



January 24, 2019

Ms. Deborah C. Marchese
Lake County Public Works
P.O. Box 7800
Tavares, FL 32778-7800

Dear Deborah:

RE: Meadow Ridge – Phase 2 Construction Plan Review

Enclosed please find the following items in support of the above resubmittal:

- (4) Sets of Revised Plans
- FFWCC Permit and Supporting Documentation
- CD Containing PDF Files

In response to the comments received from staff dated 1/3/19 we offer the following responses:

Building Services

1. Cul-de-sac radius has been changed to 50 feet.
2. We have revised the hydrant spacing as requested.

Communication Systems

1. Street names were submitted to Lake County and two of the three were approved. The third name is pending approval as of the date of this letter. You have my permission to redline the last road name if it must change.
2. All other comments noted.

Planning & Community Design

1. There are not any conservation easements required as part of this phase.
2. School Concurrency will be addressed in conjunction with final platting.
3. FFWCC Permit was emailed on 1/23/19. Copy of such is submitted herewith.
4. The density for the development is 2.2 units/acre < 4.0 units/acre so we are good. This is shown on the plans.
5. The plans show the Open Space is 25.34% which is greater than the minimum 25% required.

Public Works/Construction Inspection

1. We updated the street sign detail on the plans.
2. We updated the asphalt pavement specification. Seth Lynch clarified that the asphalt should be SP 12.5.
3. We revised the sidewalk width to 5 feet.

Civil
Engineering

Structural
Engineering

Land
Development

Drinking
Water

Wastewater

Stormwater
Management

Environmental
Permitting

Public Works/Engineering

1. Lot corner elevations are shown on the grading plan.
2. We have revised the Geometry Plan with additional information as requested.
3. We have included the drainage easements on the sides and rear of the typical lot detail.
4. We have revised the asphalt pavement detail as requested.
5. We have revised the cross-section to include the entire ROW sodded.
6. The sidewalk has been revised as requested.
7. We have shown the location of the detectable warning mats and added the detail to the plans.
8. We have revised the FDOT index numbers.
9. We have inserted the County's sign detail into the plans.
10. We have included a signage and striping detail sheet.
11. The WRA maintenance berm width is 10' wide.
12. Seth and I discussed the "Design Summary" of the calculations and we think the correct calculations were submitted.
13. The CD provided contains the stormwater calculations with the fully expanded ledger size pages of the soils report.
14. We have changed the pipe to RCP.
15. We have shown the limits of the SFHA per the AE Elevations shown on the FEMA maps. These will show on the Final Plat as well.
16. See #15 above. The lots do not impact the SFHA. A small portion of the WRA berm impacts the SFHA, but the pond is designed for the 25 year/96 hour storm event and thus has plenty of volume to compensate for the minor SFHA impact.
17. The lots do not impact the SFHA per the AE Elevations shown on the FEMA maps.
18. We have added the HUD grading type details to the plans.
19. We have shown the side yard swale detail as requested.

Public Works/Signs, Signals & Striping

1. We have included a signage and striping plan.

In addition to the above, we have revised the cover sheet to allow for the 5" x 7" Approval Stamp on the plans.

If you have any questions please do not hesitate to call.

Respectfully Submitted,

RIDDLE-NEWMAN ENGINEERING, INC.



Keith E. Riddle, P.E.

cc: Jim Moyle, LGI Homes