RESOLUTION NO. 22-49

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, APPROVING THE CERTIFIED SUBDIVISION PLAN (CSP) WITH CERTAIN CONDITIONS FOR THE LANDINGS AT LAKE MABEL LOOP SUBDIVISION; MAKING FINDINGS; AND AUTHORIZING THE TOWN MANAGER TO TAKE ALL NECESSARY FURTHER ACTION(S) RELATED TO ENTERING INTO A DEVELOPER'S AGREEMENT ON BEHALF OF THE TOWN OF DUNDEE WITH REGARD TO THE CONDITIONAL APPROVAL OF THE CSP FOR THE LANDINGS AT LAKE MABEL LOOP; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed Landings at Lake Mabel Loop Subdivision (the "Subdivision") is to occur on approximately 65.61 +/- acres which are located south and west of Lake Mabel Loop Road, east of Stewart Road, north of Almburg Road in Dundee, Florida, further identified as Polk County Property Appraiser's Parcel Identification Numbers parcels 272835-000000-012010, 272835-000000-021020, 272835-000000-023020, and 272835-853050-000071 (collectively referred to as the "Property"); and

WHEREAS, the location map for the Property is attached hereto as **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, on November 08, 2022, pursuant to Section 7.01.07 of the Town of Dundee Land Development Code ("LDC"), Mr. David Waronker (the "Applicant") submitted a Certified Subdivision Plan (the "CSP") for the Subdivision; and

WHEREAS, the CSP is attached hereto as **Exhibit "B"** and incorporated herein by reference; and

WHEREAS, on April 13, 2021, at a duly notice public meeting of the Town Commission of the Town of Dundee, the Town Commission approved a credit for 2.75 +/- acres of privately owned recreation space for the Subdivision; and

WHEREAS, the CSP includes 217 single-family lots and 2.75 +/- acres of recreational land to be owned and maintained by a Home Owner's Association; and

WHEREAS, pursuant to Section 7.01.07 of the LDC, the purpose of the certified subdivision plan is to allow Town staff to perform a technical review of all proposed site improvements; and

WHEREAS, pursuant to the technical review performed by the Town and//or Town's consultants, the CSP has not satisfied the general requirements set forth by Section 7.01.07 of the LDC; and

WHEREAS, pursuant to Section 7.01.07 of the LDC, the certified subdivision plan forms the basis upon which a final plat will be prepared and consists complete working drawings and design specifications; and

WHEREAS, the Applicant has substantially complied with all the requirements set forth in Section 7.01.07 of the LDC regarding the preparation the CSP for the Subdivision; and

WHEREAS, pursuant to Section 7.02.03 of the LDC and applicable provision of the Code of Ordinances of the Town of Dundee, a development order and/or development permit will not be approved by the Town for a development unless a satisfactory concurrency evaluation is performed in accordance with Section 6.01.00 of the LDC; and

WHEREAS, on the effective date of this Resolution, the Town of Dundee is not able to provide allocable water capacity for the Subdivision; and

WHEREAS, pursuant to Section 54-9 of the Code and Section 6.01.07.03 of the LDC, a developer's agreement is required as a condition of approval for the CSP; and

WHEREAS, pursuant to Section 6.01.07.03 of the LDC and applicable Florida law, this Resolution does not create a reservation of capacity in the Town water plant or network capacity, or a commitment to provide such service to the Subdivision; and

WHEREAS, the Applicant requests that the Town Commission of the Town of Dundee conditionally approve the CSP for the Subdivision subject to the terms and conditions set forth by this Resolution; and Town Commission's approval for construction of streets, drainage facilities, and/or other subdivision improvements prior to final platting in accordance with applicable Town of Dundee Land Development Code and the conditions set forth by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA:

1. The above factual recitals (WHEREAS clauses) are hereby adopted by the Town Commission of the Town of Dundee as the legislative findings and form a factual and material basis for this Resolution.

2. The Landings at Lake Mabel Loop Certified Subdivision Plan (the "CSP") is attached hereto as **Exhibit "B"** and incorporated herein by reference. The Landings at Lake Mabel Loop Subdivision (the "Subdivision") is located south and west of Lake Mabel Loop Road, east of Stewart Road, north of Almburg Road in

Dundee, Florida, further identified as Polk County Property Appraiser's Parcel Identification Numbers 272835-000000-012010, 272835-000000-021020, 272835-000000-023020, and 272835-853050-000071 (collectively referred to as the "Property").

3. The Property is depicted by the location map which is attached hereto as **Exhibit "A"** and incorporated herein by reference.

4. The Town Commission of the Town of Dundee having reviewed the CSP and having been otherwise fully advised in the premises hereby conditionally approves the CSP for construction of utility systems and other required infrastructure in accordance with Section 7.01.07 of the Town of Dundee Land Development Code and the conditions set forth in this Resolution, as follows:

    a. No building permits for any structures will be issued until all required infrastructure systems and improvements required by the Town of Dundee Land Development Code, Code of Ordinances, this Resolution, and applicable Florida law are fully operational and have been accepted by the Town and/or appropriate entity with jurisdiction.

    b. Pursuant to Section 54-9 of the Code of Ordinances of the Town of Dundee (the "Code") and Section 6.01.07.03 of the LDC, a developer's agreement is required as a condition of approval for the CSP in order to provide, at a minimum, as follows: (1) detail the Town's inability to currently provide allocable water capacity for the Subdivision; (2) detail the necessary expansion of the Town's water treatment facilities to serve the Subdivision; and (3) detail the terms and conditions under which the Town will provide potable water utility service for the Subdivision.

    c. Pursuant to Section 7.01.07 of the LDC and applicable provisions of the Code and LDC, the technical review comments (the "Comments") provided by the Town's consultants related to the CSP and Subdivision shall be satisfied and accepted by the Town and/or Town's consultants.

    d. Copies of the Comments are attached hereto as **Composite Exhibit "C"** and incorporated herein by reference.

    e. Unless the Town has performed a satisfactory concurrency evaluation related to the Town's ability to provide allocable potable water capacity for the Subdivision, the CSP shall not be considered complete for the purpose of providing a basis upon which a final plat may be considered for approval by the Town Commission of the Town of Dundee.

5. In the event the Town has performed a satisfactory concurrency evaluation related to the Town's ability to provide allocable potable water capacity for the Subdivision, the construction of the required infrastructure systems and/or improvements for the Subdivision shall also be complete and accepted by the Town prior to Final Subdivision Plat approval.

6. In the event the construction of the required infrastructure systems and/or improvements for the Subdivision are not complete and accepted by the Town, Final Subdivision Plat approval for the Subdivision shall be conditioned upon the following: (a) a developer's agreement or development agreement shall be approved by the Town Commission, executed by the parties, and recorded in the public records in and for Polk County, Florida; and (b) when approved by the Town, the applicant shall provide the Town with *adequate performance security* and *adequate defect security* pursuant to the terms and provisions of a developer's agreement or development agreement.

   For purposes of this Resolution, "*adequate performance security*" and "*adequate defect security*" shall mean, at a minimum, as follows:

   (a) *Adequate performance security* shall be satisfactory in form to the Town Attorney and the Town Engineer and the Town's planning staff and be in an amount equal to one hundred and twenty-five (125%) percent of the developer's contract for the work that remains uncompleted and not accepted at the time of final plat or final site development plan approval, as certified in writing by the engineer of record, subject to the approval by the Town's planning staff and the Town Engineer. No more than fifty percent (50%) of the value of the total required improvements for each phase of the Development shall be considered for bonding and/or letter of credit given hereunder. Subject to the terms of the applicable agreement, the performance security shall be released by the Town when all private improvements are installed, inspected and approved and when all public improvements are installed, inspected and accepted. When providing a bond for performance security, the bonding company shall have a B+ or better rating in accordance with "Best Bond Book." In the case of a letter of credit, provisions for drawdowns from the letter of credit as improvements are completed and accepted shall accompany the surety. The letter of credit shall have a duration of twenty-four (24) months; and

   (b) *Adequate defect security* shall warrant and guarantee the materials and workmanship of all infrastructure and infrastructure improvements within the Subdivision that are dedicated to the public, including streets, curb and gutter, sidewalks, potable water distribution system, sanitary sewer collection and transmission system, reclaimed water system and stormwater management system. This guarantee shall be for an amount equal to ten (10) percent (%) of the actual construction costs of improvements and/or other adequate written assurances which are set forth in an applicable developer's

agreement or development agreement for the purpose of correcting any construction, design or material defects or failures within public rights-of-way or easements in the development or required off-site improvements. The form and manner of execution of such securities shall be subject to the approval of the Town Attorney. The effective period for such security shall be one (1) year and thirty (30) days following the Town's acceptance of the installed improvements. Upon default, the Town may exercise its rights under the security instrument, upon ten (10) days' written notice by certified mail to the parties to the instrument or as otherwise set forth in an applicable agreement.

7. The Town Commission of the Town of Dundee authorizes the Town Manager to take all necessary further actions related to entering into a Developer's Agreement with the Applicant and/or Applicant's authorized designee with regard to the terms and conditions set forth by this Resolution and the Town's conditional approval of the Landings at Lake Mabel Loop Certified Subdivision Plan.

8. The provisions of this Resolution are severable. If any word, sentence, clause, phrase or provision of this Resolution for any reason is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions or portions of this Resolution shall remain in full force and effect.

9. The correction of typographical and/or scrivener's errors in this Resolution which do not affect the intent of this Resolution may be authorized by the Town Manager or her/his designee, without need of consideration by the Town Commission, by filing a corrected or recodified copy of same with the Town Clerk.

10. This Resolution shall take effect immediately upon passage.

INTRODUCED AND PASSED by the Town Commission of the Town of Dundee, Florida, this 8th day of November, 2022.

TOWN OF DUNDEE

_____

Mayor – Sam Pennant

ATTEST:

_____

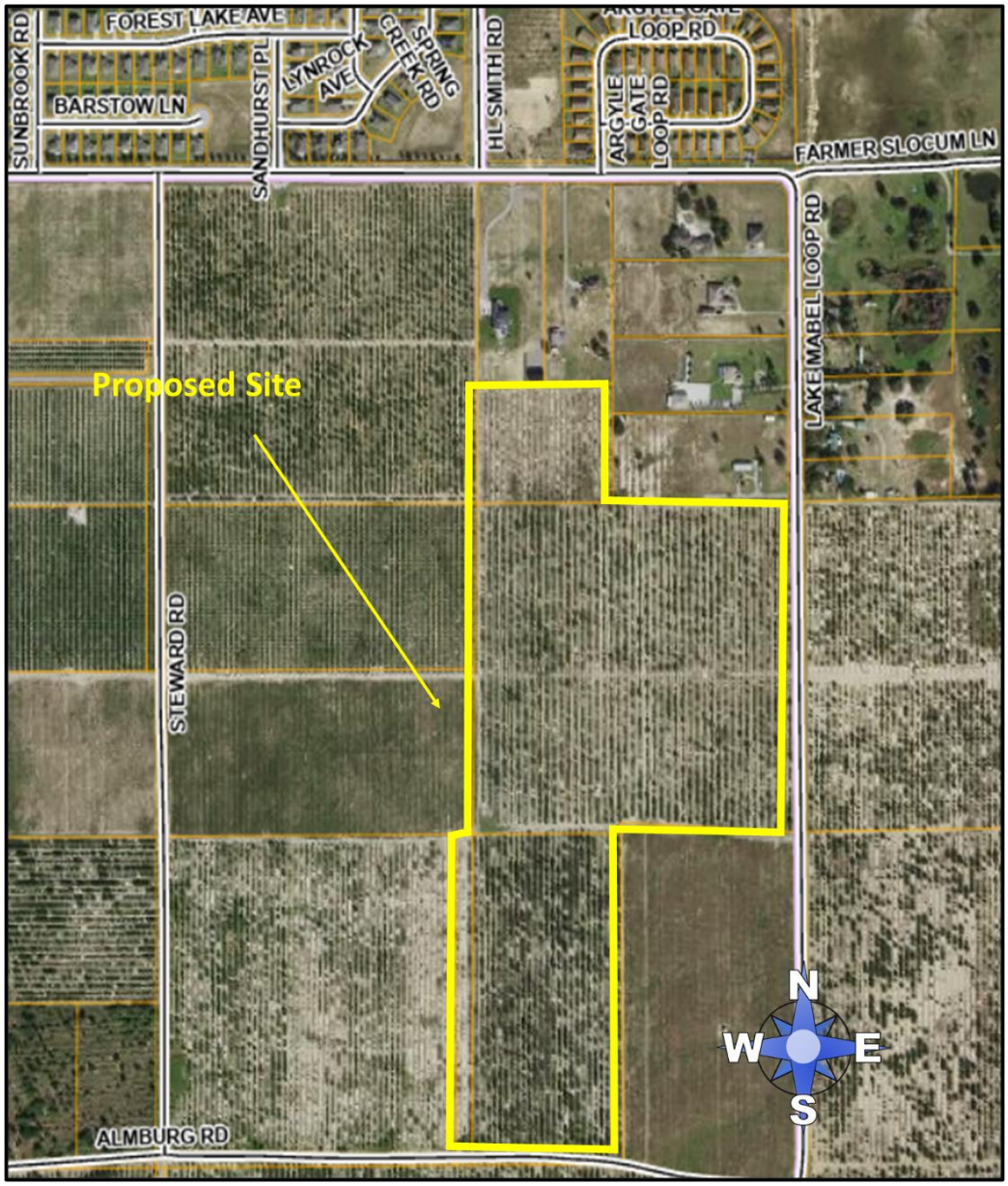
Town Clerk – Jenn Garcia

Approved as to form:

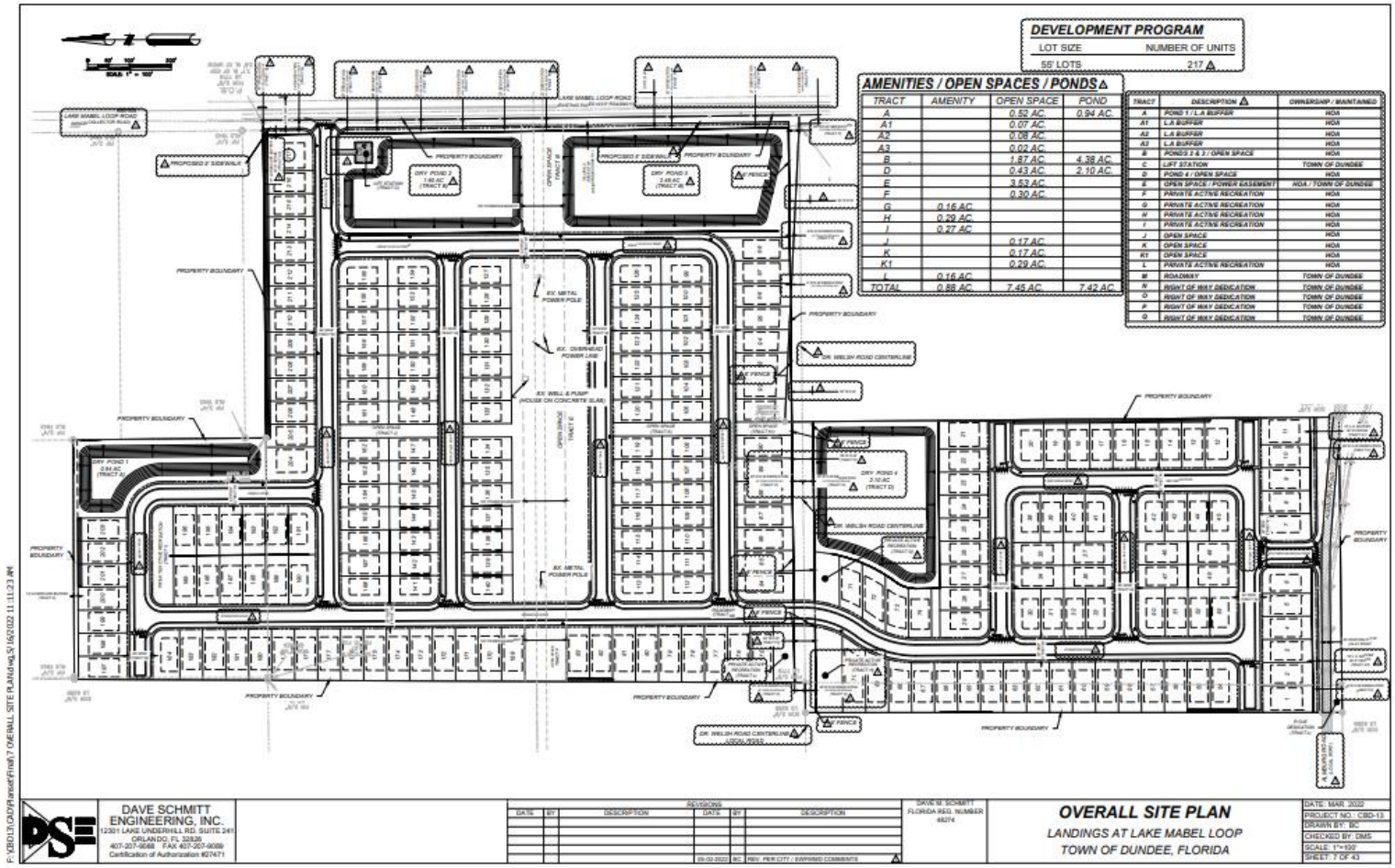
_____
Town Attorney - Frederick J. Murphy, Jr.

RESOLUTION 22-49 EXHIBIT A
LOCATION MAP

Town of Dundee
Aerial Map
Proposed Landings at Lake Mabel Loop Subdivision



RESOLUTION 22-49 EXHIBIT B
CERTIFIED SUBDIVISION PLAN



RESOLUTION 22-49 EXHIBIT C
COMMENT LETTERS

Town of Dundee — DEVELOPMENT SERVICES

124 Dundee Road ◆ PO Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330 ◆ Fax (863) 438-8338

RECEIVED JUL 18 RECD

July 18, 2022

Landing at Lake Mabel Loop
Dave Schmitt, P.E.
Dave Schmitt Engineering, Inc.
12301 Lake Underhill Road, Suite 241
Orlando, FL 32828

RE: FIRST RESPONSE AT LAKE MABEL LOOP

Dear Mr. Schmitt,

Please review the following comments for Landing at Lake Mabel Loop Subdivision Plan:

PLANNING DEPARTMENT COMMENTS:
No Comment.

PUBLIC WORKS DEPARTMENT COMMENTS:
No Comment.

FIRE DEPARTMENT COMMENTS:
No Comments.

TOWN ENGINEER CONSULTANT COMMENTS:
See Attachment.

TOWN TRAFFIC ENGINEER CONSULTANT COMMENTS:
No Comment

TOWN LEGAL DEPARTMENT COMMENTS:
No Comment.

Please submit your detailed response in its entirety to the Dundee Development Services Building and/or E-mail to Tandra Davis and Brenda Carter.

Kind Regards,
Brenda Carter
Development Services Clerk
Town of Dundee
124 Dundee Rd
Dundee, FL 33838
bcarter@townofdundee.com
863-438-8330 Ext: 124

Attachments: Rayl Engineering comments dated July 12, 2022.

Cc: Marisa Barmby, AICP
Jenn Garcia, Assistant Town Manger/City Clerk
Tandra Davis, Town Manager

David Waronker
1420 Celebration Blvd., Suite 200
Celebration, FL 34747

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RAYL ENGINEERING & SURVEYING, LLC
Glenn Clover

July 12, 2022

RECEIVED JUL 12 2022

Ms. Tandra Davis
Town Manager
Town of Dundee
202 East Main Street
Dundee, FL 33838
863-438-8330
tdavis@townofdundee.com

RE: Landings at Lake Mabel Loop Resubmittal Certified Subdivision Plan review comments
RES #: 22-101

Dear Ms. Davis,

We have reviewed the above referenced resubmitted site development plans in accordance with Town Code 7.01.07 (CSP review) and 3.06.00 (stormwater), and have the following comments.

Comments per Town Code 7.01.07 are indicated on the attached checklist of required items.

Comments per Town Code 3.06.00 are indicated on the attached checklist of required items.

Other comments:

1. In many places, inadequate easement space has been provided for the stormwater pipe in the easement to be maintained. Easements must be a minimum width calculated as follows: pipe diameter + 2 feet on each side + (2 x depth to invert). Please review all easements and revise plans accordingly. Minimum easement width is 20 feet. Two examples can be seen between lots 82 and 83, and between lot 74 and 28/29, but all easements should be reviewed and corrected as needed.

2. All stormwater pipes located within individual lots shall be located within drainage easements. Please add these easements to the plans, taking into account the minimum 20-foot easement width and other width requirements based on pipe depth, as discussed above.

3. Many of the stormwater and sanitary sewer pipes seem unnecessarily deep. Town preference is that pipes and manholes should be maximum 12 feet deep unless unavoidable. Please review all pipe depths and minimize depths to the extent possible. Use drop manholes and add additional manholes with grade breaks where necessary.

4. Multiple intersection curb returns do not show grades that will result in positive drainage around the curb return and will result in ponding at some location on the curb return, e.g., at the handicap access ramp in several instances. An example of this is at the southeast curb return of the intersection of Rosewood Road with Slash Pine Street, shown on Sheet 9 of 43. Please review all intersections and curb return grades and revise as necessary to ensure positive drainage at all points.

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5. In several locations leading into the storm ponds, larger pipe sizes of 30", 36', 42" and 48" diameter are called out. Please review the size of the structures to which these pipes connect to be sure the structure type called for can fit those pipe sizes. It appears that some of the structures called for are too small for the pipes they must serve.

6. Similarly, please review minimum manhole diameters for deep manholes. No notes are shown specifying manhole diameter requirements for deeper manholes. Minimum manhole inside diameter shall be 48 inches for up to 12 feet deep, 60 inches for up to 18 feet deep, 72 inches for greater depths. (Haines City Specs 9.4.4.3)

7. Please add Haines City details to the plan set for all items referenced in the construction plan sheets or notes. Include annotations and/or supplementary details where necessary to make clear any modifications necessary to make the standard details work on this project.

8. When using Haines City details, please change logo notes to specify Town of Dundee in place of Haines City. Add note that all logos on any constructed items shall be Town of Dundee logos.

9. Change all references to Haines City to The Town of Dundee.

10. Please remove references to "Preliminary Subdivision Plan" throughout the plan set.

11. The information for water levels in the various ponds on the plan set does not match the information in the Drainage Calculations booklet that was part of the submittal, e.g., design pond water levels anticipated during design storms. Please review these documents and the underlying calculations to ensure that the information shown on the plans reflects the actual calculated values for the pond water levels. The plans and calculations cannot be reviewed due to these discrepancies and the resulting uncertainty as to which figures are correct. After the revised (matching) plans and calculations have been submitted, they will be reviewed further.

12. On the Site Location Plan on Sheet 1, please change "City Limits" to "Town Limits." Similarly, throughout the plan set, please replace the word "City" with "Town" whenever referring to the Town of Dundee.

13. On Sheet 2, existing well #1 / Permit #7197 is stated to be abandoned and plugged and its capacity conveyed to the Town of Dundee. Please provide evidence that the capacity transfer has been completed.

14. On Sheet 6, in the "Ownership/Maintenance" section, please remove the note with two sub-notes that requires submittal to the Technical Review Board. Dundee does not have a TRB. This note may have come from Haines City requirements – Haines City does have a TRB, Dundee does not.

15. On Sheet 7, please provide the required 10-foot landscape buffer along the rear of lots 84-90 and 91-98, which back up to the future Welsh Road.

16. The road to the west of the project that the proposed "Dr. Welsh Road" will become the extension of is named simply "Welsh Road," not "Dr. Welsh Road" as shown on the plans. Please remove the "Dr." from all occurrences of this road name wherever it appears in the plan set.

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17. Retaining walls are allowed up to a maximum height of 5 feet. The plans show retaining walls up to 9 feet high. Please review the plans and adjust as needed.

18. Provisions for collecting and conveying runoff at retaining walls from the upper lot to the lower lot must be shown on the CSP plans. The walls themselves fall under separate building permits, but related drainage and erosion-protection facilities must appear on the CSP.

19. Please review and confirm that the current CSP layout provides at least the amount and each type of recreational and open space that was approved by the Commission early in the subdivision process. In your answer to this question please provide both the originally-approved figures and the current figures for each type of recreational and open space provided.

20. The landscape plans do not show all required landscape buffers. Please revise accordingly.

21. All slopes (including ditch sides) steeper than 4h:1v shall be sodded for erosion control.

22. On the plan views on plan and profile sheets, please label the intersecting streets and provide cross-reference to other plan and profile sheets to ease navigation through the set, e.g., "Live Oak Lane – see Sheet XX."

23. In all locations, please review the depth of underground lines and seek to minimize depths wherever possible. In several cases the pipes and structures seem unnecessarily deep. One example of this is on Sheet 29, where the stormwater structures and pipes from structure D-38 to the pond seem deeper than needed. Please review and revise as necessary. Town of Dundee preference is that structures and pipes should be less than 12 feet deep unless unavoidable.

24. Please provide evidence that the plans have been reviewed and passed by the power company which owns and operates the overhead power line installation that crosses the site. Particular attention should be given to what uses are allowed within the 100-foot wide easement area.

25. Please provide a detail for what is proposed at the water main connection point shown on sheet 15, showing existing facilities and what means and materials are proposed for use in making the connection, i.e., hot tap, cold tap, valving, etc.

26. In the water system calculations, the summary description and the Reservoir Table both state the hydraulic grade used in the calcs to be 314.80, however on the system schematic sheet labeled "WaterCAD Exhibit," the elevation is shown as 238.95. Please clarify the actual hydraulic grade being used for calculations, review the calculations, and resubmit for review.

27. In the water system calculations, the fire flow is stated to be 1500 gpm, but is shown as the sum of flow from two 750 gpm hydrants. Dundee Fire requires a minimum hydrant flow of 1000 gpm from each hydrant for 30 minutes at minimum residual pressure of 20 psi. Please review and revise the calculations accordingly.

28. In the water system calculations, some of the pages make reference to "Fireflow at H-24 & H-25," but there are no hydrants bearing those numbers. Please review and revise accordingly so the calcs and the system depicted in the design plans match.

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29. Hydrants shall be spaced a maximum of 500 feet apart, measured as fire hose would be laid. It appears that not all the hydrants on the plans meet this criteria. One example is the distance between hydrant 9 to hydrant 18. Please review all hydrant locations and revise the plans as needed so hydrants are no farther apart than 500 feet.

30. Please provide details for all constructed items, e.g., the "2" PVC pole w/2" cap" labeled as related to the required tracer wire over the offsite water lines. It is not clear from the note exactly what is proposed at these locations.

31. Please provide a detail for what is proposed at the sanitary sewer force main connection point shown on sheet 15, showing existing facilities and what means and materials are proposed for use in making the connection, i.e., hot tap, cold tap, valving, connection manhole, etc.

32. Provide stationed profiles for the offsite water and sanitary sewer force main pipe routes from the points of departure from the project site to the points of connection to existing facilities, and include the locations for air/vac release valves as required at any high points. The force main profile should show the force main profile as it leaves the elevated lift station site, including where the surface elevation drops down 3 feet +/- to the grade of the adjacent Lake Mabel Loop Road pipe route.

33. All utility crossings of Lake Mabel Loop Road shall be performed via directional bore installation. Open cut of Lake Mabel Loop Road is not allowed.

34. The lift station and force main calculations do not appear to take into account the back pressure that will be encountered at the tie-in point to the existing 16" force main, which is stated in the submitted email from Clifton Bernard of the Town of Dundee to be 90 psi. Please review, clarify, and revise the calculations as required to take this factor into account. Resubmit for review.

35. The generic plan view on the lift station drawing Sheet 42 does not depict the actual site where the lift station is to be located. Please revise Sheet 42 to show the lift station installation plan as it will actually be situated on the project site. Provide a scaled installation site plan with dimensions for the lift station, piping, slabs and generator from the adjacent property lines shown, to verify that the station as designed will fit onto the proposed site location.

36. Some of the labeling on the lift station sheet is incorrect. In the table of elevations and sizes, next to the 10.0' figure for dimension "B" the label says "6' or 8' I.D." Similarly on Section A-A, the arrow for dimension "N," which is elsewhere labeled as "lowest invert elevation," is pointing to the top of the station inlet pipe. Please review all dimensions and labels and correct as necessary.

37. On lift station Sheet 42, in the Yard Plan, please add specifications and thickness for the yard area slab ("area to be concreted") and change the note above to direct the dedication to be to The Town of Dundee.

38. On generator Sheet 43, the generator sizing sheets in the upper right corner appear to state that they represent a generator suited for 2 – 10hp pumps. The lift station sheet says the pumps are 2 – 15hp pumps. Please review and correct if necessary. Note also that the review requested under note 33 above may result in a change to the pump specifications, which in turn could also affect the generator sizing.

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Please revise the plans accordingly and provide a detailed resubmittal letter outlining all responses to comments contained in this letter and its attachments. After the resubmittal is received addressing the above comments, additional review will occur, and there will likely be additional comments provided.

Sincerely,

Glenn I. Clover
Senior Project Manager
Rayl Engineering and Surveying, LLC

Attachment: Town Code content requirements checklist, annotated
CC: Marisa Barmby, CFRPC

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LANDINGS AT LAKE MABEL LOOP / RES 22-101

TOWN OF DUNDEE CERTIFIED SUBDIVISION PLAN (CSP) CONTENT REQUIREMENTS CHECKLIST

Per Town Code 7.01.07, the following items of content must be included in the Certified Subdivision Plan.

- ✓ The CSP shall be substantially similar to the PSP and shall be drawn to a scale of not more than one inch = 50 feet.
- ✓ The size of sheets shall be 24 inches by 36 inches
- ✓ CSP hall contain, in addition to the data provided on the PSP, the following:
- ✓ Name, address, and seal of registered engineer and surveyor responsible for the plan and accepted data.
- ✓ All existing fire hydrants, underground and aboveground utilities on or adjacent to the proposed subdivision.
- ✓ All existing streets on or adjacent to the tract, including name, functional classification, right-of-way width and pavement width. Existing streets shall be dimensioned to the tract boundaries. All subdivisions shall have safe and adequate access and no subdivision shall have access or frontage on a substandard street.
- O Existing and proposed contours shown at not more than one-foot intervals and shall be extended a minimum of 100 feet beyond the boundaries of the proposed plat. USGS datum shall be used with benchmarks shown on the plan. PLEASE IDENTIFY BENCHMARKS ON THE PLAN.
- O Site design, including streets with proposed street names and functional classification, lot lines, utility access and service easements. PLEASE CALL OUT FUNCTIONAL CLASSIFICATIONS FOR PROPOSED STREETS ON PLAN. SHOW EASEMENTS
- O Typical roadway cross-section and profiles shall be provided, including all information for street and sidewalk construction. PLEASE ADD PAVEMENT CROSS-SECTIONS WITH STRUCTURAL NO'S.
- ✓ Roadway profiles shall display existing and proposed underground construction along the street centerline. Stationing data shall be at intervals of no less than 50 feet.
- O A permit or permits from the jurisdictional permitting agency or agencies approving any access to state, county, or local roadways. LAKE MABEL LOOP RD. IS A COUNTY ROAD - PROVIDE EVIDENCE OF ROADWAY BY POLK COUNTY AND PERMIT FOR ROAD CONNECTION
- ✓ Natural features within and adjacent to the proposed plat, including drainage channels, bodies of water, wetlands, wildlife habitat, and other significant features.
- ✓ Jurisdictional wetlands shall be clearly delineated and surveyed, signed and sealed by a registered land surveyor.
- ✓ On all watercourses leaving the tract the direction of flow shall be indicated, and for all watercourses entering the tract the approximate drainage area and watershed name above the point of entry shall be noted.
- ✓ Identification and designation of any portion of the site within the 100-year floodplain, based on calculations recognized by FEMA as the most recent and accurate available. Where a portion of the site is known or suspected to be within the 100-year flood area, and a FEMA report or town floodplain overlay is not sufficiently precise, an engineering analysis shall be required. Such analysis shall be performed by a registered engineer.
- O All information needed to construct drainage and stormwater management facilities, including complete cross sections and complete calculations based on design criteria established in relevant sections of this Code, including on-site, positive and final outfall. This information shall be signed and sealed by a registered engineer. Accompanying these data shall be a permit or permits from the required permitting agency or agencies approving the proposed stormwater management system. SUBMIT SWFWMD PERMIT.
- O Utilities plan, detailing public and private water and wastewater treatment facilities, wastewater effluent reuse lines, location of lines, valves, pumps, fire hydrants, manholes, pump stations and other data as set

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forth in relevant sections of this Code. Accompanying these data shall be all required permits by authorized permitting agencies approving the utilities plan. PLEASE PROVIDE COPIES OF PDOT PERMITS FOR WATER AND SEWER SYSTEMS.

✓ Public facilities existing or to be located within the plat boundaries or within 100 feet of the proposed plat including streets, bridges, culverts, utility lines pipelines, power transmission lines, all easements, public and/or common areas including park areas, structures and other public structures and facilities.

O Notes to be placed on the final plat which indicate arrangements for ownership and/or maintenance of drainage facilities or other common property or facilities. In the event the plat includes open space, clubhouses, playgrounds or other amenities to be owned and used in common by residents of the development, a plat note shall be added requiring the creation of a homeowners or property owners association which shall be responsible for such facilities. PLEASE ADD THESE NOTES TO THE PLAN.

Per Town Code 3.06.00, numerous items must be addressed as part of the project stormwater system design. Note that these requirements are in addition to any requirements imposed by SWFWMD. The following items are the most-often used portions of this code section. Applicants are encouraged to review designs in respect to the entirety of section 3.06.00, found on MuniCode at https://library.municode.com/fl/dundee/codes/code_of_ordinances.

✓ Protection from 50-year, 24-hour rainfall" in addition to the system being designed for the 25-year, 24-hour duration storm (3.06.02) – please provide a 50-year routing calculation, showing that adequate freeboard and top-of-bank elevations are protected during a 50-year, 24-hour storm.

✓ Street drainage shall be diverted to a stormwater management system of sufficient capacity to retain at least the stormwater runoff from each drainage area for a 25-year, 24-hour storm event.

✓ Existing lakes shall not be used as detention areas.

✓ Positive drainage facilities shall be provided for all detention areas to handle the runoff from storms which exceed the 25-year, 24-hour storm in duration and severity.

O All retention/detention areas shall be sodded in accordance with town regulations, and should be planted in trees, shrubs, or other growing plants that take up large volumes of nutrients. PLEASE REVIEW AND REVISE PLANS AND LANDSCAPE PLANS AS REQUIRED.

✓ All drainage systems shall include special engineering design features to minimize pollution and oil, suspended solids, and other objectionable material in stormwater runoff within acceptable limits. Treatment facilities shall be designed by a Florida registered engineer to treat adequately the stormwater runoff resulting from rainstorms of the maximum intensity predicted for the area at a 25-year, 24-hour duration.

N/A Storm drainage into natural water bodies. The first inch of rainfall from each storm shall be retained and percolated into the ground, collected and evaporated, or given chemical-physical treatment wherever an outfall is utilized which discharges into a lake, a canal or stream with a daily mean discharge of less than five cubic feet per second, or a canal or stream which flows into a lake within one mile. Runoff from rainfall in excess of the first inch and outfalls into canals and streams with an average daily flow exceeding five cubic feet per second shall be treated as specified in section 3.06.03. Outfalls into lakes shall be designed to prevent lake bottom scouring. Acceptable methods include use of an energy dissipator or extending the outfall to discharge at a depth of ten feet or half the maximum depth of the lake, in accordance with current and amended regulatory permitting practices.

O Inlet spacing. Street inlets shall be spaced so as to accept 100 percent of design runoff. Typically, the maximum allowable gutter run will be 1,000 feet on streets with standard curb and gutter, and 500 feet on streets where Miami curbs are used. SOME INLETS EXCEED THIS GUTTER-RUN SPACING - PLEASE REVIEW AND REVISE. EX: SLASH PINE STREET.

N/A Natural watercourses. Should the proposed development area contain an existing natural watercourse, drainageway, channel, or similar drainage feature, such watercourse and associated vegetation shall be maintained and the proposed development designed so as to preserve the same. However, the use of such watercourse to carry runoff from any development shall be permitted, if provision for control of sediment in the excess runoff is made prior to the entrance of the runoff to the watercourse. This does not preclude the use of wetlands for storage and treatment of stormwater runoff, as long as the design drainage system does not measurably degrade the affected area.

N/A All swales, ditches, or canals shall have sufficient right-of-way provided to allow for the installation of the ditch, plus a minimum of a 20-foot maintenance berm on each side and a 15-foot property setback adjacent to the installation. Areas adjacent to the ditches and canals shall be graded in such a manner as to preclude the entrance of excessive runoff except at locations provided.

N/A The maximum side slope permitted shall be 3 to 1, with the top ditch bank rounded off. The minimum bottom width of outfall ditches and canals shall be four feet.

N/A All runoff from each individual unit must be handled to a point of positive outfall. No design of an individual unit shall be dependent upon the ultimate installation of a future unit.

N/A Where an existing outfall is being utilized and the capacity to handle any additional runoff is in question, data to support the design shall be included in the analysis. All ditches shall be sized using accepted engineering practices. In all cases, sufficient engineering data giving drainage area, velocity, and depth of flow is to be included in the drainage analysis.

N/A Unless unstable or highly erosive soil conditions indicate that a lower design velocity is desirable, or unless erosion protection is provided, the maximum allowable velocity shall be five feet per second. The maximum grade of the outfall ditch, likewise, shall be that grade which will produce a velocity of five feet per second. The minimum grade shall be that grade required to provide for design flow.

✓ All retention/detention basins shall be readily accessible from streets or public rights-of-way, and shall be situated so that maintenance can be easily performed. All drainage facilities shall be of a low-maintenance type and designed as follows:

O Retention/detention basins shall be so designed that all detained water from the design storm is removed after 72 hours. If this is not accomplished by percolation and evaporation, the basin must include a bleed-down system to relieve the excess amount and return it to the discharge side of the outlet structure. PLEASE REVISE PLANS/CALCS PER COMMENT IN LETTER.

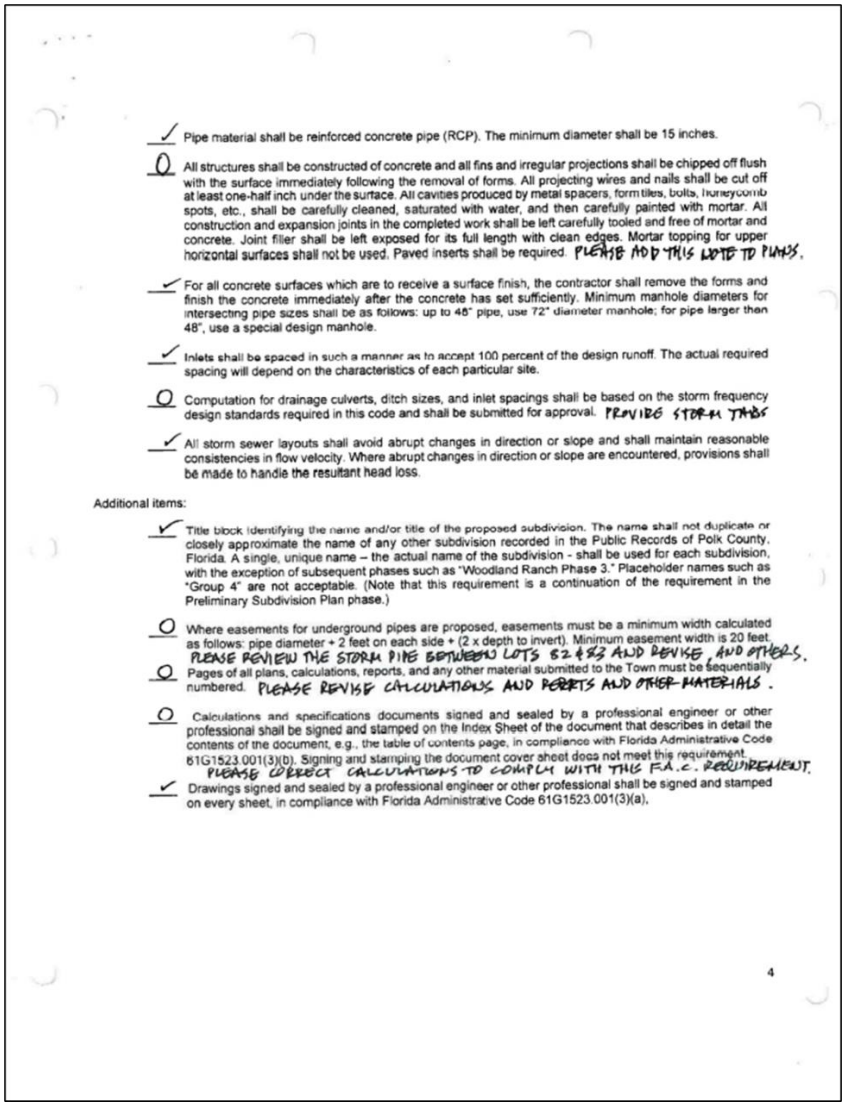
O The side slopes of all detention basins shall be kept as flat as possible (maximum of four feet horizontal to one foot vertical), providing soil conditions are suitable to sustain plant growth and control erosion. If one inch or more of water remains in the retention basin for more than 72 consecutive hours, detention basins shall be enclosed with a gated, six-foot high chain link fence, except when the detention facility is a man-made lake or is part of a landscaped park or conservation scheme. PLEASE REVISE PLANS/CALCS PER COMMENT IN LETTER.

✓ Underground seepage systems are not allowed.

O All submitted stormwater design plans shall include the following tabulations: PLEASE PROVIDE STORMTABS OR EQUIVALENT OUTPUT. ICPP DOES NOT SATISFY THESE REQUIREMENTS.

___ Location and type of structure.
___ Type and length of line.
___ Drainage area.
___ Runoff factor.
___ Time of concentration to structure.
___ Rainfall intensity.
___ Total runoff.
___ Hydraulic gradient control elevation.
___ Hydraulic grade line, crown elevation, and flow line of each pipe.
___ Physical drop in pipe.
___ Hydraulic gradient loss.
___ Diameter of pipe.
___ Hydraulic gradient slope.
___ Velocity

RESOLUTION 22-49 EXHIBIT C
COMMENT LETTERS



✓ Pipe material shall be reinforced concrete pipe (RCP). The minimum diameter shall be 15 inches.

O All structures shall be constructed of concrete and all fins and irregular projections shall be chipped off flush with the surface immediately following the removal of forms. All projecting wires and nails shall be cut off at least one-half inch under the surface. All cavities produced by metal spacers, form tiles, bolts, honeycomb spots, etc., shall be carefully cleaned, saturated with water, and then carefully painted with mortar. All construction and expansion joints in the completed work shall be left carefully tooled and free of mortar and concrete. Joint filler shall be left exposed for its full length with clean edges. Mortar topping for upper horizontal surfaces shall not be used. Paved inserts shall be required. PLEASE ADD THIS NOTE TO PLANS.

✓ For all concrete surfaces which are to receive a surface finish, the contractor shall remove the forms and finish the concrete immediately after the concrete has set sufficiently. Minimum manhole diameters for intersecting pipe sizes shall be as follows: up to 48" pipe, use 72" diameter manhole; for pipe larger than 48", use a special design manhole.

✓ Inlets shall be spaced in such a manner as to accept 100 percent of the design runoff. The actual required spacing will depend on the characteristics of each particular site.

O Computation for drainage culverts, ditch sizes, and inlet spacings shall be based on the storm frequency design standards required in this code and shall be submitted for approval. PROVIDE STORM TABS

✓ All storm sewer layouts shall avoid abrupt changes in direction or slope and shall maintain reasonable consistencies in flow velocity. Where abrupt changes in direction or slope are encountered, provisions shall be made to handle the resultant head loss.

Additional items:

✓ Title block identifying the name and/or title of the proposed subdivision. The name shall not duplicate or closely approximate the name of any other subdivision recorded in the Public Records of Polk County, Florida. A single, unique name -- the actual name of the subdivision - shall be used for each subdivision, with the exception of subsequent phases such as "Woodland Ranch Phase 3." Placeholder names such as "Group 4" are not acceptable. (Note that this requirement is a continuation of the requirement in the Preliminary Subdivision Plan phase.)

O Where easements for underground pipes are proposed, easements must be a minimum width calculated as follows: pipe diameter + 2 feet on each side + (2 x depth to invert). Minimum easement width is 20 feet. PLEASE REVIEW THE STORM PIPE BETWEEN LOTS 82 & 83 AND REVISE, AND OTHERS.

O Pages of all plans, calculations, reports, and any other material submitted to the Town must be sequentially numbered. PLEASE REVISE CALCULATIONS AND REPORTS AND OTHER MATERIALS.

O Calculations and specifications documents signed and sealed by a professional engineer or other professional shall be signed and stamped on the Index Sheet of the document that describes in detail the contents of the document, e.g., the table of contents page, in compliance with Florida Administrative Code 61G1523.001(3)(b). Signing and stamping the document cover sheet does not meet this requirement. PLEASE CORRECT CALCULATIONS TO COMPLY WITH THIS F.A.C. REQUIREMENT.

✓ Drawings signed and sealed by a professional engineer or other professional shall be signed and stamped on every sheet, in compliance with Florida Administrative Code 61G1523.001(3)(a).

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RESOLUTION 22-49 EXHIBIT D
COMMENT LETTERS

DEAKIN
PROPERTY SERVICES

2905 Bayshore Boulevard
Suite 200
Tampa, FL 33629
(O) 813-839-2811
(F) 813-839-1481

Requested From George Deakin.

OCT 11 2022

June 24, 2022

Ms. Tandra Davis, MBA
Town Manager
Town of Dundee
202 East Main Street
Dundee Florida, 33838

RE: Landings at Lake Mabel Loop
Transportation Impact Study Review Comments

Dear Ms. Davis,

As requested, per transportation review subconsultant contract with Rayl Engineering and Surveying, LLC, below are my transportation impact study review comments on the Landings at Lake Mabel Loop Development, Abbreviated Traffic Impact Study submitted to the Town of Dundee, Florida,

Comments: The Applicant's Abbreviated Traffic Impact Study is not sufficient for an analysis of potential offsite Improvement

a) The Town of Dundee assess off-site traffic impact based on the procedures noted in the Polk County Land Development Code, Traffic Impact Study, Methodologies and Procedures. Based on the Bella Vista's proposed 228 single family dwelling units, the Applicant's vehicle trip generation (daily trip generation is more than 750 daily trips, using the ITE Trip Generation Manual, 11th edition), it appears that the Applicant needs to prepare a "Major Traffic Study" for the Town of Dundee review, based on the Polk County Land Development Code, Appendix C: Polk County Traffic Impact Study, Methodologies and Procedures (revised 1/7/2020).

b) The Applicant's traffic engineer needs to contact me to discuss the traffic impact study specific requirements.

c) The Applicant's traffic engineer will be required to prepare a Traffic Analysis Impact Statement that notes the methodologies, procedures, documentation, and analyses to be used in the Applicant's Traffic Analysis Impact Study.

d) After the Traffic Analysis Impact Statement, is reviewed and requested changes made, then the Applicant's traffic engineer conducts the Traffic Analysis Impact Study and submits it for review and comment.

e) After any requested changes are made, the Traffic Impact study is declared sufficient.

Sincerely,

Deakin Property Services, Inc.

George Deakin, P.E.
Vice President
Office: 813-839-2811
Mobile: 813-765-9796
E-Mail: George@DeakinProperties.com

Cc: alan@raylengineering.com; mbarmby@cfrpc.org; glenn@raylengineering.com

C:\Users\George\OneDrive\Documents\GEORGE'S FILES\Dundee Town, Traffic Consultant\Lake Mabel Loop\Landings at Lake Mabel Transportation Impact Review Comments, 062422..docx