

FROM: RED JACKET DEVELOPMENT GROUP
TO: TOWN OF HOWEY IN THE HILLS
DATE: 12/13/2022

RE: RESPONSES TO PREVIOUSLY ISSUED COMMENTS

-----/
Engineering Response to Comments

1. The water system calculations still need to be revised and resubmitted. The analyzed system needs to include the proposed offsite water mains up to the tie-in points on the town's system. The pressures at the tie-in should be those from the flow test provided by the town. Provide a pipe schematic overlayed on the subdivision plan and the offsite main extensions. Show the input data for the model including the demand calculations and the pressures at the tie-in points.
Final water system calculations will be provided with the off-site engineering plans. final calculations will include all of the required information when the off-site surveying is complete.
2. Provide a driveway connection to the irrigation pump station. This area should be fenced for security.
Called out on sheet C4 & C8
3. The lift station pumps need to be Hydromatic with recessed impellers and capable of passing 3" solids.
Notes have been added to sheet C19
4. Provide updated lift station calculations using Hydromatic pumps.
Final Lift Station calculations will be provided with the off-site engineering plans. Final calculations will include hydromatic pumps.
5. Provide site improvement details for the lift station that show driveway access, backup power generator, and security fencing.
See Lift Station Tract Layout on sheet C8
6. Provide offsite utility plans for review and approval.
To be provided separately when all off-site easements and surveys have been completed.
7. The developer and the Town need to coordinate on securing the offsite utility easement from Lake County School Board.
Noted and currently being discussed for 5 months now

8. Provide invert elevations of the culvert under the north entrance road at Buckhill. Show the culvert in the plan & profile (PP1) to ensure that it meets the minimum spacing below the new water main per FDEP requirements.
Invert elevations are provided on sheet C6 and PP1.
9. Adjust the depiction of the valves on the utility plan and on the plan and profile pages to show them outside of curbs and curb ramps.
All valves are depicted to be outside of curbs and ramps.
10. The irrigation plan included with this submittal appears to be the same one provided with the previous submittal. The irrigation mainline plan from the landscape architect is inconsistent with the engineering plans. The reclaimed water main needs to be a single line within the right-of-way on the opposite side of the potable water main (not two parallel lines behind the right-of-way in an easement on the lots).
The irrigation plan has been corrected to show the proposed common area irrigation to be connected to the reclaimed/irrigation mains depicted on the utility plans. The irrigation lines depicted on the irrigation plans within the ROW are irrigation lines for street tree bubblers.
11. All legs of all intersections need to have crosswalks and ADA compliant ramps. 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. Since striping crews tend to install the markings as shown instead of looking up the referenced FDOT index, the plan needs to draw the crosswalks with the correct widths & spacings of the proposed markings.
Updated per comment
12. All curb ramps are to be installed with the subdivision construction, not home construction.
See note on sheet C4 & C5.
13. Provide a vehicle turning evaluation to ensure that turned-away vehicles (cars & delivery trucks) can successfully navigate the route.
See turning analysis for 30' SU truck attached to this response.
14. Provide dimensions & striping for the parking area near Lot 1.
See additional dimensions on sheet C5.
15. The back lot retaining walls that are to be constructed on a house-by-house basis will need to be structurally designed and certified by a professional engineer. The wall plan needs to be included with the building permit application.
Note on Section 1/C7 has been updated per comment
16. Easements down lot lines is not practical maintenance access for Swales 1-4 unless there are enforceable restrictions against placing fences and landscaping within the easements.
HOA docs will be provided with enforceable restrictions.

17. No construction shall commence until all applicable outside agency permits are provided to the Town.

Noted

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

Noted

Response to Planning Comments

1. Some lots are below the minimum requirements for lot width and some lots fail to meet the minimum requirements for lot depth. The MDR-2 zoning classification requires a minimum 75-foot wide lot at the building line and a minimum lot depth of 120 feet. According to the table of lots provided in the plan set, the following lots measure less than 75 feet at the property line. Lots 27, 47, 49 -51, 87 -91, 93, 111, 112, S-19 and S-20 Lot S-19 does meet the 75 foot minimum at the building line noted on the plan and S-20 can be brought into compliance with a minor adjustment of the building line location and a note that the front setback must be more than the zoning district minimum. The other lots on the list scaled as being less than 75 feet. The following lots are marked on the plan set as being less than 120 feet. Some are very close but a few are very short of the minimum. The lot and dimensions are as follows:

Lot 1 – 102.4

Lot 2 – 114.9

Lot 3 - 119.1

Lot 25 – 109.8

Lot 61 - 115.2

Lot 65 – 119.2

Lot 67 – 119.0

Lot 68 – 119.2

Lot 69 – 119.7

Lots 27 & 28 have been adjusted to ensure minimum of 75' at front setback is provided. Lots S14-S20 have been modified to ensure a minimum of 75' is provided at front setback. Developer requests waivers for the remaining lots. We have worked very diligently to maximize the number of 75' lots in order to keep with the Town's desires. Only a few lots, as designed and waived, would eliminate strange remnant parcels.

2. The second item is the sewer capacity commitment. The CDD has advised the Town that plant capacity is not currently available, and the project has not previously taken action to reserve capacity. Until the sewer capacity issue is resolved, the Town will not be able to authorize construction.

Noted. Developer will work with the town to secure capacity. Information previously provided to us is that the South area of Howey is much less affected by the demands being placed on the North section of Howey.