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October 28, 2021

City of Cape Coral
Department of Community Development
Planning Division
1015 Cultural Park Blvd.
Cape Coral, FL 33990



RE: Oasis at Surfside Phase 2 (4-phases)
SP21-00783
1st RAI, 2nd Submittal

To whom it may concern:

Thank you for responding to our Site Permit Plan request for the Oasis at Surfside Phase 2 project. Your questions and comments are in italics followed by our responses in bold.

FIRE **Date: 09/08/2021** **Reviewed By: Lora K Guglielmini** **RAI**

Phone #: 23-242-3621

E-mail: lgugliel@capecoral.gov

PLEASE NOTE: Separate Underground Fireline permits will need to be applied for each phase noted on the approved site plans in order for buildings to be CO' d separately.

Response

Noted, thank you.

Radio Enhancement

Please Note: Per 2018 NFPA 1-11.10, Two-way radio communication enhancement systems shall comply at the conclusion of construction (NFPA 72-24.5.2)

Response

This note has been added to the utility plan sheets to contractor/owner.

Please be aware that a directive from the Fire Marshal is in effect for all new buildings.

The Fire Marshal has required, per Code, that a third party will verify before (at building plan review as a model) or after (prior to Fire Final inspection) construction that the building meets the requirements of NFAP 72 for radio signal strength.

Response

This note has been added to the utility plan sheets to contractor/owner.

If the building is non-compliant, the owner and/or the contractor is responsible to meet the code requirements, per NFPA 1221, prior to the Fire Final inspection.

***** Please acknowledge on the cover sheet of proposed site plans.

Response

Note has been provided on the cover sheet as requested.

NFPA 1-18.2.2.2 Access to Gated Subdivisions or Developments. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

***** Please add to note #10 that an EVAC system will be installed. A key card/fob is not accessible for emergency access.

Response

Note has been added as requested.

NFPA 1-18.2.3.5.6.2, The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), or the design limitations of the fire apparatus of the fire

department and shall be subject to approval by the AHJ.

***** Please show the proposed driveway and the areas which connect to the existing roadways within the development do not exceed a 5% slope

Response

Please see driveway slopes on the plans as required. All access points were installed as part of Phase 1 of the site. See Cross Section I-I on Sheet C-14.

NFPA 24-6.1.1 All valves controlling connections to water supplies and to supply pipes to sprinklers shall be listed indicating valves, except as permitted by 6.1.1.3 and 6.1.1.4.

***** Please supply PIVs in the lines to the sprinkler system before the FDCs. The FDCs will have to be re-configured to accommodate the PIVs.

Response

PIVs have been added to the fire lines prior to the FDC connections.

There should not be any gate valves between the FDC and the building service. Please remove them.

NFPA 24-7.1.1.2 A control valve shall be installed in the hydrant connection.

***** Please supply gate valves at all hydrant connections to provide hydrant maintenance to occur without shutting down the entire system.

Response

Private Fire Hydrant Assemblies now labeled to included gate valve.

HORTICULTURE

Date: 09/14/2021

Reviewed By: Dana Moller

RAI

Phone #: 239-573-3190

E-mail: dmoller@capecoral.gov

1. Show zoning district and future land use classification for all abutting parcels per LDC (Land Development Code), Section 5.5.6.B.2.

Response

The zoning future land use classification abutting all parcels around the site has been provided on each LA sheet accordingly.

2. Provide installation detail of root barriers and identify which tree are required root barriers per LDC, Section 5.5.6.B.11.

Response

A root barrier detail has been provided on sheet LA-01. A root barrier line has been added to the plans to depict locations of root barrier as requested.

3. Revise the Master Plant Schedule by identifying the Orange Geiger tree species as "A" (accent), per LDC, Section 5.5.6.B.3. Revise the canopy tree calculations as necessary.

Response

The master plant schedule has been revised and canopy tree calculations updated as necessary.

4. The clear trunks of palms are specified to be a minimum of 8ft. Revise the Master Plant Schedule by providing either 10 ft. clear trunk or overall height of 16ft. for all proposed palms to match the specifications listed in Landscape Note #4 and per LDC, Section 5.5.6.B.5. Additionally, identify which specification is provided (locations) on the landscape plan drawings per LDC, Section 5.5.6.B.11.

Response

The specification has been revised. As there are multiple locations on the plan where a palm can be 16' OA or 10' CT, it was easier to specify all at 10' CT.

5. The original approved Landscape Plan #SP18-0072 required a total of 867 canopy trees (or equivalent), whereby 586 canopy tree/equivalent were provided for Phase I and 281 canopy tree/equivalent were to be provided for Phase II. The Landscape Plan for Phase II; however, only provides 253 canopy tree/equivalent. Revise the Master Plant Schedule, canopy tree planting calculations and landscape drawings to ensure minimum canopy trees are being provided per LDC, Sections 5.5.6.B.11, 5.5.13.A.1 and SP18-0072.

Response

Please see revised plant calculation and plant legend meeting the 281 trees required.

6. Provide clear identification for the proposed light poles, onsite curbing (type), stop signs and identify locations and widths of each public utility easement per LDC, Section 5.5.6.B.8 and 5.5.6.B.14.

Response

Labels have been added to the plans as requested.

7. Provide locations and dimensions of all safe distance triangles (25 ft. x 10 ft. for driveways and 45 ft. x 45 ft. for main intersections) per LDC, Section 5.5.6.B.13 and City of Cape Coral Engineering Design Standards on sheet G-21 & G-22.

Response

Unsure why this is required as the access point on the north is existing as well as the landscape buffer is in place. The access point on the east is for emergency vehicles only (no residents or guests) and is also existing. The triangles have been provided regardless.

8. Revise the landscape plan drawings to show dimensions for parking lot islands and square footage calculations for off-street landscaped areas per LDC, Section 5.5.6.B.11 and 5.5.13.C.3.c.

Response

Provided as required.

9. Although some notes exist regarding planting of Vehicle Use Areas, revise the landscape plan drawings by providing corresponding "hatched" symbology for parking landscape islands and northwest portions of the lake to show (sod) per LDC, Section 5.5.6.B.5.

Response

The note regarding the vehicular use areas (hatched) has been revised to allow for the planting of sod, shrubs and/or groundcover.

10. Provide methods to remove and control invasive exotic plants per LDC, Section 5.5.9.

Response

A note has been added to sheet LA-01 concerning the removal of invasives. The method will be up to the contractor to determine which is the best case for the project. The good news is that this project is existing, has been cleared and if there are any exotics are emergent only.

PLANNING

Date: 09/16/2021

Reviewed By: Mike Struve

RAI

Phone #: 239-242-3255

E-mail: mstruve@capecoral.gov

Please cloud all future changes to all affected sheets.

1. On the Phasing Plan (Sheet C-07) please relabel Phases 1-4 to read instead Phases 2a-2d, respectively, to be consistent with the phasing plan approved with the PUD.

Response

The buildings have been re-labeled accordingly.

2. Please provide a categorization of open spaces areas that collectively add up to 8.41 acres as reported on Sheet C-08.

Response

The categorization of open space is the same categories as provided in the zoning ordinance. The site data table as provided clearly depicts this information. Not sure what else to provide.

3. Provide a detail of the proposed perimeter fence that shows the height, design, and fence materials consistent with Condition #18 in Ordinance 31-21.

Response

Within the ordinance of the PUD the height, design and materials were choices. Notes have been provided on the plans providing direction to the owner as to their options. See site plan sheets C-

09 & C-10 Note #7.

4. The landscape plan is incomplete as the entire southwest quadrant of the site is not shown.

Response

Please note that the landscape plan was complete as the southwest quadrant of the site did not have any changes, plantings, etc. There was nothing in the PUD conditions that changed that portion of the site. Regardless the sheet has been added.

5. There are at least two areas appearing on Sheet LA-02 where canopy trees have not been provided every 30 feet along walkways of the site as required by Condition No. 10. Please readjust or add additional trees as needed to meet this spacing requirement.

Please note that palm trees cannot be utilized to satisfy this requirement.

Response

We placed 30' circles over all canopy trees along the paths and other than one small spot by the 2nd club site there is no location not within the 30' radius as required. Please note that this requirement as discussed during the PUD should not include the walkways directly adjacent to the front of the buildings near the parking areas. It is impossible to place canopy trees between the sidewalk and the building as that should not be the intentions of that. This project mimics the landscaping and design of the 1st phase, which should be noted was built above and beyond code requirements.

6. Please provide an insert (refer to Comment #4) that shows compliance with Condition #8 that requires Florida Royal Palms to be planted on the north side of the project entrance to balance the number of palms planted earlier on the south side of SW 23rd Lane.

Response

Please see sheet LA-04 for the area in question. Reviewer can also reference the approved landscape record drawings for the first phase of the development depicting the royal palms meeting condition #8.

7. Provide the percentage of glazing for each side of the clubhouse as measured from grade to a height of 10 feet. Minimum glazing requirements are as follows: front or east elevation – 25%; north and south elevations – 15%.

Response

Please attached revised elevations.

8. Provide representative, scaled elevations for the multi-family buildings for Phase 2. The elevations should show the maximum building height on the multi-family buildings as measured from the as the vertical distance between the lowest finished floor elevation and the lowest point of the highest horizontal eave

Response

Please see revised elevations.

9. Provide a detail of the trash compactor that shows interior dimensions (length and width) of this facility. See LDC, 5.1.15.

Response

Please see separate plan for the trash compactor as requested.

10. Please the minimum living areas for the one-, two-, and three-bedroom units.

Response

The minimum living areas have been provided on sheet C-08 as requested.

11. Provide a detail of a representative free-standing light that demonstrates the light will be shielded and directed downward to reduce glare and minimize light trespass from the site.

Response

Please see lighting photometric plans that depict that the proposed light fixtures meet the requirements of the land development code.

Informational Comments

1. The free-standing sign shown at the southeast corner of the site will require a separate permit and review.

Response

Understood, thank you.

2. The perimeter fence will require a fence permit from the Building Division.

Response

Understood, thank you.

3. The maintenance building is considered an accessory building and is therefore not required to comply with the nonresidential design standards.

Response

Thank you for the information.

SITE DEVELOPMENT

Date: 09/15/2021

Reviewed By: Greg Harder

RAI

Phone #: 239-573-3165

E-mail: gharder@capecoral.gov

1. Please provide a copy of your SFWMD permit modification. Show that discharge is still under the city's maximum of 0.1 cfs/acre with the redesigned control structure.

Response

Please note that the site has a master stormwater management system in place and was approved for the entire project. No changes were/are proposed to require a modification.

2. Please provide design grades for proposed swale grading along SW 23rd St. Include justification for raising Inlet bleeder/grate elevations.

Response

Please see revised plan with design grades for the proposed swale grading along SW 23rd St. as requested. Inlet has been revised on the plans to keep existing design elevations. See Sheet C-22.

3. Show on proposed replacement inlet 2 bleeders E, W same as existing.

Response

Please see revised plan with replacement inlet 2 bleeders same as existing. See Sheet C-22.

4. Existing inlet proposed to be moved on SW 23rd Street also has an existing pipe running south per city GIS. Proposed new inlet location is not compatible with this existing pipe.

Response

Please see revised design for the existing and proposed drainage modifications in question. See Sheet C-22.

5. All pipes and all invert elevations should be labeled on both new and existing inlet.

Response

Please see revised construction plan showing existing conditions and proposed inlet with inverts listed. See Sheet C-22.

6. Please provide additional elevation information for back of right of way into 2300 SW 23rd St, and 2301 Surfside Blvd.

Response

Please see revised existing conditions with additional topo information. See Sheet C-22.

7. Please provide design elevations on the proposed sidewalk along SW 23rd St.

Response

Please see design elevations on the proposed sidewalk along SW 23rd St. as requested. See Sheet C-22.

8. Please provide cross section for right of way improvements along SW 23rd St. showing maximum allowable slopes in compliance with EDS.

Response

Please see revised plans with necessary cross sections as requested. See Sheet C-22 and C-23.

9. Maintenance building on west side of lake seems to extend into lake slope please provide cross section at this location to detail transition.

Response

This building will have a stem wall to allow for the location of the building. A cross section has been provided depicting the proposed condition. See cross section J-J.

10. Traffic for the combined phases was reviewed in the PUD19-0001 and no further transportation improvements are required.

Response

Thank you.

UTILITIES SDR

Date: 08/30/2021

Reviewed By: Byron Taylor

RAI

Phone #: 239-573-3039

E-mail: btaylor@capecoral.gov

1. Please provide the engineers estimated flow demands (daily usage) for potable water, irrigation water and sanitary sewer on the utility plan.

Response

Please see attached flow demands for utilities as requested.

2. Although all internal utilities are private please consider the following:

A) Adding cardinal directions to the sanitary sewer manhole inverts

Response

Cardinal directions have been added to all sanitary sewer manhole inverts.

B) Proposed manhole 14 does not provide a 0.10 ft fall across the invert

Response

The design has been modified and required 0.10 ft fall across the manhole has been provided.

C) Based on the provided record drawings for Phase 1 – the drainage pipe from CS-2 to lake 2 is a 24" ADS pipe at an invert of elevation 1.70 ft. In the Phase 2 plans it states the TOP of the 24" ADS pipe elevation is 1.53 ft, please clarify. Also, at this conflict it states the bottom of the 8" sewer main = 1.56 ft; I believe this is the TOP of the 8" sewer.

Response

Please note that the invert elevation of 1.70 was mislabel. The corrected label of -1.70 has been provided.

D) Based on the provided record drawings for Phase 1 – drainage structure S-33 has invert elevations of 2.34 ft (W) and 2.17 ft (S). The proposed plans state at the gravity sewer crossing the TOP of the 24" ADS pipe is at elevation 1.86 ft, please clarify.

Response

The design has been modified and the crossing has been revised accordingly.

E) The service lateral, just north of sanitary sewer manhole 15, has two identical call outs for the two separate clean outs proposed clean-outs – Rim=9.7 and Invert=6.5

Response

Plans have been revised to show updated clean-out elevations.

F) End the proposed 3" potable line for the covered carwash area out of the proposed concrete area.

Response

Provided as requested. Per MEP the size has been revised accordingly.

G) Identify the sanitary sewer as 8" PVC DR-26

Response

All sanitary sewer main line is now identified as 8" PVC (SDR-26).

Per MEP the sanitary sewer line from the maintenance building is a 4" line.

I) The record drawing identifies the pipe exiting structure S-25 as a 24" ADS however on the proposed plans it identifies the pipe as an 18" ADS on sheet C-17.

Response

We just checked the record drawings and the pipes exiting and entering structure S-25 are labeled correctly in our plan set. We do not see the discrepancy.

J) The Phase 1 plan identified sanitary sewer manhole #9 is now identified as sanitary sewer manhole #16 in Phase 2. Phase 1 plans shows the sanitary sewer flowing from manhole #9 at invert elevation 6.08 ft south to manhole #10 with invert elevation 4.21 ft. The Phase 2 plans indicate removing Ph1 manhole 10 and approximately 75 lf of gravity main, installing a manhole (Ph2 MH 15) with an invert of 2.75 ft and flowing north to the now existing manhole.

Response

The sanitary design has changed since phase 1 was completed. Manhole 9 and the existing pipe is to be removed and replaced changing the direction of the flow to go north. Not sure what the confusion is as the plans clearly show these changes.

K) Utilize the record drawing information for design or clarify the conflicting information.

Response

The information on the utility plans coincides with the record drawings. See previous responses.

3. Incorporate UCD redlines and comments.

Response

The redlines have been incorporated into the revised drawings. Thank you for providing mark ups.

UTILITIES UCD

Date: 08/26/2021

Reviewed By: Jeremy McIlwain

RAI

Wayne Boler Utilities Chief Engineering Inspector / Jeremy McIlwain Utilities Plan Reviewer

Phone #: 239-574-0738

E-mail: wboler@capecoral.gov / jmcilwai@capecoral.gov

1. I have placed a Redlined PDF of the Utility Sheets into the attachments of Trakit. Please utilize the PDF pages and the following comments to make the required corrections.

Response

Thank you. Redlines have been incorporated.

2. PLEASE PROVIDE THE ENGINEERS ESTIMATED FLOW DEMANDS (DAILY USAGE) FOR POTABLE WATER, IRRIGATION WATER AND SANITARY SEWER ON THE UTILITY PAGE OF THE SITE PLANS.

Response

Flow demand estimate has been provided on the utility plans accordingly.

3. Add Public to the City owned Fire Hydrant labels.

Response

Added as requested.

4. Show and label the missing City owned Fire Hydrant.

Response

Added as requested.

5. Add End of City Ownership and Maintenance to the Sanitary Sewer connection point.

Response

Added note as requested.

If you should have any comments or concerns, please do not hesitate to contact us at (239) 226-0024 or Brians@en-site.com.

Sincerely,



Brian R. Smith
Project Manager