

EXHIBIT A

Resolution 22-49
Landings at Lake Mabel Loop Certified Subdivision Plan (CSP)
Page 1

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:

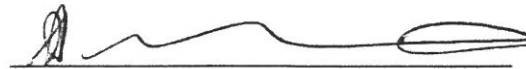
- (a) *Adequate performance security* shall be satisfactory in form to the Town Attorney and the Town Engineer and the Town's planning staff and be in an amount equal to one hundred and twenty-five (125%) percent of the developer's contract for the work that remains uncompleted and not accepted at the 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

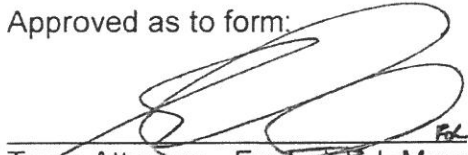
ATTEST:



Town Clerk – Jenn Garcia

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Approved as to form:

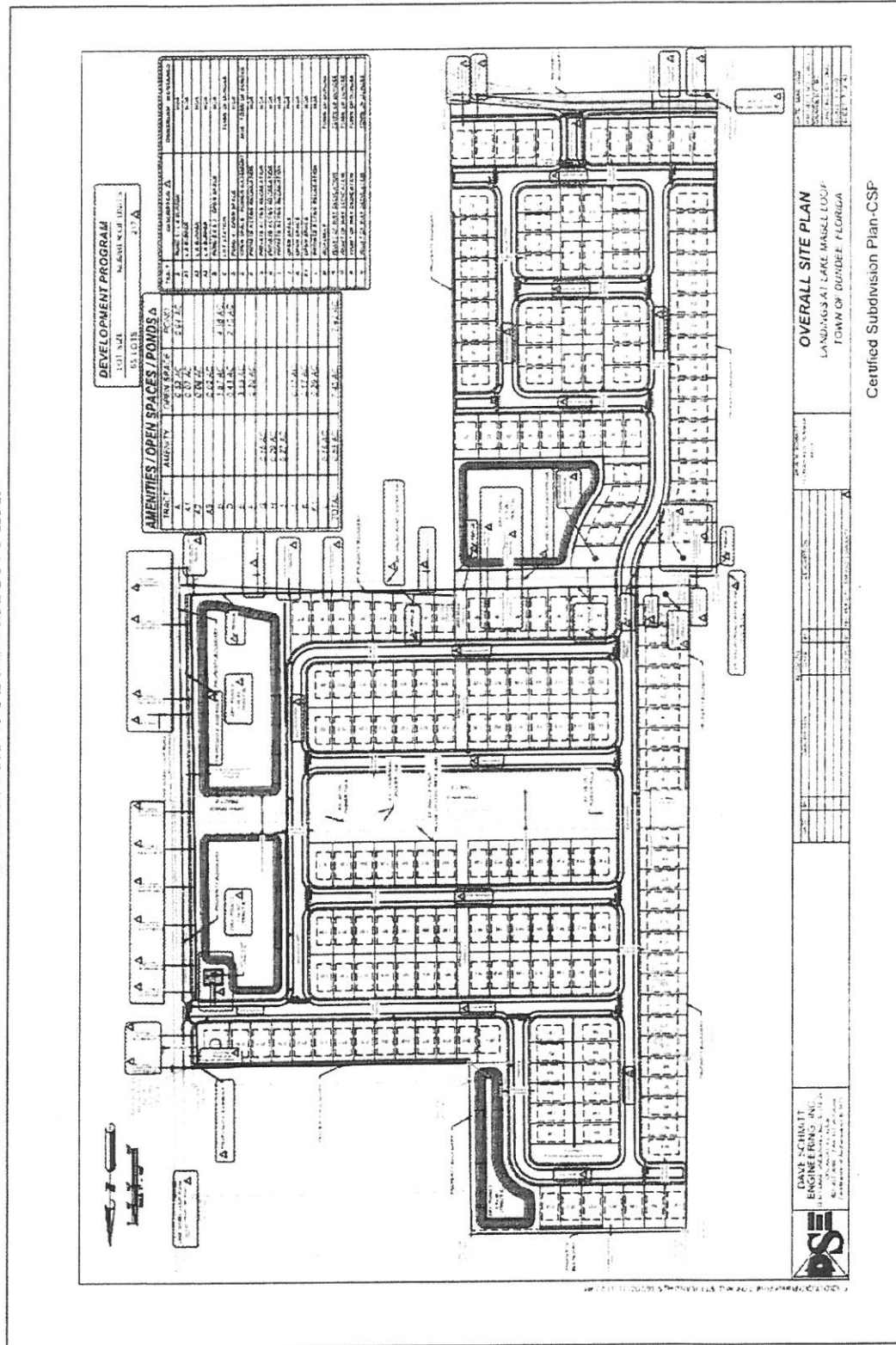
A handwritten signature in black ink, consisting of several large, overlapping loops and a final flourish that extends to the right.

Town Attorney - Frederick J. Murphy, Jr.


RESOLUTION 22-49 EXHIBIT A LOCATION MAP



**RESOLUTION 22-49 EXHIBIT B
 CERTIFIED SUBDIVISION PLAN**



**RESOLUTION 22-49 EXHIBIT C
COMMENT LETTERS**

 **Town of Dundee**
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DEVELOPMENT SERVICES

July 18, 2022

RECEIVED JUL 18 2022

Landing at Lake Mabel Loop
Dave Schmitt, P.E.
Dave Schmitt Engineering, Inc.
12301 Lake Underhill Road, Suite 2-11
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

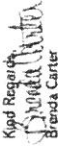
FIRE DEPARTMENT COMMENTS:
No Comments

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.


Kiyd Reardon

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 Bamby, AICP
Jenn Garcia, Assistant Town Manager/City Clerk
Tandra Davis, Town Manager

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

RESOLUTION 22-49 EXHIBIT C
COMMENT LETTERS



Glenn Claver

RECEIVED JUL 12 2022

Ms. Sandra Davis
Town Manager
Town of Dundee
202 East Main Street
Dundee, FL 33838
888-438-8130
sandra@townofdundee.com

RE: Landings at Lake Mabel Loop Remedial Certified Subdivision Plan review comments
RCS #: 22-102

Dear Ms. Davis,

We have reviewed the above referenced residential lot development plan in accordance with Town Code 7.01.07 (CSP review) and 3.06.09 (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 3.06.09 are indicated on the attached checklist of required items.

Other comments:

- In many places, inadequate sediment space has been provided for the stormwater pool in the agreement to be maintained. Elements must be a minimum width of 10 feet, a depth of 2 feet, and a minimum diameter of 2 feet on each side. (2 depth minimum). Please review the attached checklist for more details. Minimum setbacks, which is 70 feet, are required between the pool and the lot lines between lots 82 and 83, and between lots 74 and 75/76, but all easements should be reviewed and corrected as needed.
- All 10-mesh screens located within individual lots shall be located within drainage easements. Please add these easements to the plan, taking into account the minimum 20-foot easement width and other width requirements based on page 20/21, as detailed above.
- Many of the stormwater and sanitary sewer pipes seem unnecessarily deep. Town preference is that pipes and manholes should be maximum 11 feet deep unless unavoidable. Please review all pipe depths and manhole depths to the extent available. Use drop manholes and add flow numbers with grade break entire necessary.
- Multiple retention 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 Sun Pine Street, shown on Sheet 9 of 13. Please review all intersections and curb return grades and revise as necessary to ensure positive drainage at all points.


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- In several locations leading into the storm ponds, larger pipe sizes of 30", 36", 42" and 48" diameter are called out. Please review the use of the structures to which these pipes connect to be sure the structure type called for fits in those pipe sizes. It appears that some of the structures called for are too small for the pipes they must serve.
- Similarly, please review minimum manhole diameters for deep manholes. The notes in the stormwater plan indicate requirements for deeper manholes. Minimum manhole manhole diameter shall be 48 inches for up to 11 feet deep, 60 inches for up to 18 feet deep, 72 inches for greater depths. (Town Code 3.06.07)
- Please add Haines City details to the plan set for all items referenced in the construction sheet or notes. Include annotations and/or supplementary details where necessary to make clear any modifications necessary to make the standard detail work on this project.
- When using Haines City details, please change logo notes to specify Town of Dundee in place of Haines City. Add note that all logs in any constructed items shall be Town of Dundee logo.
- Change all references to Haines City to The Town of Dundee.
- Please remove references to "Traditional Subdivision Plan" throughout the plan set.
- The information for water levels in the various ponds in the plan set does not match the information in the Drainage Calculations booklet that was part of the submittal. E.g., catch pond water levels are equal to the design storm. Please review these elevations and the underlying calculations to ensure that the information shown on the plan reflects the actual calculations for the same water level. Please also review the notes on the attached spreadsheet for the same water level. Please also review the notes on the attached spreadsheet for the same water level. Please also review the notes on the attached spreadsheet for the same water level. After the noted corrections, please submit the plan set to the Town of Dundee for review.
- On the location map 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.
- On Sheet 2, existing well #17 (Permit 9197) is stated to be abandoned and plugged and is correctly conveyed to the Town of Dundee. Please provide evidence that the City of Dundee has been notified.
- On Sheet 6, in the "Overlapping Public Easement" section, please remove the note that two easements that require submission to the Historical Review Board "Dundee does not have a HRB. This note may have come from Haines City requirements." Haines City does have a HRB, Dundee does not.
- On Sheet 7, please provide the required 10-foot landscaped buffer along the rear of lots 84 and 91, 95, which back up to the Future With Road.
- The note in the east of the project that the proposed "Dr. Weir Road" was to become the extension of a street is not shown on the plan. Please remove the "Dr." from the name of the "Dr." from the location of this road to ensure it appears in the plan set.

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RESOLUTION 22-49 EXHIBIT C
COMMENT LETTERS



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 original 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 signs (including ditch signs) sweeper than 48" x 14" 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., "Use Oak Lane -- see sheet 02."

23. In all locations, please review the depth of underground lots and sets to ensure depth wherever possible. In several cases the pipes and structures seem unnecessarily deep. One example of this is on sheet 23, where the stormwater structures and pipes from structure D-32 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 users are allowed within the 100-foot wide easement area.


25. Please provide details for what is proposed at the water meter 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, whaling, connection manhole, etc.

26. In the water system calculations, the summary description and the Reserve Fabric both state the hydrant C grade used in the calculations is 314.80, however on the system schematic sheet labeled "WaterCAD Exhibit" the hydrant's elevation is 318.95. Please clarify the actual hydraulic grade being used for calculations, review the calculations, and submit 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. Double fire flow requires a minimum hydrant flow of 1000 gpm from each hydrant for 30 minutes if minimum residual pressure of 20 psi. Please review and revise the calculations accordingly.

28. In the water system calculations, some of the signs make reference to "fireflow at #24 & #25," but there are no hydrants bearing those numbers. Please review and revise accordingly so the signs and the system depicted in the design plan 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 "T" PVC pole w/ "C" cap" labeled as related to the required tracer wire over the effluent water line. It is not clear from the note exactly what is proposed at these locations.

31. Please provide details 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, whaling, connection manhole, etc.

32. Provide stationed profiles for the effluent water and sanitary sewer force main pipe routes from the points of departure from the project site to the plants of connection to existing facilities, and include the locations for air/void 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 s/s, including where the force main 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 lift-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 size where the lift station is to be located. Please revise sheet 42 to show the lift station installation plan as it will actually be located on the project site. Provide a scaled installation site plan with dimensions for the lift station, pump, valves and generator from the adjacent property lines shown, to verify that the station is designed well into 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' figure for dimension "B", the label says "D" or "D". Similarly on section A-A, the arrow for dimension "L", 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 47, in the yard plan, please add specifications and thickness for the yard area slab ("area to be concreted") and manage the water above to direct the disposition to be to the town of Dundee.

38. On generator sheet 43, the generator using sheets in the upper right corner appear to state that they represent a generator suited for 2 - 10hp pumps. The lift station sheet lists the pumps are 2 - 15hp pumps. Please review and correct if necessary. Note also that the review requested under note 31 above may result in a change to the pump specifications, which in turn could also affect the generator sizing.

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**RESOLUTION 22-49 EXHIBIT C
 COMMENT LETTERS**



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

Signature

Germi L. Oweir

Germi L. Oweir
 Senior Project Manager
 Rayl Engineering and Surveying, LLC

Attachments: Town Code comment requirements checklist, annotated
 CC: Marita Barmby, CRBC

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www.rayleng.com

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

Per Town Code 7.21.03, 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 had content, 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 (dikes on or adjacent to the proposed subdivision)
 - All existing bridges 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 of footage on a subdivision street.
 - 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 tract. USGS datum shall be used with benchmarks shown on the plan.
 - The design showing streets with proposed street names and functional classification, lot lines, utility access and easements.
 - Typical roadway construction for all roadways shall be provided, including all information for crest and sidewalk construction. Flowsheet and elevations shall be provided for all structures, bridges, culverts, and other structures shown on the plan.
 - Each-way problem shall clearly indicate existing and proposed underground construction along the street containing building shall be at intervals of no less than 20 feet.
 - A permit or permits from the jurisdiction permitting agency or agencies shall be obtained, including all fees, taxes, county, or local roadway, utility, and other permits, and shall be provided, including all information for crest and sidewalk construction. Flowsheet and elevations shall be provided for all structures, bridges, culverts, and other structures shown on the plan.
 - Natural features within and adjacent to the proposed tract, 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 easements leaving the tract the direction of flow shall be indicated, and for all watercourses entering the tract the approximate drainage area and easterly name above the point of entry shall be noted.
 - Construction and description 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 currently precise, an engineering analysis shall be required. Such analysis shall be performed by a registered engineer.
 - 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 the Code, including on-site, pre-site and flood control. This information shall be signed and sealed by a registered engineer. Accompanying these data shall be a plan of the proposed stormwater management system, including all structures, pump stations, detention basins, treatment facilities, wetlands, and other structures and other data as required for the proposed stormwater management system.
 - Unless plan, detailing public and private water and wastewater treatment facilities, wastewater effluent reuse lines, location of lines, valves, pumps, the hydrants, manholes, pump stations and other data is not

RESOLUTION 22-49 EXHIBIT C
 COMMENT LETTERS

Per Town Code 3.06.00, numerous forms must be addressed as part of the project submittal system design. Make that these are the forms that are required to be submitted by the applicant. The following forms are the ones that are required to be submitted by the applicant.

- ✓ Public facilities existing or to be located within the plot boundaries or within 100 feet of the proposed plot including streets, bridges, culverts, utility lines, power transmission lines, 22 substations, public and/or common areas including park areas, structures and other public structures and facilities.
- ✓ Notes to be placed on the final plan which indicate arrangements for connecting and/or maintenance of streets, alleys, easements, or other common property or facilities. In the event the plot includes open space, easements, easements, or other interests to be owned and used in connection with the proposed development, a plot note shall be added requiring the creation of a homeowners or property owners association which shall be responsible for such facilities. PLEASE ADD NOTES TO THE PLAN.

Per Town Code 3.06.00, numerous forms must be addressed as part of the project submittal system design. Make that these are the forms that are required to be submitted by the applicant. The following forms are the ones that are required to be submitted by the applicant.

- ✓ Protection from 50-year, 24-hour rainfall in addition to the system being designed for the 25-year, 24-hour storm (3.06.03) - please provide a 50-year routing calculation, showing that adequate freestand and top-of-bank elevations are provided during a 50-year, 24-hour storm.
- ✓ Street drainage shall be designed 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.

All retro-vegetation areas shall be sited in accordance with town regulations, and should be planted in trees, shrubs, or other growing plants that are large volumes of native plants. Please provide a list of plants to be used in the retro-vegetation areas. The plants should be native to the area and should be able to tolerate the site conditions. The plants should be planted in a way that they will provide shade and reduce the amount of runoff from the site. The plants should be planted in a way that they will provide shade and reduce the amount of runoff from the site.

All drainage systems shall be designed 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. The stormwater management system shall be designed 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.

Storm drainage into wetland water bodies. The first inch of rainfall from each storm shall be retained and absorbed into the ground. The ground shall be treated with a vegetative treatment system whenever the runoff is to be discharged into a wetland water body. The runoff shall be treated with a vegetative treatment system whenever the runoff is to be discharged into a wetland water body.

Light grading. Street plans shall be spaced to be 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 flared curbs are used. Please provide a list of plants to be used in the retro-vegetation areas. The plants should be native to the area and should be able to tolerate the site conditions. The plants should be planted in a way that they will provide shade and reduce the amount of runoff from the site. The plants should be planted in a way that they will provide shade and reduce the amount of runoff from the site.

All streets, ditches, or canals shall have sufficient right-of-way provided to allow for the installation of the curb and gutter, a minimum of 20-foot maintenance berm on each side and a 15-foot property setback adjacent to the installation. Access adjacent to the ditch and canals shall be graded in such a manner as to produce the entrance of excessive runoff except as indicated in the drawings.

The maximum slope shall be limited to 3:1, with the top ditch bank rounded off. The maximum bottom width of ditch ditches and canals shall be 10 feet.

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

Where an existing outlet is being utilized and the capacity to handle any additional runoff is in question, such as 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.

Unless unable to verify existing and conditions indicate that a lower design velocity is desirable, or unless otherwise indicated, the maximum allowable velocity shall be the first per second. The maximum velocity shall be the first per second. The maximum velocity shall be the first per second. The maximum velocity shall be the first per second.

All retro-vegetation basins shall be readily accessible from streets or culverts, 24-hour, and shall be designed 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.

Retention basins shall be designed to store water from the design storm. The retention basin shall be designed to store water from the design storm. The retention basin shall be designed to store water from the design storm.

The grade slopes of all detention basins shall be at least as steep as possible (maximum of four feet horizontal to one foot vertical), providing and conditions are suitable to meet the design criteria. The grade slopes of all detention basins shall be at least as steep as possible (maximum of four feet horizontal to one foot vertical), providing and conditions are suitable to meet the design criteria.

Underground seepage systems are not allowed. Please provide a list of plants to be used in the retro-vegetation areas. The plants should be native to the area and should be able to tolerate the site conditions. The plants should be planted in a way that they will provide shade and reduce the amount of runoff from the site. The plants should be planted in a way that they will provide shade and reduce the amount of runoff from the site.

All stormwater management design data shall include the following information:
 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, stream elevation, and base line of each pipe
 Physical drop in pipe
 Hydraulic gradient loss
 Diameter of pipe
 Hydraulic gradient slope
 Velocity

PLEASE PROVIDE SEPARATE SETS OF DRAWINGS FOR THE DRAINAGE SYSTEMS. PLEASE PROVIDE SEPARATE SETS OF DRAWINGS FOR THE DRAINAGE SYSTEMS. PLEASE PROVIDE SEPARATE SETS OF DRAWINGS FOR THE DRAINAGE SYSTEMS.

RESOLUTION 22-49 EXHIBIT C
COMMENT LETTERS

✓ Q Pipe materials shall be reinforced concrete pipe (RCCP). The minimum diameter shall be 15 inches.
Q All structures shall be constructed of concrete and all fins and regular projections shall be chopped off flush with the surface immediately following the removal of forms. All projecting wires and rebar shall be cut off at least one-half inch under the surface. All concrete produced by metal spalling, formwork, punch, truss, pipes, spots, etc., shall be carefully cleaned, subjected with water, and the surface shall be smooth. All construction materials shall be of a high quality and shall be used in accordance with the specifications and standards. All cast-in-place concrete shall be cast with clean edges, mortar topping for upper horizontal surfaces shall not be used. Paved surfaces shall be required ~~FINISH TO THE TOP OF CURB~~.

✓ Q 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 minimum diameter for reinforcing pipe sizes shall be as follows: up to 48" pipe, use 72" diameter rebar; for pipe larger than 48", use a typical design method.

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

✓ Q Computation for drainage culverts, catch basins, and curb openings shall be based on the storm frequency design standards required in the code and shall be submitted for approval. ~~TABLE 17.11-4, THE~~

✓ Q All storm sewer layouts shall provide abrupt changes in direction or slope and shall maintain reasonable clearances in low velocity. Any abrupt changes in direction or slope are encouraged, provisions shall be made to handle the resultant head loss.


Additional Items:

✓ Q The sketch illustrating the nature and/or site of the proposed subdivision. The names shall not duplicate or closely approximate the names of any other subdivision located within the jurisdiction of Polk County, Florida. A large, unobscured, legible title shall be used for each subdivision, and the title shall be prominently displayed on the subdivision plan. Placeholder names such as "Group A" are not acceptable. (Note that this requirement is a continuation of the requirement in the Preliminary Subdivision Plan phase.)

✓ Q Where easements for underground pipes are proposed, easements must be a minimum width calculated at the street frontage. ~~TABLE 17.11-4, THE~~ ~~FINISH TO THE TOP OF CURB~~
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✓ Q Calculations and specifications documents signed and sealed by a professional engineer or other professional shall be signed and stamped on the front sheet of the document and shall include the name of the engineer or other professional in compliance with Florida Administrative Code 61G15-22.001. The documents shall be submitted for approval by the County Engineer or other authorized official. The documents shall be submitted with this plan, and the professional shall be signed and stamped on every sheet, in compliance with Florida Administrative Code 61G15-22.001(3)(a).

RESOLUTION 22-49 EXHIBIT D
COMMENT LETTERS


260 Bassett Boulevard
Suite 200
Tampa, FL 33604
(813) 839-2811
(813) 839-1181

*Approved by
George Deakin*

OCT 11 2022

Ms. Linda Davis MBA
Town Manager
Town of Dunedin
26 Lake Mabel Street
Dunedin, Florida 33516

RE: Landing at Lake Mabel Loop
Final Plan and Impact Study Review Comments

Dear Ms. Davis:

As requested, per the correspondence submitted on 09/14/22, we have completed a review of the Subdivision Plan, CSP, and the transportation impact study comments on the Landing at Lake Mabel Loop Development. Attached is the Traffic Impact Study submitted to the Town of Dunedin, Florida.

Comments: The Applicant's Mitigated Traffic Impact Study is not sufficient to establish the potential of traffic improvement.


1. The Town of Dunedin assesses all site traffic impact based on the procedures noted in the 2016 County and TIA Amendment Code. Traffic Impact Study methodology and procedures. Based on the data you've provided, 228 vehicle daily during peak, the Applicant's vehicle trip generation (daily trip generation is more than 200 daily trips using the 10-11pm Generation Method). It is submitted that the Applicant needs to prepare a Mitigated Traffic Study for the Town of Dunedin review, based on the Peak County Land Development Code Appendix C, Peak County Traffic Impact Study Methodology and Procedures (2016/17/2023).

2. The Applicant's traffic engineer needs to contact me to discuss the traffic impact study system (TIP) criteria.

3. The Applicant's traffic engineer will be required to prepare a Traffic Analysis Report (TAR) that meets the standards set forth in the County Code and TIA Amendment Code. The Applicant's Traffic Analysis Impact Study analysis is not in line with the County Code and TIA Amendment Code.

4. After the Traffic Analysis Impact Statement is reviewed and requested changes made from the Applicant's Traffic Engineer to the Traffic Analysis Impact Study and submitted for review, the County will review the Traffic Analysis Impact Study.

5. When any requested changes are made to the Traffic Impact Study, it is required to be submitted.


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OCT 11 2022

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