



## APPLICATION DEFICIENCY NOTICE

**DATE:** January 23, 2025

**APPLICATION REFERENCE:** TheoGrace Holdings LLC, PUD-24-003 - 200 VERMONT Ave

Dear Applicant:

We have received the materials submitted in response to the Application Deficiency Notice previously provided to you. Upon review of the re-submitted items, staff has identified items that need to be corrected. Attached to this notice is a list of comments in response to the re-submitted items.

Each of the items on the attached list require responses and revised materials be created and re-submitted before any further action can be taken on this permit. A hold is placed on this application and the time it takes you to respond to this list of items is excluded in calculating permit processing timeframes. Once corrected and/or new materials are submitted, your permit processing timeframe will begin again.

A complete response to each of the items on the attached list is required to be submitted ***at the same time***. As applicable, a complete response is required to include:

1. A written document addressing all of your responses (one paper copy).
2. New and/or updated technical reports (one paper copy).
3. New and/or corrected plans. Please note that revisions to previously submitted plans are required to be identified by clouding, must be noted in a revision list on the plan sheet(s), and are required to be incorporated into a full set of revised plans (one paper copy).
4. A transmittal that itemizes everything being resubmitted (one paper copy).
5. A copy of the entire resubmittal must be provided electronically (either on a thumb drive or uploaded via the permit portal).

Your response must be received by our Department within 180 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn application must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.

Thank you for your anticipated cooperation in submitting the items requested by staff. We look forward to working with you as this application continues to be processed.

## APPLICATION DEFICIENCY NOTICE #3

**DATE:** January 23, 2025

**APPLICATION REFERENCE:** TheoGrace Holdings LLC, PUD-24-003

**FIRE DEPARTMENT COMMENTS** - contact Sandra Boike (sandra.boike@claycountygov.com)

1. Fire#1 Show fire hydrant(s). Illustrate compliance with NFPA 1:18.5 Fire Hydrant distance is measured along the fire department access road. If no access to a reliable utility water supply is available then use NFPA 1142 to provide a water supply and meet fire flow requirements.

Fire#2 NFPA 1141:5.2.3 Roadways shall have a minimum clear width of 12 ft(3.7 m) for each lane of travel, excluding shoulders and parking.

2. Fire#1 There are multiple site plans in for review and not all match. E.g. the PUD drainage plan and the master plan do not match. Please clarify what plan is wanting to be used. Comments may be added after clarification.

### CONSULTANT COMMENTS

Review of the 12/16/2024 plans:

Review dated 1/6/2024 - CHW, an NV5 company, reviewed the documents submitted for the Vermont Street Site and have the following comments:

#### GENERAL COMMENTS

1. No topographic information was provided to verify the drainage basin divides. Existing and proposed topographic information will need to be provided with the construction plan submittal to verify the drainage basin divides and areas.
2. Retention pond/swale treatment calculations were provided but plans that correspond to these calculations were not provide for review. The retention pond/swale design will need to be provided with the construction plans when they are submitted for review.
3. The following comments on the stormwater calculations will need to be addressed when construction plans are submitted for review.
  - a. Ensure that post development discharge rates do not exceed predevelopment discharge rates for the Citys and SJRWMD design storm(s).
  - b. Please provide documentation that the Citys stormwater system was designed to accommodate a portion of the proposed development that will drain directly to the Vermont Street right of way.
  - c. Provide the source or calculation used for determining the runoff coefficient used in the retention pond treatment analysis.
  - d. The provided geotechnical report shows different SHWT and infiltration rates depending on the location of the augur boring, but the provided calculation only uses one SHWT and one infiltration rate. Please provided calculations (e.g. average depth to SHWT and average infiltration rate) for the SHWT and infiltration rate used in the calculations.
  - e. Please provide proposed contours to verify the stage storage calculations provided for the retention area(s).
  - f. The Saturated Lateral Flow Analysis appears to show that the treatment volume stages above the top of the retention area(s). Please clarify or provide revised calculations as needed.
4. Please note that additional comments may be generated once construction plans and final stormwater calculations are provided for review.

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### **PLANNING DIVISION COMMENTS** - contact Michael Daniels (mdaniels@greencovesprings.com)

1. Provide a 20 ft landscape buffer with a 6ft high fence or masonry wall with small trees every 25 as defined by Code Section 113 Article VI and a continuous hedge row to the adjacent property owner side of the fence. The wall and landscaping shall be maintained by the HOA. Existing vegetation can be used in lieu of new plantings subject to staff approval as part of the preliminary plat and improvement plan.
2. Tree preservation. Provide a tree preservation calculation pursuant to City LDC 113-279.
3. The developer is responsible for holding their runoff caused by new development onsite or otherwise compensating the City as opposed to putting the burden on the City's system. How the applicant is going to hold runoff onsite without providing a drainage retention pond.
4. The Homeowners Association documents shall be submitted to the City for review and recorded prior to final plat.

Comments regarding the written description:

5 Resubmit the Written Description with revisions listed below:

6. Change the total number of lots to 27.

7. In section III.R, specify that building permits shall require completion or approval of bonding for the infrastructure improvements prior to obtaining building permits for single family construction.
8. Modifications to the PUD in section III.P, shall require a rezoning modification amendment.
9. Include language in Section III. I that the HOA shall be responsible for ensuring that parking and loading occurs only in designated parking locations such as the driveways and garages.
10. Remove last sentence in section III. I of the Written Description: Modifications to parking requirements within the PUD may be permitted by an administrative modification.
11. Remove HOA information board signage specified in the last sentence in section III.H.
12. In Section IV. Recreation/Open Space provide the following information:  
Specify the type, location and timing of the park improvements located within the Park Space identified on the Conceptual Plan as part of the Preliminary Plat and Improvement Plans.
13. One 3 dbh canopy/large tree per lot shall be shown as part of the building permit submittal and installed prior to Certificate of Occupancy subject to City landscape specifications.

### **PUBLIC WORKS DIVISION COMMENTS** - contact Mike Null (mnull@greencovesprings.com)

[vermont tree survey identifying hardwoods and proposed protections.pdf](#)

1. It is difficult to review without quantifying how many and which trees will be removed and saved. Also, an overlay of the concept plan and the tree survey would be immensely helpful.