close. Maybe you could educate me on that.**

TREE MATRIX
 SINGLE-FAMILY RESIDENTIAL

Type	Where Placed	Minimum Caliper Size
Canopy tree	Between sidewalk and curb (street tree)	3.0" caliper, measured 12" above final planting grade
Canopy tree	In front of house	3.0" caliper, measured 12" above final planting grade
Canopy tree	In rear of house	2.5" caliper, measured 12" above final planting grade
Understory	In front of house	2.5" caliper, measured 12" above final planting grade
Understory	In rear of house	2.5" caliper, measured 12" above final planting grade
Ornamental	In front of house	2.5" caliper, measured 12" above final planting grade

Ornamental	In rear of house	2.5" caliper, measured 12" above final planting grade
Multitrunk	In front of house	4" total combined caliper of trunks
		No single trunk to measure less than 1" in caliper measured 12" above final planting grade
Multitrunk	In rear of house	4" total combined caliper of trunks
		No single trunk to measure less than 1" in caliper measured 12" above final planting grade

3. **The North side will need an (A) Buffer. Lots 1-13.** *Landscape buffers.* The following table provides the required buffer and specific requirements:

TABLE 133-2. LANDSCAPE BUFFERS BETWEEN ZONING DISTRICTS

	AG	R-1A	R-1	R-2	R-3	C-1	C-2	C-SR50	M-1	GS-1	GS-2	REC	INST	UTIL	PUD
AG	*	A	A	A	B	C	C	C	D	A	A	A	B	B	B
R-1A	A	A	A	A	B	C	C	C	D	A	A	B	B	D	B
R-1	A	A	A	A	B	C	C	C	D	A	A	B	B	D	B
R-2	A	A	A	*	*	C	C	C	D	A	A	B	B	D	B
R-3	B	B	B	*	*	C	C	C	D	B	B	B	A	D	B
C-1	C	C	C	C	C	A	A	A	B	C	C	C	A	B	B
C-2	C	C	C	C	C	A	A	A	B	C	C	B	B	C	B
C-SR50	C	C	C	C	C	A	A	A	B	C	C	B	B	C	B
M-1	D	D	D	D	D	B	B	B	*	D	D	D	D	B	C
GS-1	A	A	A	A	B	C	C	C	D	A	A	B	B	D	B
GS-2	A	A	A	A	B	C	C	C	D	A	A	B	B	D	B
REC	A	B	B	B	B	B	A	B	D	B	B	A	A	D	B
INST	B	B	B	B	A	A	B	B	D	B	B	A	A	C	B
UTIL	B	D	D	D	D	B	C	C	B	D	D	D	C	A	B
PUD	B	B	B	B	B	B	B	B	C	B	B	B	B	B	B

Irrigation: Everything looks good for the irrigation. We are trying to make all irrigation Water Conservation friendly. The plans are not showing which heads will be on which zones. Please make sure rotors and sprays are on separate zone. Irrigation needs to have head to head spacing, etc.

If there are any questions, please feel free to contact me directly.

Thank you,

Trudy Lovejoy
Water Conservation Specialist
352-429-2141 ext. 228