



September 28, 2022

Griffey Engineering, Inc.
406 N Center St.
Eustis, FL 32726

RE: Howey-in-the-Hills
 Response to Comments
 CW| Job # 21-04-0008

To whom it may concern:

Thank you for your time in reviewing the above project. Please find enclosed copies of the following information for your review and approval of the above referenced project:

1. Phase 1 Engineering Plans
2. Drainage Calculations Booklet
3. Landscape Plans

In addition to the above information, we offer the following responses to the comments provided on the last submittal. Each comment is listed below (**bold**) followed by our response in *italics*.

General Comments

1. **Additional comments may be added to these with the reviews of subsequent submittals.**

Response: Comment noted.

2. **This work will require various permits from SJRWMD, Duke Energy, Lake County, FDOT, FDEP, FWC, COE. Provide copies of the applicable permits & approvals before commencing work on the site.**

Response: Comment noted, permits will be provided upon receipt under separate cover.

3. **As previously requested, provide a master utility plan for the entire project.**

Response: A Master Utility Plan is included in the revised plan set.

4. **As previously requested, provide a master stormwater plan for the entire project.**

Response: Master stormwater plans and calculations are provided. Refer to the Pre-Development Drainage Plan and Post-Development Drainage Plan. Additional and more detailed information is provided on the Paving and Drainage Plan.

- 5. Provide updated calculations and mass grading plan addressing the previous review comments.**

Response: The Mass Grading Plan and calculations are being submitted separately simultaneous with this submittal.

- 6. Provide a plan for improvements to No. Two Rd. & SR 19. The SR 19 improvements need to conform to the town's intersection improvement plan.**

Response: No improvements are proposed to Number 2 Road. The SR19 improvements have been submitted to FDOT and are included with this submittal.

- 7. Provide offsite utility plans for No. Two Rd and SR 19. Include a plan & profile based on a route survey with underground utilities located. Submit as a separate plan set.**

Response: A separate offsite utility plan is included with this submittal for Number 2 Road. Additional survey information is included on the sheets. Refer to Number 2 Road – Utility Improvements plan.

- 8. Provide a Utility Plan for Phase 1 that adds the wastewater improvements to the water distribution plan. Include the collection and pumping systems. These plans are greatly lacking in information on the wastewater system. Update all applicable sections to include it.**

Response: The wastewater design is included on the revised Water and Sewer Plan with all design information. In addition, the wastewater sewer profiles are included on the Roadway and Sewer Profiles plan.

- 9. Provide a Stormwater Plan for Phase 1 similar to the Utility Plan.**

Response: A stormwater Plan for phase 1 is included in the resubmittal. Refer to the Paving and Drainage Plan.

- 10. Provide a Signage & Striping Plan for Phase 1. All legs of intersections need to provide full pedestrian accommodation including ADA curb ramps & crosswalks. Crosswalks are to be per FDOT Design Standards 2017-18 Index 17346 Sheet 12 of 17. The crosswalks at stop conditions should be standard crosswalks. The crosswalks not at a stop condition should be special emphasis. The crosswalks depicted on the plan should accurately reflect the marking widths & spacings shown in the standard.**

Response: Signage and striping is included in the revised submittal. Refer to the Site Plan. All curb ramps include ADA accommodations. All crosswalks at non-stop conditions include special emphasis markings and warning signage per comments and FDOT standards.

- 11. The Utility Notes section needs to reference the town's current Construction Specification Manual and Standard Details instead of the superseded ESM.**

Response: The utility notes are updated to Howey-In-The-Hills standards.

Griffey Engineering, Inc. Construction Plan Review Comments

- 12. Erosion Control and Demolition C150: Remove the details on this sheet and reference the town standards for Silt Fence, Inlet Protection, Tree Protection, & Construction Entrance.**

Response: This plan resubmittal includes significant revisions and additional detail. The Howey-In-The-Hills details for sediment and erosion control are added to the revised plans.

- 13. Identify the trees to be removed and to be preserved. Depict on the plan or note that all preserved trees are to have tree protection installed per the town detail.**

Response: No trees are proposed for preservation within the clearing limits.

- 14. Typical Road Sections C300: Is there a missing reference note (**) on the call out for the road base?**

Response: This plan resubmittal includes significant revisions and additional detail. The proposed typical roadway sections are included on the Paving and Drainage Details, Sheet 13A.

- 15. Geometry Plan C400-405: Show an accurate depiction of the entrance improvements on SR 19 and at Number 2 Rd.**

Response: Additional detail of the entrance improvements to SR19 and Number 2 Road are included in this submittal.

- 16. The project may need to dedicate additional right-of-way along Number 2 Road to meet minimum county standards. Show this on the plan.**

Response: The area of the project adjacent to Number 2 Road is outside the limits of phase 1 design. However, a 40' buffer is provided along Number 2 Road for a future right of way expansion. See the Master Site Plan, Sheet 3.

- 17. The boulevard plan needs to provide turn lane storage for vehicles turning left into the neighborhoods.**

Response: The turn lanes into the neighborhoods off the boulevard include queueing and decel as determined by the Traffic Impact Analysis.

- 18. Turn off the utility layers in the geometry plans.**

Response: The geometry plans (Site Plan) has the utility layers frozen.

- 19. Call out the corner radii at intersections.**

Response: The corner radii are called out at intersections on the revised plans.

- 20. Provide practical maintenance access to all stormwater ponds. Easements down lot lines are not practical access for vehicles and maintenance equipment.**

Response: The revised plan includes significant accesses to stormwater management facilities through tracts outside of lots.

- 21. The 5-way intersection of Street C/Street F/Street G needs to be reconfigured as a 4-way intersection. Traffic control at the intersection, as proposed, is unworkable.**

Response: The 5 way intersection is removed on the revised plan.

- 22. Reconfigure the intersection of Street C & Street D to be 90 degrees.**

Response: The intersection of Road C and Road D are reconfigured to be at 90 degrees.

- 23. Identify on the plans the locations where sidewalks are to be constructed with the subdivision construction. Add a note that all curb ramps are to be constructed with the subdivision.**

Response: All sidewalks not in front of lots will be constructed with the subdivision by the civil site contractor. Sidewalks in front of lots will be constructed with each individual lot. All curb ramps.

24. Lot Grading Plan C500-505: Turn off the utility layers, turn on the stormwater layers.

Response: The utility layers are frozen and the stormwater layers thawed on the lot grading plan. (Refer to Neighborhood Grading Plan, Sheets 8A-8H)

25. Show the flood prone areas on the plans.

Response: The flood prone areas are shown on the revised plans. (Refer to Flood Compensation Map, Sheet 20)

26. Show the flood prone areas on the plans.

Response: The flood prone areas are shown on the revised plans. (Refer to Flood Compensation Map, Sheet 20 and a more detailed view on the Neighborhood Grading Plan, Sheets 8A-8H)

27. Call out Bac-T testing locations for the potable system.

Response: The bacteriological sampling locations are called out and numbered on the revised plans.

28. Call out air release valves at the high points of the potable water, irrigation, and sanitary force mains.

Response: Air release valve locations are added in the areas needed where the drop in the main exceeds 2' for FDEP criteria.

29. Add a note that valves are not to be placed in curb lines or in curb ramps. Adjust the depiction of the valves on the plans to show them outside of curbs and curb ramps.

Response: The note is added to the Water and Sewer Plan and the valves relocated outside curbs and curb ramps per comment. (Refer to the Water and Sewer Plan and the Reclaimed Water Distribution System Plan)

30. Put potable water and sewer services on opposite lot corners. Put Irrigation services on the same lot corner as the sewer services.

Response: Per telephone conversation potable water services are put on adjacent lot corners and irrigation (reuse) water services are put on adjacent lot corners. Sanitary sewer services are stubbed to the center of lots.

31. Lift stations need to meet the town's standard detail and construction specifications manual. The pumps need to be Hydromatic with recessed impellers and capable of passing 3" solids. The stations need to be equipped with a SCADA system and back-up power generation.

Response: The Howey-In-The-Hills standard pump station detail is added to the revised plan. Pump selection included in the Master Pump Station calculations is being verified/revised.

32. Plan and Profile C600-C613: Show all proposed utilities on the plan & profiles.

Response: This revised plans include significant revisions to the utility plans. All utilities are shown on the Water and Sewer Plan, Reclaimed Water Distribution System Plan and Roadway and Sewer Profiles. (Refer to sheets 10A-10H, 11A-11H and 12A-12H respectively)

33. Call out road barricades at stub-outs for future roads.

Response: Warning signs and reflectors are added at all stubouts for future roadways per the Road Barricade detail. (Refer to Site Plan)

34. Include the town's curb inlet detail (R-14), street sign detail (R-20), road barricade detail (R-21), sod planting detail (R-22), construction entrance detail (R-23)

Response: The requested details are added to the Paving and Drainage Details sheets.

Planning Comments: Minimum Code Requirements

A. Property lines with dimensions are required. (Subsection J) this requirement could be addressed by including a survey in the application package.

Response: Property line dimensions will be included on the plat.

B. All setbacks on irregular shaped lots are to be illustrated. (Subsection K3)

Response: All setbacks are illustrated on the Neighborhood Grading Plan

C. Soils information is required. (Subsection O) Was this data provided in an earlier submittal?

Response: The soils information is included on both the Pre Development Drainage Plan and the Post Development Drainage Plan.

D. The 100-year flood plain elevation is required. (Subsection Q) Was this data provided in an earlier submittal?

Response: The 100-year flood plain information is included on the Flood Compensation Map and the Neighborhood Grading Plan.

- E. Open space is to be clearly indicated on the plan and summarized in a table by tract acreage and use. (Subsection T)**

Response: The open space areas are designated by letter on the Site Plan and a summary table is included on Site Plan sheet A.

- F. All sidewalks, walkways and trails are to be identified showing width and surface material. (Subsection W) It appears some of the trail network from Sheet C 420 in the development agreement is included in phase one.**

Response: All sidewalks, walkways and trails are identified on the Site Plan.

- G. All utility lines, streetlights and other utilities shall be shown. (Subsection Z). The road profiles do not include the 5-foot utility easement required by Section 13 of the development agreement. This section also requires streetlight locations. Some streetlights were included in the landscape plans along with the proposed fixture. Is the landscape plan showing the complete streetlight proposal.**

Response: All wet utilities are shown on the revised engineering plans. A 10' utility easement has been added adjacent to all right of ways on the engineering plans. The complete street light proposal is included on the Landscape Plans.

- H. Vehicle accommodation areas are to be shown. (Subsection DD) Are any of the on-street parking areas included in Phase 1? Will on-street parking be proposed with the relocated cluster units if approved?**

Response: All on-street parking in phase 1 is shown on the revised engineering plans.

- I. Traffic signs and markings are required. (subsection FF)**

Response: Traffic signs and marking are included on the Site Plan sheets.

Other Comments

- A. The intersection design of the spine road with Number Two Road needs to be included. Has Lake County reviewed and approved the design?**

Response: The connection of the spine road to Number 2 Road is included on the revised plans.

- B. Is additional right-of-way required by Lake County and has this item been addressed? The applicant will need to provide a permit from Lake County.**

Response: No additional right of way is required at this time. A permit will be provided upon receipt under separate cover.

- C. Please include in the Number Two Road design a 10-foot multi-use trail extending from the intersection of the proposed trail on the spine road to the western boundary of the property. If Lake County approves, this trail section can be located within the right-of-way. The intent is to connect this trail with a similar trail from the project to the west.**

Response: The 10' multiuse path extends through the full extents of the spine road. A connection to the west is not proposed; however, also is outside the limits of the phase 1 construction.

- D. Any improvements proposed for SR 19 need to be included with this plan set. FDOT permits will be needed.**

Response: The FDOT improvements are included in this resubmittal. This plan is currently in review by FDOT, the permit will be forwarded under separate cover upon receipt.

- E. The plan shows a small section of road adjacent to Pond W4-1 as falling within Phase 1. Is it the intent to construct the road at this time?**

Response: The ponds have been redesigned and renumbered. All ponds and connecting infrastructure will be constructed as part of the mass earthwork. The ponds included in phase 1 boundary are: SMF-01, SMF-02, SMF-03, SMF-04, SMF-05, SMF-08, SMF-11.

- F. It appears that some wetland buffers are located on private lots. (Example lots include 226, 233 and 234.) Where the buffer is on private property, and easement needs to be provided to protect the buffer from modification.**

Response: The plans are revised and no buffers are proposed on private lots.

- G. Some drainage and/or utility easements are shown on the plans. These easements need to be identified by number or letter and included in a tabular presentation. This information will be essential when dedications are proposed.**

Response: Easement designations will be included on the plat.

- H. The proposed central park/amenity center needs to be identified as a parcel. Is there a plan to develop this facility as part of Phase 1?**

Response: The central park/amenity is identified as a parcel. The amenity design and permitting will be separate and follow after the phase 1 plans.

- I. Other parks and open spaces need to be identified as tracts and any proposed improvements identified.**

Response: Parks and open space are all identified and designated a letter on the Site Plan. Proposed improvements in those areas are shown and identified on the Landscape Plans.

- J. What is the purpose of the open space tract between lots 124 and 125? If this is needed to access other areas for maintenance or used as an access to the trail network, this should be noted and designated as a tract in the open space table.**

Response: The open space previously in question has been removed on the revised plans. Significant revisions have been made to the site plan. Those lots are in the location of lots 242-243 on the revised plans and is not proposed as part of the trail network.

- K. Is an alternate source for irrigation water identified?**

Response: Initially irrigation water will be provided by two existing wells on site. Ultimately, irrigation water will be from reclaimed water when available. A connection is provided at the intersection of the spine road with Number 2 Road.

- L. Does the Town need to oversize any of the water and/or sewer lines?**

Response: Yes, both the watermain and force main running down the spine road has been oversized and extended per request from Howey-In-The-Hills. In addition, watermain extensions are proposed on both SR19 and Number 2 Road. Also, a forcemain extension is proposed on Number 2 Road.

Landscape Plan Comments

- A. The applicant is missing a significant opportunity to create a statement entrance into the residential portion of the project. There is open common area where the spine road enters the residential phase of the project. This area is proposed for a few trees, but the applicant could make a real upscale entrance here.**

Response: See sheet L201 for sign locations and sheet L408 for landscape updates. The entrance to the residential section is framed with landscape on both sides, with the right side wrapping around the community sign.

- B. Mail kiosks are shown at locations with Park A and Park B. some type of temporary parking needs to be provided to allow for residents to pick up mail without impeding traffic on the roadway.**

Response: See sheet L200 for Park A and B with accompanying mail kiosks and parking.

- C. The play equipment in both Park A and Park B would benefit from some shade provided by trees or a shade structure.**

Response: See sheet L200 for shade structure and L404 & L405 for landscape with the addition of Live Oaks for shade.

- D. If the two parks are proposed for family activity, some picnic tables and/or a picnic shelter would be useful.**

Response: See sheet L200 for park features, including, picnic tables, benches. Litter receptacles and a shade structure.

- E. The landscaping at the two parks is limited to trees and sod. The parks could benefit from some additional landscape treatment.**

Response: See sheet L404 and L405 for enhanced landscape at parks. The homes are buffered from the active playgrounds with hedges and groundcovers.

- F. There are open space courtyard areas associated with the cluster unit groups. How are these areas to be addressed with landscaping? (Examples are between lots 175 and 182 and lots 183 and 190.)**

Response: See sheet L405 for landscape design. A sidewalk continues from the park through to the farthest street. The walk wraps around a shade tree. There is a variety of shrubs, groundcovers, and sod in these courtyards.

- G. Some of the other passive open space areas along the sidewalk network could benefit from benches. See sheets L-403 and L-404.**

Response: See sheet L402, for benches along the trail, L403 benches in open space tracts and L404 benches at the open space and playground.

- H. The project entrance sign needs to include landscaping around the base of the sign.**

Response: See sheets L401, L408, and L409 for landscape at signs.

- I. Is a sign proposed for the Number Two Road intersection? This intersection offers another opportunity for a bigger entrance statement.**

Response: See sheets L201 and L401 for Number Two road sign.

- J. Individual lot landscaping will need to comply with Town code (See Section 7.08). The**

maximum lot area allowed for sod is 50% not 60% as shown on the plan set.

Response: See sheet L410 for lot landscape typicals.

K. The amenity center will require a site plan approval per the Town requirements.

Response: See sheet L402 for note stating "Amenity Center will require a site plan approval per the Town requirements."

Thank you for your time in reviewing our response. We trust the above responses and included information is sufficient for your review and approval. Please do not hesitate to contact me if you have any questions, I can be reached at jwilliams@cweng.com or 904-265-3030.

Sincerely,
Connelly & Wicker Inc.

A handwritten signature in black ink, appearing to read 'J. Williams', with a long horizontal flourish extending to the right.

Justin Williams, P.E.
Vice President