



# Leon County

## Board of County Commissioners

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Development Support & Environmental Management  
Renaissance Center, 2<sup>nd</sup> Floor  
435 North Macomb Street  
Tallahassee, FL 32301-1019

Commissioners  
JIMBO JACKSON  
District 2  
Chairman

July 30, 2019

BRYAN DESLOGE  
District 4  
Vice Chairman

Urban Catalyst Consultants  
Attn.: Brad Bogue, P.E.  
2851 Remington Green Circle, Suite D  
Tallahassee, FL 32308

BILL PROCTOR  
District 1

**Re.: First Notice of Application Deficiency (N.A.D. #1)  
Environmental Management Permit (LEM19-00057)  
Fletcher Oaks  
Parcel ID No.: 11-24-20-415-0000**

RICK MINOR  
District 3

Dear Mr. Bogue,

KRISTIN DOZIER  
District 5

We have completed our review of the Environmental Management Permit (EMP) application that was received on July 18, 2019. The following is a list of items that need to be addressed to allow for approval of the EMP.

MARY ANN LINDLEY  
At-Large

NICK MADDOX  
At-Large

**General Comments:**

VINCENT S. LONG  
County Administrator

1. A Driveway Connection Permit is required for this project and must be issued prior to commencement of construction activities. No application has been submitted for the Driveway Connection at this time.
2. Provide a draft of the easement language for the conservation easement and associated management plan. Prior to permit approval and issuance, this document and supporting survey/exhibits shall be executed and submitted to our office.
3. Show proposed building footprints with Finished Floor Elevations for each lot. Provide notes regarding the construction of the building foundations and how they will meet the requirement that the finished floor shall be constructed a minimum of 1 foot higher than finished grade 5 feet from the foundation.

HERBERT W.A. THIELE  
County Attorney

**EAR Comments:**

4. Provide stage v time and flow rate v time graphs for the perc link that demonstrate the drawdown of the retained volume. The graph range should continue until the pond is empty. This information will be provided to Public Works to be used when gauging the operation of the facility.
5. Revise the Post-Development Basin Map. The On-site basin boundary still reflects the area removed from the floodplain.
6. The EAR narrative refers to 98 single family lots as part of the proposed conditions. Revise the EAR to reflect the approved site plan.
7. Provide a table of the rainfall amounts used for each storm event.
8. The elevations of many tops and some inverts of the drainage structures in the Storm Sewers report and the storm structures tables in the plans do not match. Please revise one or both so that the information in the report and the plans is consistent.

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**Construction Plans Comments:**

9. The General Notes Sheet is not included in the Table of Contents. There are two sheets numbered C-111.
10. Show the existing septic tank and drain field on the Existing Conditions and Demolition and Erosion Control Plans.
11. There are two Construction Sequences within the plan set. One located on the General Notes Sheet and one on Sheet C-103. Remove one from the plan set. Provide a step in the Construction Sequence to make sure that all initial site work shall be limited to that necessary for the construction of the SWMF. Once the facility is tested, results concur with your design, and you submit certification of such, Leon County will issue a written notice to proceed with the remainder of the project/Site work activities.
12. The tree sizes on Sheet C-103 are different than those on Sheet TR1.0. The sizes in the debit and credit tables on Sheet C-103 do not match the tree sizes on the same sheet. Revise the tables.
13. Coordinate with the arborist so that their plan matches the rest of the plan set. The Arborist plan is not indicating the same number of trees remaining and being removed as sheet C-103.
14. **C-104.** Remove Note 2 RE: exfiltration trenches on sheet C-104. It does not apply to this project.
15. **C-104.** Add Note 1 RE: keeping heavy equipment off the pond bottom to the General Notes Sheet as well.
16. **C-104.** The additional note is not necessary. This is the Environmental Management set.
17. **C-105.** Add a note that all property not included in the lots or dedicated to Leon County shall be dedicated to the HOA.
18. **C-105.** Provide dimensioning for the conservation easement boundary.
19. **C-106.** The curb cut and driveway apron for the SWMF access appears to extend outside the Drainage Easement.
20. **C-106.** Remove the sidewalk from the median in the Northeast cul-de-sac. Extend the sidewalk from the SWMF directly across Fletcher Oaks Drive.
21. **C-109.** Three of the pipes crossing Grand Oaks Road are called out as 12" RCP. The minimum pipe diameter required by Leon County Public Works is 18".
22. **C-109.** Revise the grading of the cul-de-sac at the south end of Stately Oaks Place. The grading plan is not clear and has the potential to become a low spot where stormwater can pond.
23. **C-109.** Provide curb and gutter along the south and east edge of the pump station driveway as an additional factor of safety in preventing any contamination of the water body to the east.
24. **C-110.** Provide an elevation for the top of structure SD #27 on the Grading Plan and provide that same Elevation in the structure table.
25. **C-110.** Provide a note regarding the grading of the swale along the north edge of the property line that grading for the swale be kept out of the buffer.

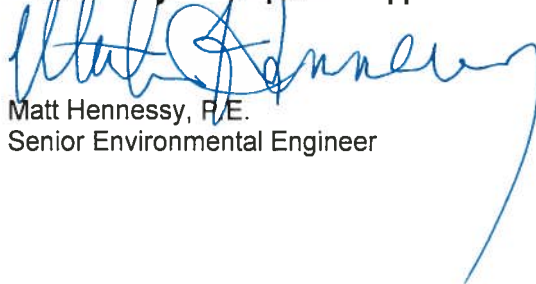
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26. **C-110.** Provide dimensions for the following potential storm and sanitary sewer conflicts:
  - a. M.H.#2 to M.H.#3
  - b. M.H.#3 to M.H.#4
  - c. M.H.#8 to M.H.#12
  - d. M.H.#13 to M.H.#14 and the SWMF outfall
  - e. M.H.#12 to M.H.#13 and the discharge to the SWMF.
27. **C-112.** Relocate the two street trees located in the on-street parking on Native Oak Drive.
28. **C-113.** Revise the Control Structure 100 Detail so that more accurately reflects actual conditions. The detail shows the bottom of the structure below the bottom of the pond.
29. **C-113.** Provide a detail of the attachment of the skimmer to the structure. FDOT Index 240 not necessarily applicable to this application.
30. **C-113.** Revise the stage elevations in the Pond 100 Cross Section and the Control Structure 100 Detail to be consistent with the EAR.
31. **C-113.** Provide a staff gauge for the SWMF on the plans.
32. **C-113.** Shorten the drainage easement along the SWMF outfall. The easement can stop at the end of the riprap and grading. Be sure that the drainage and conservation easement do not overlap each other.

Additional items may arise during subsequent reviews after revised plans and calculations have been reviewed. The Site Plan for this project has not been finalized which may generate additional comments. The Site Plan must be finalized prior to issuance of the EMP.

With Regards,

**Leon County Development Support & Environmental Management**



Matt Hennessy, P.E.  
Senior Environmental Engineer