

COLLIER COUNTY
Growth Management Department

March 30, 2015

J. R. Evans Engineering
Michael Herrera
23150 Fashion Drive
Estero, FL 33928

EMAIL - michael@jrevansengineering.com

RE: Site Development Plan Amendment
PL20140001535
Grey Oaks Clubhouse

Dear Applicant:

The following comments are provided to you regarding the above referenced project. If you have questions, please contact the appropriate staff member who conducted the review. The project will retain a "HOLD" status until all comments are satisfied.

The following comments need to be addressed as noted:

Rejected Review: Addressing - GIS Review

Reviewed By: Annis Moxam

Email: annismoxam@colliergov.net Phone #: (239) 252-5519

Correction Comment 1:

Please number the tennis courts.

Rejected Review: Engineering Stormwater Review

Reviewed By: Brett Rosenblum

Email: brettrosenblum@colliergov.net Phone #: (239) 252-2905

Correction Comment 1:

Provide handicap ramp curb cut detail for the sidewalk adjacent to the handicap parking spaces.
FDOT Index 304

Correction Comment 2:

Additional Items that need to be addressed for Engineering Stormwater Review:
Sheet 8 - Label slope of sidewalks as 2% max. in all cross sections.

Correction Comment 3:

Provide Drain Pipe Calculations signed and sealed by a professional engineer for the new stormwater pipes, as well as the existing pipes that have additional drainage area flowing to them. Engineering Services Policy and Procedures

Correction Comment 4:

The drainage portion of the cost estimate appears to be missing some pay items. Please review and provide an updated signed and sealed cost estimate, and additional review and inspection fees as applicable.

Correction Comment 5:

Additional Items that need to be addressed for Engineering Stormwater Review:
Sheet 6 - Confirm the proposed spot elevations at the pool cafe entrance. This area does not appear to be ADA compliant. Please review and revise as applicable.

Correction Comment 6:

Provide a copy of SFWMD Permit, permit modification, or waiver. Engineering Services Policies and Procedures.

Rejected Review: ADA Review

Reviewed By: Tom Umscheid

Email: TomUmschied@colliergov.net Phone #: (239) 252-2433

Correction Comment 1:

Be aware that the H/C parking may have been sufficient for the previous clubhouse and amenities but with the increase of the new restaurant and tennis center, per the 2010 Florida Accessibility Code 208.5 the number of H/C parking must increase on the basis of demonstrated and documented needs (Florida specific section) the new facilities will generate more traffic and require and increase of the number of spaces.

Correction Comment 2:

The addition of the new tennis center, pool and cafe will also require the rearranging of the parking per the 2010 Florida Accessibility Code 208.3.1 'where parking serves more than one accessible entrance handicap parking spaces shall be dispersed and located on the shortest accessible route to all entrances'.

Correction Comment 3:

Plans indicate a new viewing platform for the tennis courts but there is no information for accessibility to this feature.

Rejected Review: Engineering Utilities Review

Reviewed By: Eric Fey

Email: EricFey@colliergov.net Phone #: (239) 252-2434

Correction Comment 1:

Utility Ord. 7.2.1 - Please submit FDEP application.

REV 1 - Wastewater Form:

- a) The project description (pipe length, range of pipe diameter, total number of manholes, and total number of pump stations), which should be provided in Part II (2), is instead provided in Part II (3), where an explanation of the method used to estimate per capita flow should be provided.
- b) Revise the quantities pursuant to other comments.
- c) Adjust the project capacity summary table pursuant to related comments on the design flow.
- d) The peak factor is entered in column G rather than the peak hour flow.
- e) Verify the operating condition reported in Part II (4). (See related comment.)
- f) Part II (5) B should note that no suction-lift pump stations are proposed.

Correction Comment 2:

Utility Ord. 8.2.5 - Please submit plans, specifications, and cost estimate.

REV 1 - Revise the cost estimate to address the following deficiencies:

- a) There are two force main connections and one gravity sewer connection.
- b) Additional grease traps are required.
- c) The quantity of 6" PVC force main is short about 300 LF.

Correction Comment 3:

Please provide Construction Document Review fee 0.75% of probable water and/or sewer construction costs and Construction Inspection fee 2.25% of probable water and/or sewer construction costs as per CDES Fee Schedule.

REV 1 - Submit any additional utilities plan review fee amount due per requested changes to the cost estimate.

Correction Comment 4:

Utility Ord. 8.2.3 - Please submit signed and sealed engineer's report.

REV 1 - Include a summary of estimated sewage flows in Section 4 of the Engineering Report. Part II (3) of the FDEP wastewater form indicates an average daily flow of 100,000 GPD based on 1,000 members at 100 GPD each. This should be reduced to 25 GPCD and supplemented by 15 GPD per employee per 8 hour shift in accordance with Table I of 64E-6.008, FAC. (100 GPCD is the per capita flow rate per resident.) The existing sales center will generate sewage flow. A reasonable assumption might be 200 GPD per restroom based on the sewage flow for a store. Arguably, the pool café and grille room will also generate additional flow beyond that of a typical country club (though not as much as typical restaurants if open only to members and their guests). A per member sewage flow assumption of 5 GPD might be reasonable based on the sewage flow for institutions of 5 GPD per meal. As this is an existing facility, historical data may be used to more closely estimate flow. Please call me to discuss the design flow assumptions.

Correction Comment 5:

USM 2.2.1 - Provide on site sewer hydraulics for proper sizing in engineer's report.

REV 1 - Referencing a previous Engineer's Report is not sufficient. Please submit hydraulic calculations for the gravity sewers and force mains based on revised pipe lengths and pursuant to other comments. The highest design flow for each size pipe must be analyzed.

Correction Comment 6:

USM 2.3 – Wastewater pump stations shall be designed in accordance with FDEP regulatory requirements, Section 2 Technical Specifications, and Section 3 Utilities Detail Drawings.

REV 1 - On the FDEP wastewater form, the operating point is identified as 580 GPM @ 14' TDH. This does not seem realistic given the high rate of flow (6.6 FPS), length of pipe (770 LF), and connection to the 8" force main on Grey Oaks Dr. N. Section 4.2 of the Engineering Report references the Phase 4 Engineer's Report. Submit this document for review and/or submit new calculations confirming the reported operating point. Note that the tie-in pressure should be requested from Public Utilities Planning and Project Management. Contact Nathan Beals at (239) 252-2583 or NathanBeals@colliergov.net.

Correction Comment 7:

USM 2.3 – Pump station wetwells shall be designed to withstand flotation forces when empty and water elevation is at the top of the structure.

REV 1 - The buoyancy calculation on sheet 11 of the site development plans does not account for the buoyant force on the concrete ballast (3.8 kips for 6.72 CY of concrete).

Correction Comment 8:

USM 2.3 – Pump station wet well fill time shall not exceed 30 minutes based on design average flow.

REV 1 - Include this analysis in the Engineering Report.

Correction Comment 9:

USM 2.3 – Pump manufacturer's recommended duty cycle shall not be exceeded.

REV 1 - Include this analysis in the Engineering Report.

Correction Comment 10:

USM 2.6.A – New pump stations shall be enclosed with a fence or otherwise designed with appropriate features that discourage the entry of animals and unauthorized persons. An unobstructed sign made of durable weather resistant material shall be posted at a location visible to the public with a telephone number for a point of contact in case of emergency.
[62-604.400(2)(d), F.A.C.]

REV 1 - Gates are shown on the plan but no fencing is shown. Please identify and clearly show the limits of any proposed fencing. Also, note the sign requirement on sheet 11.

Correction Comment 11:

Utility Ord. 8.2.5.h - Submit all pump station information in engineer's report and on detail sheet.

REV 1 - A pump performance curve is shown on sheet 11 of the site development plans but other pump data (i.e. make/model, impeller, motor info, electrical requirements) should be provided.

Correction Comment 12:

Utility Ord. 8.2.5.h - Submit all pump station information in engineer's report and on detail sheet.

REV 1 - The relocated pump station details on sheet 11 should note that the fiberglass wet well basin is to be new, as noted on the FDEP form.

Correction Comment 13:

RSWF 42.5 - Suitable shutoff and check valves shall be placed on the discharge line of each pump. The check valve shall be located between the shutoff valve and the pump on the horizontal portion of discharge piping, except ball checks may be placed in the vertical run. All shutoff and check valves shall be operable from ground level and accessible for maintenance.

REV 1 - The plan view for the relocated pump station shown on sheet 11 must be revised to show shutoff and check valves on the discharge line of each pump.

Correction Comment 14:

Utility Ord. 8.2.5.d - Note that meter shall be sized by Public Utilities.

REV 1 - This note does not apply since water service is by the City of Naples. Delete or revise Utility Note 15 on sheet 02 accordingly.

Correction Comment 15:

Utility Ord. 8.2.5.b - Please include Master Utility Plan.

REV 1 - Show all existing utilities along Grey Oaks Dr. N. on the Master Utility Plan (SDP sheet 07).

Correction Comment 16:

FBC 1003.3.1 - A grease trap or grease interceptor shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas such as restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias, or restaurants and clubs.

REV 1 - There is no 25% reduction for discharging into a public system. Revise the calculations in Section 4.3.1 of the Engineering Report and on sheet 04 of the site development plans accordingly, and revise the plans to include additional grease traps as needed.

Correction Comment 17:

FBC 1003.3.1 - A grease trap or grease interceptor shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas such as restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias, or restaurants and clubs.

REV 1 - The grease trap calculations for the grille room in Section 4.3.1 of the Engineering Report indicate two (2) 1,250 gallon grease traps are needed. Two grease traps already serve the grille room but their capacities are not indicated. One of them is to remain and the other is to be relocated according to the demolition plan (SDP sheet 04), but the master utility plan (sheet 07) shows one existing and two proposed—both 1,250 gallons. The two proposed grease traps are not connected in series with the existing grease trap. Please revise the narrative in Section 4.3 of the Engineering Report to clarify the proposed work and revise the plans to show all grease traps serving the grille room in series, as required per FBC 1003.5.1.

Correction Comment 18:

RSWF 33.1 – A public gravity sewer conveying raw wastewater shall not be less than 8 inches in diameter. Sewers serving more than one building fall under FDEP's jurisdiction and are required to meet the minimum size requirement.

REV 1 - The common sewer serving the proposed pool café and the existing clubhouse must be increased to 8" pipe.

Correction Comment 19:

FBC 708 - Provide cleanouts every 100 feet and at each change of direction greater than 45 degrees (limited to one cleanout for each 40 feet of developed length).

REV 1 - All three cleanouts at the changes in direction of the sewer service line from the proposed tennis and restroom center or oriented the wrong way.

Correction Comment 20:

USM Section 3 - Use the latest details and only those which apply to the project.

REV 1 - Add WW-11. Cleanouts are located in pavement in the vicinity of the pump station and grease traps. Also, note that two cleanouts on the sewer service from the proposed tennis and restroom center are shown within a proposed sidewalk. The removable PVC threaded plug shown in Utility Detail WW-12 would present a tripping hazard and ADA compliance issue at these locations. Please note on the Master Utility Plan that these cleanouts shall conform to WW-11.

Rejected Review: Fire Review

Reviewed By: Bill Pancake

Email: BillPancake@colliergov.net Phone #: (239) 252-2310

Correction Comment 1:

Please provide a current flow test (i.e. within 6 months of submittal date) and hydraulic modeling (if necessary) demonstrating that the Minimum Required Fire Flow and Flow Duration pursuant to FFPC 1: section 18.4.5.2 and Table 18.4.5.1.2 can be achieved for the proposed structure. The

hydraulic modeling shall be provided from the flow hydrant (i.e. wherever this happens to be located) throughout the run of fire lines and to the various nodes up to or past the proposed structure and shall include pipe friction losses based on the Hazen-Williams formula. The one that was provided is older than 6 months.

Rejected Review: Transportation Pathways Review

Reviewed By: Jodi Hughes

Email: jodihughes@colliergov.net Phone #: (239) 252-5244

Correction Comment 1:

Section 6 Add parking curb stops or 7 ft sidewalk.

Rejected Review: Zoning Review

Reviewed By: Christopher Scott

Email: chrisscott@colliergov.net Phone #: (239) 252-2460

Correction Comment 1:

10.02.03.B.1.b.ii.(b)(ii) On site plan, in Site Summary Chart, total sq ft of impervious area, (including parking areas, drive aisles & internal streets), open space area, and its percentage of total site area

Please provide percentages of total area to the land use breakdown tables.

Correction Comment 2:

Please provide bicycle parking requirements.

Correction Comment 3:

Please show bicycle parking spaces on the site plan.

Correction Comment 4:

10.02.03.B.1.b.ii.(e)(vii) On Site Plan, show directional movement of internal vehicular traffic and its separation from pedestrian traffic

Please provide directional arrows within the parking area drive-aisles.

Correction Comment 5:

10.02.03.B.1.b.ii.(e)(xv)4. On Site Plan, dimensions of all parking areas and drive aisles

Parking spaces adjacent to 5' wide pedestrian sidewalks require parking blocks. The Site plan shows some parking spaces with parking blocks and others without.

Correction Comment 6:

The coverletter notes that there is a separate application being made for an Administrative Parking Reduction. Please be advised that the SDP cannot be approved until the APR is

approved. Upon approval, please update the parking table to reflect the APR project number and approval status.

Correction Comment 7:

10.02.03.B.1.b.ii.(e)(iv) On Site Plan, location & arrangement of all buildings

The proposed pool area appears to include accessory structures. Please label these improvements and provide building code data, if applicable.

Correction Comment 8:

On Sheet 5, there is a square with the number 4 on south of the proposed FPL transformer. Please explain this notation.

Correction Comment 9:

10.02.03.B.1.b.ii.(e)(xv)5. On Site Plan, vehicular landscape areas

The terminal landscape island that includes the proposed FPL transformer does not appear to provide the prerequisite area or number of trees. The landscape plan should be updated to reflect new plantings along the reconfigured parking lot areas.

Correction Comment 10:

10.02.03.B.1.b.ii.(b)(vii) On site plan, in chart form, maximum building height, both zoned and actual, per Sec. 1.08.00

Please update the Development Standards to show provided zoned height and provided actual height. Based on the architectural drawings, the provided zoned height for the pool cafe is 38'-0"

Rejected Review: Landscape Review

Reviewed By: Daniel Smith

Email: danielsmith@colliergov.net Phone #: (239) 252-4312

Correction Comment 1:

10.02.03 B.1.c.ii.(a) Landscape and site plans must be consistent.

The landscape plan and site plan are not consistent. Please make sure all elements of both plans are the same (i.e. parking proposed)

Correction Comment 2:

10.02.03 B.1.c.ii.(a) Delineate existing and proposed parking, vehicular use area, buildings, access points and roadways.

Show the limits of the originally approved SDP and all the elements. Add a note that current landscape existing on the original SDP meets code.

Correction Comment 3:

4.06.02 Provide perimeter landscape buffers. See also LDC Table 2.4.

Show required buffers. Label buffer type with dimensions.

Correction Comment 4:

4.06.05 C. Provide sufficient building foundation plantings.

Required foundation plantings must be in planting beds a minimum of 5' in depth. Please dimension the planting beds showing code has been met.

Correction Comment 5:

4.06.03 B.1.and 2. Provide interior vehicular use area landscaping, including terminal islands.

Terminal islands are required to be 8' wide. Terminal islands are proposed with a sidewalk in the middle. Both islands on each side of the sidewalk look approximately 6' wide. Please dimension proposed islands showing code has been met.

Correction Comment 6:

4.06.05 C. Provide sufficient building foundation plantings.

Foundation planting trees for buildings over 10,000 sq.ft. are required to be 14' at planting. Please make changes to the tree specifications.

Correction Comment 7:

4.06.05 G.2. Light poles avoid conflicts with required trees and parking islands.

Add a note that light poles will not be in parking lot islands and will be 12.5' from any tree.

The following comments are informational and/or may include stipulations:

Stipulations:

- Any changes to the site plan will require the submittal of a new CAD file for Graphics GIS review.

When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.

If you have any questions, please contact me at (239) 252-2460.

Sincerely,

Christopher Scott
Principal Planner

Growth Management Department