



**City of Green Cove Springs**

321 Walnut Street, Green Cove Springs, FL 32043 904-297-7500

**APPLICATION DEFICIENCY NOTICE V2**

**DATE:** June 20, 2023

**APPLICATION REFERENCE:** Cypress Management and Design, SPL-23-004 – Site Plan for Knight Center, Orange Avenue

Dear Applicant:

The items you submitted for the above-referenced permit have been reviewed by the City representatives responsible for approving different aspects of your application. Attached to this notice is a list of comments in response to the materials submitted.

Each of the items on the attached list requires responses and revised materials be created and resubmitted 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must be received by our department within 180 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn applications must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.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.

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

1. All Lighting shall be shielded and minimized impact on adjacent property pursuant to the standards set forth in the Illumination Engineers Society Lighting Handbook. A Photometric plan shall be provided with the building permit.
2. Dumpster shall comply with design requirements set forth in Sec. 113-246(8). Provide note citing above code section on the plan.
3. Show all trees to be removed. Show only 27" of tree preservation. Only trees 12" or greater count for tree preservation, 91" of trees are shown to be removed.
4. For every 2 crape myrtles planted they count as 1-3" shade/canopy tree. 8 Crape Myrtles were planted so they count as 12", as a result, the total new tree inches planted should equal 86".
5. 56" of trees are required to be replaced, 24-3 perimeter shade trees are required, 104" were provided. An additional 24" of trees shall be provided onsite or in the City's tree bank pursuant to the City tree bank calculations set forth in Sec. 113-279.
6. Existing conditions shall delineate flood hazard areas and wetlands of the site and comply with Chapter 121 Article III Floodplain Management and Environmentally Sensitive regulations. Provide a note on the plan that flood way areas zoned AE shall remain free of encroachment.

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

Fire #8 Dock. All docks/ Marinas shall comply with NFPA 303. Separate permit required. Permit will be on condition of site plan approval. 6-16-2023 Dock still illustrated on the plans. Remove dock from plans if not part of this project.

Fire #9 Show the location of the Fire Department Connection. FDC shall be no further away from the fire hydrant than 100ft NFPA 1141:8.1.3

### **STORMWATER COMMENTS**- contact Charles Sohm (csohm@toci.com)

1. Demonstrate the stormwater pond wall will withstand the outward pressure of the collected storm water and will retain water without seepage.
2. Provide drainage calculations demonstrating the pond has sufficient treatment volume and will perform adequately.
3. Demonstrate the ground downstream of the retention pond will not become saturated, liquify, and fail with stormwater from the upstream pond.
4. Note the pre-development runoff curve number is 57 but is listed as "good condition grass comb.". Per TR-55 table 2-2c, that value should be 32. This will affect the calculations for pre-runoff.
5. Note the BMP-trains pre-condition land use is "low-intensity commercial" which doesn't match the pre-development conditions in the stormwater calculations.
6. Because of these, an approved permit from the SJRWMD before construction approval.
7. Awaiting structural design submittal for pond wall and downslope soil

**ELECTRIC COMMENTS** – contact Steve Tye (stye@greencovesprings.com)

\*\*New service meter center can be located on west side of building at south corner, with the new UG Transformer in that area.

New Electric Service Process and Info:

The Customer will provide and/or install the following per Green Cove Springs Electric (GCSE) Approved Design and Spec:

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- 1) Customer to provide a complete set of final design plans for new development, for Green Cove Springs Electric to mark up with electric system design to be built by contractor.
  - 2) Customer to provide and install 2-4 Schedule 40 PVC conduits for Three Phase Services. Or 2-2 Schedule 40 PVC conduits for Single Phase Services. From the new point of service at New Riser Pole or UG Cabinet, to the new UG Padmount Transformer Pad location as located by Green Cove Springs Electric.
  - 3) Customer to provide and install the Three Phase Transformer Pad for Three Phase services. Customer to install the single-phase pad, provided by Green Cove Springs Electric, for Single Phase Services.
  - 4) Customer to provide and install all secondary conduit and conductor from the new UG transformer to the building service.
  - 5) If using CTs in transformer, install Meter Pedestal and CT Meter Can. \*NOTE: Meter Pedestal and CT Meter Can provided by Green Cove Springs Electric.
  - 6) Customer to provide and install the 1 Schedule 40 PVC conduit for the potential wires, from CT Meter Can into transformer secondary side of the pad or CT Enclosure.
  - 7) If not, install CT Meter Can, and CT Enclosure on building. \*Note: Only CT Meter Can Provided by Green Cove Springs Electric, CT Enclosure provided by customer. All other Meter Cans provided by the customer.
  - 8) If using, Customer to install Primary conduit to UG Switch/Fuse/Junction Cabinets Pad/Pit. Customer to install Green Cove Springs Electric provided Pad/Pit as located by Green Cove Springs Electric.
  - 9) There is an additional Customer in Aid Charge (CIAC) for the service, amount TBD when we have all the final design/service info.

Green Cove Springs Electric will provide and install the following after receiving the CIAC Payment:

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- 1) Primary Conductor from New Riser Pole or UG Cabinet to the New UG Transformer Pad location and make up all primary connections. \*Note: See #1 and #2 above.
  - 2) UG Padmount Transformer and make up all primary connections. \*Note: See #3 above.
  - 3) Make Up all Secondary Conductors in Transformer. \*Note: See #4 above.
  - 4) CTs in UG transformer or Customer installed CT Enclosure, CT Meter, and CT meter potential wires from CTs to Meter. \*NOTE: See #5, #6 and #7 above.
  - 5) UG Switch/Fuse Cabinets. Make up all primary connections. \*Note: See #8 above.