ADD2014-00127 Lee County ePlan

Draper Technology, LLC
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July 31, 2014

Lee County, Development Services
Attn: Mr. Robert Price
P.O. Box 398,
Fort Myers, Florida 33902-0398

Subject: New Hope Complex
LDO2010-00051 - TYPE 13 Limited Review (Incorporated ROW)
Response to RAI letter dated 3-26-14

Dear Mr. Price,

This letter is in response to the County's first request for additional information dated July 22, 2014. For your convenience, comments from the letter are restated below, with our responses in bold font. Please find attached a set of revised plans and the documents discussed in the responses below.

LC LDO LCDOT Right-of-Way Construction Requirements Checklist (Ord. 07-24)

6) *Open Cut Prohibition for County Maintained Streets. Open cutting of County maintained roadways is not permitted without the specific approval of the County Engineer. Utility placement in County roadways must be by jack and bore. [LC Administrative Code, AC-11-12.VI.B.1. & AC-11-12.VI.C.]*

Response: Acknowledged.

DENIAL COMMENTS:

a) *Sheets O1-3 & O1-4: At S-206, S-200 and S-204, flag a note to them stating: Follow County Pavement Restoration Detail per AC11-12 if needed by LCDOT Permit Inspectors. Contractor must get the inspection and approval before proceeding."*

Response: A Pipe Trench Detail and Pavement Restoration Guideline specifications are added to OI-2, including density specifications equal or better than those listed in AC11-12. Flag with similar note added to above referenced structures referencing use of Failure Trench Detail.

9) *Work in County Right-of-Way. No individual, firm or corporation may commence any work within County-maintained rights-of-way or easements without first having obtained a permit from the Lee County Department of Transportation. [10-296(t)(1)]*

Response: Acknowledged. Comment addressed by General Construction Note 2, sheet OI-1.

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DENIAL COMMENT:

a) *In reviewing the proposed site plan and AC11-4 (V)(A)(1,3), DOT Staff is recommending that a right turn lane be added at the southern driveway in order to protect the safety of roadway users. The driveway is at the end of a curve on a high-speed arterial street. It is likely that the sight distance to the slowing/turning traffic will be restricted raising the probability of rear-end collisions.*

Response: The minimum stopping sight distance (SSD), per Table A-1 in AC-11-4, for 45mph design speed is 338' (interpolated value). The site specific unobstructed site distance of a right turning vehicle to be seen by through-traffic traveling in the same direction, measured from the center of the outer travel lane to center of outer travel lane, as illustrated in Fig 1, is approximately 373'. The dedicated right-turn lane at the southerly entrance is not warranted per AC-11-4.

STIPULATIONS:

a) *After the Development Order is approved, a Lee County ROW Permit & one year Warranty Bond will be required PRIOR to any work done within the County Right of Way (Plantation Road & Highlands Ave). Contact Phone Number (533-9307) for ROW Permit Application and questions. The ROW Permit application will require an LDC Approved stamped set of plans.*

Response: Acknowledged.

b) *There is a 14' R/W Reservation shown on the plans. The appropriate legal documents (Warranty Deed & Legal Sketch & Description) must be submitted and recorded prior to sign-off and C.C. of the ROW Permit and LDO. Get them in as soon as possible or this will hold up your C.C. - contact me for submittal process.*

Response: Acknowledged. Separate submittal of Special Warrantee Deed and associated draft sketch and legal description shall be made and coordinated with the reviewer.

10) Miscellaneous Items.

DENIAL COMMENTS:

a) *Sheet O1-2: Section C-C is showing a Type E curb - it should be Type F to match existing curb section on Plantation.*

Response: Plans revised per comment.

b) *Sheet O1-2: Section E-E is showing a Type F curb - it should be Type E to match existing curb section on Plantation - also, revise the drawing of that curb in that section. Also, revise the text "Type F" curb on Sheet O1-5 to Type E and revise any associated linework.*

Response: Plans revised per comment

c) *Sheet O1-3: How is the existing 16" WM going to get 18" clearance under our drainage pipe as it heads into the site?*

Response: The applicant proposes "sumped" storm drain inverts, with 2' deep sumps within adjacent junction boxes to collect sediment and debris. The existing Plantation Road design appears to use a 12" separation from the SD to WM as observed at locations where existing yard drain SD cross existing 16" PW. The applicant proposes minimum clearance of 12", as the watermain is a CFM utility, which CFM allows 12" clear, 6" min.

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d) Sheet O1-4: How is the existing 16" WM going to get 18" clearance under our drainage pipe as it heads into the site?

Response: Please refer to response to item c above.

e) Sheet O1-4: Move S-200 and S-201 bubbles over to the correct structure locations.

Response: Plans revised per comment.

f) Sheet O1-3: At the bottom of the profile, revise the text "S-200" to S-206.

Response: Plans revised according to comment.

g) Re-check all your Stations and Off-sets for your Structure Numbers in the Profiles on both Sheets O1-3 & O1-4. A number of them look incorrect and the off-sets should be to the right (Rt.), not the left (Lt.)

Response: Plans reviewed and revised accordingly.

LDO LCDOT ROW Checklist.

LC LDO T.I.S. (Traffic Impact Statement) Checklist (Ord. 07-24)

3) Trip End Rates or Equations. The TIS must contain the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained. [10-286(a); TISG 4(c)]

The trip generation was based on the average rates. The equations should be utilized in accordance with the Trip Generation Handbook.

Response: An addendum to the TIS is provided which evaluates the trip ends using the calculations per the 9th Edition Trip Generation Manual where applicable. No substantive differences are observed that changes the conclusions established in the 7/7/14 TIS report. The design of turn-lanes established with the previously submitted TIS remains the same.

10) Contact. The reviewer may be contacted for additional information regarding this LC LDO TIS Checklist.

Response: Acknowledged.

LC Limited Review DO Type 1,2,3,6,7,8,9,10,11,12, & 15 Checklist (Ord. 09-23)
LC LDO Amendment Checklist (Ord. 12-01)

1) Miscellaneous Items.

The plans are not signed and sealed. These documents must be signed and sealed prior to approval of the LDO.

Response: Acknowledged.

2) Contact. The reviewer may be contacted for additional information regarding this Amendment Checklist.

Response: Acknowledged.

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Should you have questions, or require additional information, please feel free to contact me or Peter Pellerito.

Regards,

Janine Fowler

Enclosures:
- Fig 1
- Limited Traffic Impact Analysis
- Off-site Improvement Plans