

August 31, 2015

Job No.: 50073231 (2SHC-J13)

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

Subject: **Trilogy Phase 5
Application #2015-53
2nd Preliminary Plat Review
Response to Comments**

Dear Mr. Comia:

We offer the following information and supporting documentation in response to comments and concerns expressed in your correspondence dated August 13, 2015, regarding the referenced project. We have attached copies of the requested documents for approval to accompany our responses, which correspond to the order your comments were presented and appear in bold type.

Engineering Review Notes:

1. The Preliminary Plat and "Plat Plans" received for review were provided as PDF files and were not signed and sealed by the engineer.

Please see the attached signed and sealed Plat Plans.

2. Recommended drainage easement widths are those which are sufficient to accommodate a work trench with 1:1 side slopes with a bottom width of 2' wider than the outside diameter of the storm sewer. A minimum drainage easement width of 20' is recommended.

Per email from James Huish, a 10-foot drainage easement for 15" pipes between lots carrying runoff from back of lot swales should be sufficient.

3. The proposed grading plan depends on several walls of various heights. We recommend that the retaining walls are either eliminated or constructed in common areas of sufficient width to perform maintenance and reconstruct the wall, if necessary. Hand rails and other safety precautions should be considered to mitigate any drop-off conditions that would be created by the retaining wall construction. The owner may wish to consider the use of stem walls at the time of individual home construction rather than the retaining walls on the lot line.

Stem walls will be built between lots. Stem wall design will be submitted at the time of construction.

Engineering Department Review Comments (Mark Frederick, Amec Foster Wheeler 863-667-2345)

4. Please identify the pavement width, per 145-46(h)(5).

The pavement width is 24 feet, as shown on the Plat Plans plan and profile views.

5. Please identify the sidewalk curb ramp locations, per 145-46(h)(5).

Per Dewberry's agreement with the City Engineer, curb ramp locations are not required for now.

6. Please provide a proposed grading plan with 1' proposed contours, per 145-46(h)(10).

Per Dewberry's agreement with the City Engineer, cross sections of the entire development are acceptable. Please see the cross section details on Sheets C19-C25.

7. Please indicate the vertical datum on grading plan, per 145-46(h)(10).

The vertical datum of NAVD 88 are shown on the Plat Plans Grading Sheets (Sheet Co3, Co4, and Co5).

8. Please adjust the finished floor elevation of Lot 42 to be a minimum of 18" above the crown of the adjacent street, per 145-46(h)(12).

Mod. B Lot finished floor elevations have been revised to show minimum 18" above the crown of the adjacent street. Please see revised Plat Plans Grading Sheets (Sheet Co3, Co4, and Co5).

City Surveyor Review Comments (Jim Dunn, P.S.M. #4235 407-292-8580 extension 2240)

1. Survey and Title Opinion - 177.041 – Yes, does meet standards.

Noted.

2. Name (not same or similar) - 177.051 – Yes, does meet standards per Laura Nichols at Lake County.

Noted.

3. Approval by Governing Body, Reviewer's Statement - 177.071 and 177.081 – Statements in place, awaiting approval.

Noted.

4. Original Drawing and Black Drawing Ink - 177.091(1) – Not provided at this time.

Noted. Original drawing and black drawing ink to be provided on final plat submittal.

5. Sheet Size and Margins (24" x 36"), (3" Left, 1/2" all others) - 177.091(2) – Yes, does meet standards.

Noted.

6. Sheet # (individual and total), Index and Match Lines - 177.091(3) – Yes, does meet standards.

Noted.

7. Letter Size and Scale (stated and graphic) - 177.091(4) – Yes, does meet standards.

Noted.

8. Name and Address of Surveyor - 177.091(5) – Yes, does meet standards.

Noted.

9. North Arrow and Bearing Reference (well-established line) - 177.091(6) – Yes, does meet standards.

Noted.

10. P.R.M.'s (Each corner and change in direction) 1400' Max., Registration Number - 177.091(7) – I assume that the Southeasterly line of Tract "C" falls in a wetlands.

All PRMs were set on May 11, 2015.

11. P.C.P.'s (street centerlines, max. 1000 feet apart), and Lot Corners - 177.091(8) and 177.091(9) – Yes, does meet standards.

Noted.

12. Sect., Township and Range. City, Town or Village. County and State - 177.091(10) – Yes, does meet standards.

Noted.

13. Legal Description - 177.091(11) – Yes, does meet standards.

Noted.

14. Dedication and Mortgage Holders – 177.091(12) – Yes, does meet standards.

Noted.

15. Surveyor's Certificate - 177.091(13) – Yes, does meet standards.

Noted.

16. Section and 1/4 Section Lines. Point of Beginning and Information called for in Legal - 177.091(14) – Yes, does meet standards.

Noted.

17. Streets (location, width and name) - 177.091(15) – Yes, does meet standards.

Noted.

18. Existing & Proposed Easements (location, width & use) - 177.091(16) – Existing 10' distribution easement (ORB 2342, PG 1648) has been placed on boundary survey but not reflected in plat. Title opinion states that it "will not restrict the use of the Property for the purposes set forth in the plat". It does run through at least 4 lots.

Existing 10' distribution easement has been added to plat.

19. Contiguous Property (not platted or give plat book and page). Replat in Subtitle - 177.051 and 177.091(17) – Yes, does meet standards.

Noted.

20. Lot and Block Number (progressive numbers - 177.091(18) – Yes, does meet standards.

Noted.

21. Sufficient Survey Data - 177.091(19) – Yes, does meet standards.

Noted.

22. Curvilinear Lot Lines - 177.091(20) – Yes, does meet standards.

Noted.

23. Bearing or Angles (to the nearest second) - 177.091(21) – Yes, does meet standards.

Noted.

24. Street Centerlines (distance, angle or bearing; curve data) - 177.091(22) – Yes, does meet standards.

Noted.

25. Park and Recreational Parcels - 177.091(22) – N/A.

Noted.

26. Interior Excepted Parcels - 177.091(24) – N/A.

Noted.

27. Purpose of Dedicated Areas - 177.091(25) – Yes, does meet standards.

Noted.

28. Curve and Line Tables - 177.091(26) – Yes, does meet standards.

Noted.

29. Notices - 177.091(27) – Yes, does meet standards.

Noted.

30. Provision for Cable TV - 177.091(28) – Yes, does meet standards.

Noted.

31. Legend Shown - 177.091(29) – Yes, does meet standards.

Noted.

32. GPS Tie? – Yes, does meet standards.

Noted.

33. Taxes Paid – Yes, does meet standards.

Noted.

34. All other previous concerns have been corrected.

Noted.

City Attorney Review Comments (Anita Geraci-Carver, P.A. 352-243-2801)

1. The Land Use map does not show abutting land uses located east of and portions south of the property in the proposed plat. Sec. 145-46(h)(4).

Please see the attached Land Use Map showing abutting land uses located east and portions south of the property in the proposed plat.

2. Topography is not fully addressed. Sec. 145-46(h)(10). Contour intervals of one foot are not depicted on Existing Conditions Sheet. Will defer to City Engineer on whether what has been provided is sufficient for review.

Per Dewberry's agreement with the City Engineer, cross sections of the entire development are acceptable. Please see the cross section details on Sheets C19-C25.

3. Plat Note 6 has been clarified. However, please confirm the Conservation Easement for this plat is the same as submitted for Phase 4-1. If not, then the original Conservation Easement must be submitted to the City for recording simultaneously with the final plat for Phase 5.

Conservation Easement will be recorded simultaneously with the plat recording.

4. The documents referenced in the Title Opinion numbered 3, 11, 19, and 21 have been provided; however, except for Florida Power Easement in O.R. Book 2342, page 1648, these documents are not depicted on the Map of Boundary Survey. Additionally, none of the four are depicted on the proposed plat. Sec. 145-46(d)(21). On Sheet 2 of 6 the 100' Florida Power Easement recorded in Deed Book 306, Page 485 is partially encroached upon by Alcove Drive and Silver Maple Road. This appears to be contrary to the language in the Distribution Easement. Please obtain a joinder and consent to the plat from Duke Energy f/k/a Progress Energy in recordable form to be recorded with the final plat. Even though not depicted on the proposed plat, the Florida Power Easement referenced above which is depicted on the plat appears to be encumbered by lots and roads. A joinder and consent o the final plat is required to be submitted in recordable form to record with the plat.

All easements have been noted on the Boundary Survey and the Plat as applicable. Items 3 and 21 have been depicted on the Plat and Boundary Survey; Items 11 and 21 are blanket in nature and have been added to the Notes on the Plat and Boundary Survey.

5. I understand applicant is aware of and agrees that it is required to follow recommendations of Lake-Sumter MPO relating to transportation.

Noted.

Mr. Kenneth Comia
Trilogy Phase 5
Application Number 2015-53
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We believe this information sufficiently addresses your concerns thereby allowing you to approve the application. Please contact our office at 386.626.2108 if you have further questions or require additional information.

Sincerely,



Tadd W. Kasbeer, P.E.
Project Manager
Site/Civil Services

TWK:tdb
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Enclosures

c: File