



June 20, 2016

City of Maitland
Community Development Department
1776 Independence Lane
Maitland, Florida 32751

**Site Plan Review - Maitland Concourse North
Sufficiency Review**

Dear City of Maitland Community Development Department:

This letter serves to address the City of Maitland's sufficiency review comments dated June 9, 2016.

1. Vicinity map drawn to a noted scale and showing:
 - c. Existing zoning and land use on the site and surrounding areas (within five hundred (500) feet).

This information does not appear on the plans. Please include this information on sheet C4.0.

Response: The existing zoning and land use for the site and surrounding areas has been added to plans sheet C4.0.

- f. The layout of bikeways and pedestrian ways.

This information does not appear on the plans. Please include and label the bikeway and pedestrian ways on the plans.

Response: The bikeways and pedestrian ways have been demonstrated by different hatches that can be determined from the legend. This has been added to sheet C4.0 as well as sheets C5.1 – C5.9.

- h. Open space (provide total acreage for open space); provide a description of what areas have been counted in the calculation).

A description of what areas are intended for open space has not been provided. Please include this information.

Response: Open space calculations have been added to sheet C4.0.

- k. Existing and proposed building(s) located on site and indicate structural height, and, square footage; (indicate floor area ratios in text form).

The color renderings are not to scale (the sheets have been reduced). No data has been provided on the overall site plan sheet regarding the building square footages for each building nor has the overall square footage been noted. Please provide the building height information as well as the square footage for each building. In addition, please provide the overall square footage for all buildings.

Response: Color renderings and building elevations have been provided to scale in this resubmittal.

- l. Width, pavement type, and laneage of all adjacent rights-of-way.

This information does not appear on the plans. Please include this information for Maitland Boulevard and W Lake Faith Drive.

Response: The dimensions for these roads have been added to sheets C5.1 – C5.9.

m. Accessible parking, including details, location and accessible route to building with elevations. This information does not appear on the plans. Please include this information.

Response: An accessibility plan sheet has been added as C4.1 that boldly highlights the accessibility paths. Space locations are shown on the site plan sheets, details are included in the construction details and elevations are indicated on the paving, grading and drainage plan.

4. Fire Flow:

b. Total square footage.

Overall square footages for buildings have been provided in the calculation tables and note a building number, but the building numbers have not been provided on the plans so there is no way to determine which building the table is referencing. Please include this information of the plan.

Response: Building labels have been added on sheets C7.1-C7.10 where the fire flow calculations are located.

f. The hydraulic calculations shall be submitted to the Fire Marshal for review and acceptance.

It does not appear that the Fire Marshal has approved the calculations as the application has not been signed by the Fire Marshal. Please submit the calculation for review and approval to the Fire Marshal. Please have the Fire Marshal sign the application.

Response: Calculations have been submitted to the Fire Marshal and are awaiting review and signature.

5. Landscape plan pursuant to Chapter 8 Landscape, Treescape, Streetscape: The landscape plan shall be drawn at a noted scale of at least 1"=30' and be signed and sealed by a Landscape Architect.

f. Irrigation plan (note G.P.D.usage).

The irrigation plans do not appear to note the GPD usage. Please include this information.

Response: Irrigation to be provided by on-site retention ponds and pond recharge pumps. Final irrigation plans to be submitted with permit set.

8. Building elevations for all sides including structural heights, proposed building materials list, and color rendering(s).

Color renderings have been provided for illustrative purposes. Please provide to-scale building elevations for all sides, to include the building structural heights and identifying the building eaves, and identify the building materials and material list on the elevation sheets.

Response: Color renderings and building elevations have been provided to scale in this resubmittal.

10. Level of service data and analysis. Data illustrating that all adopted levels of service affecting the property are met or, if any service levels are not met, schedule of improvements which will be provided to ensure that all service levels are met; and a detailed analysis of parking requirements, including time of use and function, to support request.

Data shall include, but not limited to, traffic, stormwater drainage, water, sewer and parks; and in a format acceptable to the Community Development Director. Include water /sewer level of service analysis signed and sealed by an engineer.

A sheet has been submitted identifying the LOS calculations, but it has not been signed and sealed by an engineer. Please have an engineer sign and seal the watersewer calculations. In addition, the engineer also has to sign the last page of the petition application.

Response: Signed and sealed level of service calculations have been provided with this resubmittal.

11. Soils. A soils map and detailed soils report based on the findings of a professional soils expert supporting proposed construction activity.

An overall soils map was not included in the geotechnical report or the plans. Please provide a soils map.

Response: A soils map has been included with this resubmittal.

12. Signs and lighting, (existing and proposed locations, elevations, and typical sections) if any. Provide height and overall square footage for each sign proposed; provide elevations, type, height, location and illumination data for lighting proposed.

No data was provided regarding sign lighting. Please ensure that sign lighting complies with Section 5-108. Sign lighting, of the code. A note can be added to the plan indicating the any proposed sign lighting will comply with Section 5-108. Please note that not all signs can be illuminated. Please refer to Sections 5-115, 5-116, 5-118 of the code to determine which types of signs can be illuminated. Please add a note to the plan regarding sign lighting.

Please include a letter which identifies where each item requested can be found. Also, cloud the items requested on the plan sheets. If staff missed an item that was previously submitted and was requested, please identify where that item can be found in the submittal. Please include an updated CD which incorporates the requested information into the requisite documents previously submitted.

Response: Sign lights shown in details provided on sheets LA3.02, LA3.03 and referenced to detail 2/LA3.10 on sheet LA3.10.

13. Maitland Concourse North Master Infrastructure and Lot 7 Residential Sheets C3.1-C3.4 indicates vegetation removal which is in conflict with what was accepted in the Planned Development approval. Please overlay the site plan, on the vegetation removal/tree preservation plan and correct tree removal discrepancies. The landscape plans submitted provide an overlay of vegetation and site improvements, but does not depict tree preservation vs. tree removal. All plans must be consistent with one another and must accurately reflect what was approved in conjunction with the PD.

Response: The plans have been revised and coordinated appropriately with the proposed vegetation removal/tree preservation plan. Existing trees to be removed/saved identified graphically; see sheets LA1.01-LA1.04. Tree information included in tree mitigation chart; see sheet LA1.05.

14. Please provide lot line dimensions and tract boundaries with dimensions the Overall Site Plan. The City must be able to review the plans and all development components with accuracy and reliance on the submitted plan.

Response: The lot lines have been labeled along with a table that provides the bearing and distances on sheet C4.0.

15. Delineate the wetland line that was flagged and accepted as final by the SJRWMD.

Response: The wetland boundary has been revised to stand out and additional labels have been provided.

16. Clearly delineate the 100 year flood line on the plan set. The line is very difficult to read.

Response: 100 year flood line has been revised to stand out and additional labels have been provided.

17. An ADA accessibility plan is required. Please see Item (5) of the DRC recommendation report.

Response: An ADA accessibility plan has been added as sheet C4.1.

18. Please refer to Item (8) of the DRC report that addresses Site Lighting Components that must be addressed at Final Site Plan review. This includes indication that light placement incorporates CEPTD guidelines; height of light lighting and so forth.

Response: Lights shown on sheets LA1.30, LA1.31 with pole height information. Light detail shown on sheet LA3.10, detail 3/LA3.10.

19. Please address the time frame proposed for Passive Park Conveyance to the City.

Response: Passive park conveyance to the City will take place following final civil certification of the stormwater system and final as-built approvals from FDOT, SJRWMD and any other governmental bodies having jurisdiction over Lot 8.

20. Please provide a copy of the joint use agreement for the gated access to Lake Faith Villas. Item (50) of the December 18,2015, DRC working meeting report.

Response: A Draft copy of the Lake Faith Villas joint use agreement has been included in this submittal. This copy is only a DRAFT and is subject to change based on final LFV association approval.

21. Please provide an agent authorization for the FDOT property involved in the project.

Response: The signed FDOT Agent Authorization has been included with this resubmittal.

22. Maximum building height in the LMDR property is shown as 36 feet on the signed application form and must be corrected to reflect the maximum as 35 feet.

Response: The max building height has been revised on the application.

23. Please see Item (59) of the DRC Recommendation Report which requires the applicant to address unified access, cross circulation systems, cross access easements, and so forth as part of the administrative site plan review process. Please address and supply accordingly.

Response: Sheet C4.2 has been added to illustrate these mentioned administrative site plan review items.

24. Please address Item (60) of the DRC recommendation report which requires the applicant to provide a proposal to get a bus connection to Maitland SunRail station

Response: Coordination with Lynx is ongoing. A proposal for bus connection shall be provided under separate cover at a later date once available.

25. Please specify the area of impact for Lot 8 pond impact consistent with "Exhibit C" of Ordinance 1303.

Response: A callout has been added to the overall site plan sheet C4.0 which quantifies the area of impact for the Lot 8 pond.

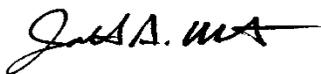
26. Ordinance 1303 which adopted the PD for the site. - Please review this document and items required in association with the PD to ensure that they have been addressed accurately in association with this submittal. This includes but is not limited to (Section 3. Items i.-xx.) DRC Recommendation Report dated October 1. 2015 and as modified by the December 18. 2015 Summary of Staff Working Meeting, additional ordinance attachments

Response: Information acknowledged.

If you have any further questions, please do not hesitate to contact our office at 407-898-1511 or at jonathan.martin@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jonathan A. Martin, P.E.
Sr. Vice President

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