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MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk; S. O'Keefe, Town Administrator
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Talichet Phase 2 Final Subdivision Plan
DATE: September 20, 2021

These comments are based on the package of plans dated August 25, 2021.

The most significant item that is needed is an analysis of trees to be preserved and trees to be removed based on the requirements of Sections 7.11.01, 7.11.02 and 7.11.03 particularly as the requirements apply to historic and specimen trees. A detail is required for tree protection during construction and the plan needs to be analyzed for mitigation for trees removed. Staff has already requested an overlay of the subdivision improvements over the tree survey data be provided so that areas for tree protection can be easily identified. The applicant has been asked to provide a tabulation of trees to be removed and trees to remain in sufficient detail to allow for the application of the tree protection requirements.

Secondly the applicant has been asked to provide a detailed analysis for the proposed light fixtures according to the requirements of Section 8.05.01 A 4. With the negative impacts resulting from the street lighting in phase one, it is important to make sure that phase two does not exacerbate the problems.

Other comments are as follows:

1. Has the proposed street name been approved through the 911 review? Please provide documentation of the approval.
2. The Town is still waiting for written approval from the Talichet property owners' association for permission to connect to the private lift station.
3. Under the project construction notes (Page C2) please add a requirement for compaction testing on two sides of each proposed manhole to be done at the manhole.
4. Please revise the sidewalk specification for the concrete from 2,500 PSI to 3,000 PSI with appropriate reinforcement at driveway crossings.

5. In the drainage report the soils map needs correction. Tavares Sand is noted as 3.5 in the legend but is labeled 45 on the soils map. The 45 number appears to match the soil survey information.
6. The flood prone area map labels the 10-acre parcel as unincorporated Lake County. This note needs to be removed.
7. The drainage easements shown on the plan are noted as 15 feet. The 7.5-foot easement area on each lot will conflict with the minimum 5-foot side yard setback. Some mechanism needs to be provided to ensure the full width of the drainage easement is maintained. This affects lots 106 – 107 and 113 – 114.
8. A retaining wall is noted between Lot 62 and Lot 94. Is a detail of the retaining wall provided? Who is responsible for maintaining the retaining wall? It may be most appropriate to locate the retaining wall fully within one of the lots rather than placing it on the property line where ownership and maintenance responsibility becomes unclear.
9. Code requires all lots to have a minimum 30-feet of frontage along the right-of-way measured at the chord. Please document that lots 102 through 106 meet this requirement.
10. Public Services has requested that manhole 15c be moved to the center of the cul-de-sac to better balance the length of the service runs.

Engineer's Comments

1. New sidewalk along the Via Bella Court side of lots 60 and 61 needs to be constructed with house as well as the sidewalk along Avila Place for these lots. If the houses are completed prior to the subdivision improvements being done, then the sidewalks need to be included with the street construction. Add a note to this effect.
2. All sidewalks are to be 5-feet wide. Please note this on the sidewalk detail.
3. Provide curb ramps and crosswalks on all legs of the new T-intersection.
4. At the connection point for the new road, replaces the 2-foot curb and gutter with a 3-foot valley gutter.
5. Call out the type of curb in the road detail.
6. The type of asphalt is to be SP 9.5. Please ensure this is noted on the plans.
7. All concrete needs to be 3,000 psi.

8. How will maintenance access for Tract A be provided?