

June 17, 2021

Mr. Steven Spraker, AICP  
Planning Director  
Planning Department  
City of Ormond Beach  
22 S Beach St.  
Ormond Beach, FL 32174

**Re: THE COURTYARDS AT ORMOND  
Project No. PZ-19-116 – Site Plan  
Response to Comments dated September 17, 2019**

Dear Steven:

Please find enclosed the following in connection with the above-referenced project:

1. One (1) signed and sealed copy of the Revised Site Plan including Survey and Architecturals.
2. One (1) signed and sealed copy of the Architectural Plans and Elevations.
3. One (1) signed and sealed copy of the revised Stormwater Calculations (Rev. 2).
4. One (1) signed and sealed copy of the Water Distribution Calculations.
5. One (1) copy of the Autoturn Exhibit for the Dumpster Access.
6. One (1) copy of the FDOT Drainage Connection Permit Application and Resubmittal.
7. One (1) copy of the Deed for Tax Parcel 4215-14-16-0060.
8. One (1) copy of the Permit Summary.

The following are my responses to the September 17, 2019, SPRC Comments:

**File:** C003-EC.pdf- **Markup:** Civil-C-03-Erosion Control- **Description:** Civil C-03-Construction Entrance

1. Show the location of the construction entrance on this sheet.

**Response:** 50' x 24' gravel construction entrance added to Sheet 3.

**File:** C003-EC.pdf- **Markup:** Civil-C-03-Erosion Control- **Description:** Civil-C-03-Entrance Detail

2. Add the construction entrance detail to the detail sheet.

**Response:** COOB standard gravel construction entrance detail added to Sheet 11 Paving and Drainage details.

**File:** C004-SITE.pdf- **Markup:** Civil-C-04- **Description:** Civil-C-04-Dumpster

3. Show the location of the dumpster enclosure(s) for the project. Provide a turn routing for the dumpster pick-up vehicle.

**Response:** See Sheet 4 for proposed double dumpster location. See separate attached exhibit for Autoturn for proposed dumpster pickup.

**File:** C004-SITE.pdf- **Markup:** Civil-C-04-Loading Space- **Description:** Civil-C-04-Site

4. Section 3-34 of the LDC requires loading zone for retail development. Since the total retail is greater than 10,000 sf a second loading space is required.

**Response:** The waiver associated with requirement for a second loading space will be written into the rezoning document.

**File:** C011-GRADING.pdf- **Markup:** Civil-C-11- **Description:** Civil-C-011-HC Signage

5. Provide more detail in areas where the spaces face the stairways. Will the signage be mounted on the stairs?

**Response:** The H.C. signage near the building is located under the mid-floor level landing. Please see the revised site plan.

**File:** C005-CIVIL.pdf- **Markup:** Civil-C-05- **Description:** Civil-C-05-HC Grades

6. Provide proposed elevations at all four corners of the HC parking spaces.

**Response:** Elevations are provided at the corners of the H.C./access aisle spaces.

**File:** C005-CIVIL.pdf- **Markup:** Civil-C-05 - **Description:** Civil-C-05-Grade line

7. Since there are multiple interconnected ponds, there may be some difficulty in preparing a hydraulic grade line calculation. Therefore, provide some type of documentation that assures the City that there will be no surface water above the tops of the structures, perhaps a profile of the systems.

**Response:** The pipes have been sized to provide minimum head loss. The four interconnected ponds also help to provide a balance / attenuation of the peak stage. Furthermore, there is nearly two (2') of driving head between the minimum T.C. and the stage of the mean year high water elevation.

**File:** C005-CIVIL.pdf - **Markup:** Civil-C-05 - **Description:** Civil-C-05-Driveway Grades

8. Since it appears that the new construction may drain to the existing inlet where the new driveway ties into the existing pavement, provide the structure data to ensure there will not be ponding in this location.

**Response:** Added existing inlet information/callouts to Sheet 5.

**File:** C005-CIVIL.pdf - **Markup:** Civil-C-05 - **Description:** Civil-C-05-Outfall Pipe

9. Provide a cross section of this area to show the existing outfall pipe and the new carrier pipe adjacent to the pond area.

**Response:** A cross-section (B-B) has been added which shows the existing outfall pipe as well as the new inflow piping. See Sheet #14.

**File:** C005-CIVIL.pdf - **Markup:** Civil-C-05- **Description:** Civil C-05-Grading

10. If the top of the bank for the pond area is at 10.0, how will the surface drainage in this area enter the pond? The existing grades appear to be below this elevation, and no grading is to be done in the tree protection area.

**Response:** The surrounding grades have the ability to drain to the treatment pond. The two existing lots located off of Dix Avenue nearest the Dollar General continue to drain to the south. To provide positive outfall, an inlet has been added to the discharge pipe to allow it to drain.

**File:** C011-GRADING.pdf- **Markup:** Civil-C-011-Ponds - **Description:** Civil-C-011-Stormwater Pond

11. Provide cross-section of the pond using Standard Details ST-4 or ST-5 for each of the multiple ponds.

**Response:** City standard details ST-4 & ST-5 have been incorporated with multiple ponds. See Sheet 14.

**File:** #07 - Permit Summary List.pdf - **Markup:** Civil-Permits - **Description:** Civil-Permits

12. Since this project historically outfalls to the FDOT ROW, Highway US1, would the FDOT Drainage permit be required?

**Response:** Yes, a drainage connection permit application has been submitted. A copy of the FDOT comments are provided; upon receipt of the permit it will be provided.

**File:** #09 - Stormwater Calculations.pdf – **Markup:** Civil-Storm Rpt - **Description:** Civil-Pond-NWL

13. Based on survey, 6/13/2019, the normal water level in the pond was 6.30. The existing orifice was shown at 5.36. Was there any recent soils/ground water investigation done? Does the stormwater routing include a base flow to account for this difference?

**Response:** The difference in elevation is based on the datum. The design survey has been revised to delete the reference to NWL=6.30 and overflow el=9.50. The surveyed orifice elevation of 5.36  $\approx$  5.40 has been used in the calculations.

**File:** #09 - Stormwater Calculations.pdf – **Markup:** Civil-Storm Rpt - **Description:** Civil-Storm Rpt-Pre-Basin

14. Does this pre-developed basin include the entire site or only the Dollar General and parking? Please provide a pre-developed basin map that delineates the total site.

**Response:** Included in the revised Stormwater Calculations is a predevelopment map. The predevelopment map includes all of the site including some off-site areas.

**File:** C006-UTILITY.pdf – **Markup:** MLG - **Description:** Changemark note #01

15. Please determine and provide water supply capabilities of meeting the needed fire flow for the project. Fire flow determination shall be in accordance with FFPC- NFPA 1 Section 18.4

**Response:** Please see enclosed Fire Hydrant Flow Test. The main has capacity of 5,343 gpm @ 20 PSI residual.

**File:** C004 – Site.pdf – **Markup:** MLG-1 - **Description:** Changemark note #01

16. It appears the apartment buildings will trigger the requirements for automatic fire sprinkler protection from both the FBC and FFPC. Please have the Architect of record research and perform due diligence based upon the shown occupancy classifications as Apartment Buildings for clarification. Additionally, the Utility Drawings will need to show fire sprinkler line underground piping arrangements and connections to both the building and the site water mains.

**Response:** See attached Architectural Plans.

**File:** C003-EC.pdf – **Markup:** CSC - **Description:** Tree Preservation Areas

17. All tree preservation areas will be required to have tree barricades surrounding existing tree grouping. Please reference this on the drawing and show city tree barricade detail (LS-4).

**Response:** See Sheets 4, 7, and 8.

**File:** S002-SURVEY.pdf – **Markup:** CSC - **Description:** Existing Tree

18. Please identify CAM and add to tree legend chart.

**Response:** Surveyor to change CAM callouts to match legend camper = CP.

**File:** C009-IRRIG.pdf – **Markup:** CSC - **Description:** C009-IRRIG.pdf

19. Please complete the irrigation plan. - Please show irrigation with 100% coverage with 50% overlap. More than 2 irrigation heads within the landscape islands will need to be shown for head to head coverage.

**Response:** The irrigation plan has been revised to provide head to head coverage.

**File:** C006-UTILITY.pdf – **Markup:** CSC - **Description:** Existing 15" Oak

20. Please move the proposed sewer line away from this tree.

**Response:** Proposed sewer line moved outside of the existing 15" oaks drip line, see Sheet 6. The sewer connection is located at the south side of the building. The sewer near the 15" oak is existing.

**File:** C005-CIVIL.pdf – **Markup:** CSC - **Description:** Existing Trees

21. This landscape island needs to be larger due to the 3 specimen trees. Remove the parking space on the left side to accommodate these trees.

**Response:** To accommodate these trees, additional space has been provided.

**File:** C007-LANDSCP.pdf – **Markup:** CSC - **Description:** Site Trees Required Chart & Specimen Tree Calculation Chart

22. Please make the text bigger for this chart. - The square footage is divided by and not times, please correct in numerous places. - 184 Trees Required (remove credits) - The landscape area is divided by 400 square feet and not 1500, see marked-up chart. - The subtracted pond area shall be from the NWL down to the bottom. The calculation is 19,669 square feet.  $108,900 \text{ SF} - 19,669 \text{ SF} = 89,231 \text{ SF} / 400 = 223 \text{ Required Trees}$  - The specimen trees would be  $62 / 6.34$  (total acres of the site) = 9.77 trees/ac. = 25 specimen trees to remain - My calculations there are (59) specimen trees. Don't count specimen trees within the right-of-ways. Please check tree count. Also, my count shows (42) specimen trees to be saved, please check your calculations.

**Response:** Please see the revised tree density calculations. The total specimen trees have been revised to 59 and the specimen trees to remain has been revised to 42.

**File:** C007-LANDSCP.pdf – **Markup:** CSC - **Description:** Buffer Comments

23. Some of the buffer lineal footages are incorrect, please see survey and noted them in red along the buffer sides. - Landscape buffers require a visual screen, so please plant under the Crape Myrtles. - Ground covers are required in the landscape buffers, please plant them. NORTH BUFFER: - Please space the Crape Myrtles out farther within the north buffer, they are 8' on center and no room for growth. Also, within the north buffer, the PM shrubs shall be spaced on 2' on center (circle needs to be 2' diameter and the circles need to be touching), please correct ( $480' / 2 = 240 \text{ PM}$ ). EAST BUFFER: Same comment for the PM hedge ( $127.97' / 2 = 64 \text{ PM's}$ ). There are 3 east buffers (lineal footage in red), please show required trees and plant materials for these buffers. SOUTH BUFFER: Please show the math on how you arrived at that lineal footage length. Also, please provide trees/plant materials & chart for the 204.82' south buffer.

**Response:** Please see the updated buffer calculations. The spacing has been revised as requested. The buffers along the SE corner that are within the tree preservation areas have not been planted. A note has been added to utilize the existing vegetation towards the buffer planning requirements.

**File:** C007-LANDSCP.pdf – **Markup:** CSC - **Description:** Plant List

24. All trees need to be a minimum of 10' height and 2.5" caliper (LI). If multi-trunk trees are used they need to be 6" combined caliper per our LDC. - QV1, please show the height and spread (12'ht.x 5' spr.) - Remove DBH from tree specifications, Ormond Beach used caliper only. - IN & TD would be 30 gallon, please correct. - 50% of the replacement trees shall be native.

**Response:** Please see the revised plant specifications.

**File:** C007-LANDSCP.pdf – **Markup:** CSC - **Description:** General Landscape Comments

25. All parking island trees need to be 3.5" caliper per the LDC. These islands require 3 types of plant material, one being a tree. Some of the islands have no plant material.

**Response:** Please see revised landscape plan.

- A minimum of 5' wide landscape area shall be planted along the sides of the building which abut a parking area or driveway serving a parking lot. A single hedge isn't sufficient.

**Response:** Please see revised landscape plan.

- There are numerous plantable areas around the building that are required to have plant material, see clouded areas. Also, a 5' wide foundation planting is required between the building and the sidewalk. Please add trees, palms or a combination around the buildings to soften the building mass. Add trees or 3 palms at the corners to frame the buildings and this will help increase tree counts to meet the minimum tree requirement.

**Response:** Additional plantings have been provided. Italian cypress has been added to soften the building. Several areas already have large oak canopies near the corners of the buildings.

- Plant material shall be planted under the Crape Myrtles, please correct.

**Response:** The shrubs have been added under the crape myrtles.

- Move tree labels out so they are readable and not under the proposed plant material.

**Response:** Please see revised landscape plan.

- All terminal landscape islands require a tree or 3 palms, several areas deficient.

**Response:** Plantings have been added at the terminal landscape islands.

- Proposed Oak trees shall be spaced a minimum of 30' apart (US1 & Highland Ave. buffer). You can jog the trees to achieve this or space further apart.

**Response:** The oaks have been jogged to increase spacing.

- Please label the lawn areas.

**Response:** Please see revised landscape plan.

- Shrubs at a minimum of 24" height shall be planted against the buildings and ground covers in the front. See clouded TV areas.

**Response:** Please see revised landscape plan.

- US1 Buffer: CS doesn't perform in our area. In the US1 buffer the VS shall be planted behind the AC. A ground cover is required in this buffer.

**Response:** The CS has been deleted and replaced with alternate species. VS has been moved to the back. Society garlic has been added.

- Proposed retail building, the shrubs shall be planted against the building and low shrubs or ground cover in the front. Also, plant some small trees, palms or both to soften the building.

**Response:** Ligustrum trees have been added.

- PT & LJ will compete with each other and ultimately reach the same height, please revise.

**Response:** PT have been deleted and replaced with an alternate species.

- Spacing of TD shall be 30' minimum.

**Response:** TD have been spaced 30' apart.

- Sidewalk shall be pulled back more for the 20" Oak, see red clouded area.

**Response:** Please see revised landscape plan.

- Please show the existing tree legend symbol chart to identify the existing tree types.

**Response:** Please see revised landscape plan.

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- 50% of the replacement trees shall be native.

**Response:** Please see revised landscape plan.

**File:** C007-LANDSCP.pdf- **Markup:** CSC - **Description:** Tree Protection & Removal Plan & Tree Preservation

26. Please provide a tree protection/removal plan and also show the tree preservation areas hatched show the square footages for each area. Show all existing trees and denote which existing trees are to remain/removed. - Existing Tree Preservation Area #2, can't be counted toward the 15% due to not having any existing trees preserved. You can count the landscape islands that have existing trees. - Tree Preservation Area #1, the dumpster wasn't installed and existing Oak is within that area & this area can be counted (my calculations is 4,107 sf). Label this area Tree Preservation Area #1 on the drawing. - Any existing trees shown to remain within the landscape islands can added to the tree preservation area calculations. - Show the existing tree legend on this plan. - Remove text shown vertical within the tree preservation chart. - Show the square footage of the required tree preservation area.

**Response:** Please see the updated tree removal calculations.

**File:** C004-SITE.pdf - **Markup:** BW - **Description:** Finished Floor Elevation

27. Per Section 3-18(f)(7) of the City's Land Development Code, to prevent increased flood damage outside of special flood hazard areas the lowest floor of new principal buildings must be elevated at least eighteen inches (18") above the crown of road, unless the city engineer approves a lower height based on site-specific conditions. Please provide the proposed Finished Floor Elevation of each building.

**Response:** The finished floor elevations are located on Sheet 5.

**File:** S002-SURVEY.pdf - **Markup:** SSS - **Description:** Planning, Digital signature

28. All drawings and technical documents that need to be signed and sealed by a licensed design professional must be done so using a Digital Signature that contains a Public Key Certificate issued through a 3rd Party Certification Authority. This "Authority" is a commercial service paid for by the design professional to verify their identity through various methods and then issues a security certificate that contains both a Private Key that is password protected by the design professional and a public key that allows the recipient to download and view the certificate. Please provide the digital signature for this drawing.

**Response:** Included with this submittal is a signed and sealed Survey.

**File:** S002-SURVEY.pdf - **Markup:** SSS - **Description:** Planning, parcel 4215-14-16-0060

29. Please verify the owner of this parcel. Has this parcel been included in the overall Courtyards project?

**Response:** Included with this submitted is a copy of the deed for the referenced parcel.

**File:** S002-SURVEY.pdf - **Markup:** SSS - **Description:** Planning, Parcel 4215-04-01-02702009

30. Staff is unable to find this parcel number. Please verify this parcel number.

**Response:** The survey has been revised to reflect the correct tax parcel ID.

**File:** S002-SURVEY.pdf - **Markup:** SSS - **Description:** Planning, legal descriptions

31. Please be aware that you may need a separate legal description for the PBD (commercial areas) and PRD (residential) areas. As Planning staff has a determination of the needed legal description, staff will advise.

**Response:** Comment noted.

**File:** C001-COVER.pdf – **Markup:** SSS - **Description:** Planning, neighborhood meeting

32. Please note a neighborhood meeting is required in accordance with Section 4-03(d)(6) of the Land Development Code. The meeting shall be advertised by the applicant. See neighborhood meeting criteria uploaded with this project.

**Response:** Comment noted.

**File:** C001-COVER.pdf – **Markup:** SSS - **Description:** Planning, Site posting

33. The applicant is required to perform site posting in accordance with Section 1-15(f)(2)(c) of the Land Development Code. Each street frontage is required to have site postings. The sign posting criteria, examples of sign postings and a list of possible sign contractors has been uploaded with this project.

**Response:** Comment noted.

**File:** C001-COVER.pdf – **Markup:** SSS - **Description:** Planning, recording costs

34. Note: The applicant is responsible for the recording costs of the project development order.

**Response:** Comment noted.

**File:** C001-COVER.pdf – **Markup:** SSS - **Description:** Construction note, hours

35. Please add a note to the site plan that no construction activities shall occur prior to 7 a.m. or after 7 p.m. Also note that all construction activity shall be utilize U.S. Highway 1 and no construction vehicles shall use the local roadways.

**Response:** Revised, see Sheet 1 under General Notes, See Note #18.

**File:** C001-COVER.pdf – **Markup:** SSS - **Description:** Planning, parking calculation

36. All retail on-site should use the 1 parking space for each 250 SF of gross retail space. The retail uses would require 77 parking spaces. The multi-family parking calculation is 2 parking spaces per dwelling unit (See LDC 3-26(c)). Based on 48 units X2 - 96 parking spaces would be required. The total required parking would be 173 parking spaces. Policy 1.8.3 of the Transportation Element allows on-site parking requirements to be reduced by 20% for all development and redevelopment along a recognized Mutli-Modal Corridor. Please note on the plan set the Policy above and the amount of parking reduction.

**Response:** Please see the revised parking calculations. In addition, the unit has been shifted as far west as possible.

**File:** C001-COVER.pdf – **Markup:** SSS - **Description:** Planning, note, Transportation Concurrency Exception Area

37. The property is within the U.S. 1 Transportation Concurrency Exception Area per Figure 9 of the Future Land Use Element.

**Response:** Comment noted.

**File:** C001-COVER.pdf – **Markup:** SSS - **Description:** Planning, cover land use and zoning maps

38. Please review and determine if parcel # 4215-14-16-0060 is included in these maps?

**Response:** Parcel #4215-14-16-0060 has been included in the zoning and future land use maps on the Cover Sheet.

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**File:** C004-SITE.pdf – **Markup:** SSS - **Description:** Planning, commercial and residential land use

39. Provide on the plan sheet or on a separate exhibit, the location of the land use line for the commercial and residential land use. Within the site data table include the amount of residential uses in each land use category.

**Response:** The land use line is included on the Cover Sheet along with each area with respect to commercial and residential.

**File:** C004-SITE.pdf – **Markup:** SSS - **Description:** Planning, buffer wall plan/analysis

40. Section 2-50 (n) provides the SPRC (thus the City Commission in this application) the ability to analyze where buffer walls should be required. There is concern about the buffering of 200 and 190 Dix Avenue (especially when a setback encroachment is requested). Please provide an analysis of where the project abuts single-family residential and why a buffer wall should or not be provided. For example, if there is a large natural area and no building, no wall should be required.

**Response:** Additional plantings have been added to increase the buffering from the properties.

**File:** C004-SITE.pdf – **Markup:** SSS - **Description:** Planning, traffic onto Highland Avenue

41. The concerns of the traffic has been discussed at the neighborhood meeting, meeting with city staff, and the Planning Board. How does this site plan address the potential of additional traffic along Highland Avenue and Dix Avenue. Discuss the potential of allowing only left turns into the site to prevent any additional traffic along Highland Avenue.

**Response:** Access has been restricted to one point of ingress/egress. The multifamily portion does not have a point of connection other than through the commercial parcels.

**File:** C004-SITE.pdf – **Markup:** SSS - **Description:** Planning, sidewalks

42. Sidewalks outside the right-of-way shall require easements prior to the Certificate of Occupancy.

**Response:** The 10' sidewalk easement has been shown on the Site Plan and a note (#2) has been added to the Site Plan regarding recording the easement prior to the C.O.

**File:** C004-SITE.pdf – **Markup:** SSS - **Description:** Planning, conditional use criteria

43. Section 2-57(22)(c) of the Land development Code states, "No multifamily building shall be located within fifty feet (50') of a conforming single-family home or a residential district which is restricted to a single-family use." The building to the south of 200 Dix Avenue does not meet this criterion and needs additional setback from the property line.

**Response:** This setback to be written into the zoning document.

**File:** C001-COVER.pdf – **Markup:** SSS1 - **Description:** Planning, land use density

44. Please add the number of residential units in each land use category to the site data table.

**Response:** Number of units added to impervious area calculation. See Cover Sheet near the land use map.

**File:** C001-COVER.pdf – **Markup:** SSS1 - **Description:** Planning, wetlands

45. Please verify with a note that there are no wetlands on the project site or identify on-site wetlands.

**Response:** Please see the note added to the Cover Sheet. Specific Notes #1. (See right side of the Cover Sheet.)



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**File:** C004-SITE.pdf – **Markup:** SSS1 - **Description:** Planning, signs

46. Please show the location and setbacks for all site signs - section Section 4-06 of the Land Development Code.

**Response:** Signage – to be determined.

**File:** C004-SITE.pdf – **Markup:** SSS1 - **Description:** Planning, details

47. Please provide or identify where they are in the plan set of the details for the proposed site lighting and the dumpster enclosure.

**Response:** The dumpster is located at the existing ingress/egress by Dix Avenue.

**File:** C004-SITE.pdf – **Markup:** SSS1 - **Description:** Planning, project letter

48. Please provide a project letter to include: 1. Summary of the project. 2. Public benefits and requested waivers. 3. Analysis of criteria of Section 2-36 of the LDC. 4. Analysis of the criteria of Section 1-15 of the LDC.

**Response:** Project attorney.

**File:** #02 - Floor Plans and Elevations.pdf – **Markup:** SSS - **Description:** Planning, digital signatures

49. All drawings and technical documents that need to be signed and sealed by a licensed design professional must be done so using a Digital Signature that contains a Public Key Certificate issued through a 3rd Party Certification Authority. This "Authority" is a commercial service paid for by the design professional to verify their identity through various methods and then issues a security certificate that contains both a Private Key that is password protected by the design professional and a public key that allows the recipient to download and view the certificate. Please provide the digital signature for this drawing.

**Response:** See signed and sealed architectural plans.

**File:** #02 - Floor Plans and Elevations.pdf – **Markup:** SSS - **Description:** Planning, apartment building elevations

50. Please provide the elevations of the buildings - see Secion 3-67 of LDC.

**Response:** See signed and sealed elevations.

**File:** #02 - Floor Plans and Elevations.pdf – **Markup:** SSS - **Description:** Planning, building elevations

51. Please call out the proposed architectural style of the building and identify on the plan set how the architectural elevation shown complies with the selected architectural style.

**Response:** See architectural plans.

**File:** #02 - Floor Plans and Elevations.pdf – **Markup:** SSS - **Description:** Planning, commercial building elevation

52. Please call out the proposed architectural style of the building and identify on the plan set how the architectural elevation shown complies with the selected architectural style.

**Response:** See architectural plans.

**File:** C001-COVER.pdf – **Markup:** SSS2 - **Description:** Planning, unity of title

53. A unity of title is required.

**Response:** Unity of title to be submitted under separate cover.

**File:** C001-COVER.pdf – **Markup:** SSS2 - **Description:** Planning, phasing plan

54. If a phasing plan is proposed, please provide one.

**Response:** No phasing is proposed.

**File:** C006-UTILITY.pdf – **Markup:** RSmith - **Description:** Main Sizes

55. a) What size tap are you proposing on the existing main?

**Response:** See detail of water service on Sheet 6. See plans.

b) What size main are you proposing for potable distribution? Is it a 4"? OR is it 6" that reduces down to a looped 4"?

**Response:** The potable service is a 4" line.

c) What size main are you proposing for your fire line? Is it an 8" that then reduces down to a 6" for the looped portion?

**Response:** See Sheet 6. It's an 8" main that reduces to a 6" at the assembly. There is no loop for the fire main. Enclosed are the Water Distribution Calculations which show the required fire flow is being achieved.

d) Why tap the main so far south of the driveway? Consider shifting the tap north. OR are you trying to avoid something (like an existing tree)?

**Response:** The tap has been shifted to the north, yet far enough away from the existing driveway.

e) You should have a separate dedicated tap for the potable main as well as the fire line.

**Response:** A separate tap has been provided for the potable service.

**File:** C006-UTILITY.pdf – **Markup:** RSmith - **Description:** Existing Sanitary Sewer Laterals

56. Please modify note on all call outs to require the contractor to field verify both the location and size of the lateral. IF the lateral is less than 6" diameter, then contractor to replace and upsize lateral to 6".

**Response:** Notes added, see Sheet 6.

**File:** C006-UTILITY.pdf – **Markup:** RSmith - **Description:** Potable meter size?

57. What size meter are you proposing?

**Response:** A 3" meter is proposed. See water service detail on Sheet 6.

**File:** C015-WATER SYSTEM DETAILS.pdf – **Markup:** RSmith - **Description:** HDPE/PVC

58. Where is this used on the Utility Site Plan?

**Response:** Ormond Beach Standard Detail W-18 has been removed from Sheet 15.

Should you have any questions or need additional information, please contact me at (386) 677-6891.

Sincerely,

Steven Buswell, P.E., R.L.A.

SRB/kh

Enclosures

cc: Dr. Steve Sevigny