

PROJECT: BRITTANY BAY PARK PROJECT  
DRB20-599

RESPONSE TO COMMENTS PROVIDED BY DRB REVIEW DATED ON

**PLAN ADDRESS:** 6444 Indian Creek Dr

**PARCEL:** 0232110070750

**DESCRIPTION:** Site improvements to the Brittany Bay Parkas covered by DRB16-0101, to include rehabilitation of the existing seawall, incorporation of a living shoreline, and construction of one viewing platform, plus the replacement of exercise equipment, benches, bike racks and other furnishing, and upgrading the lighting throughout the park.

## Urban Forestry Group Review

1. **Tree Disposition and Survey are outdated and need to be revised.**  
To be provided to the Urban Forestry Department.
2. **Tree protection needs to be shown on plans. All I see are details.**  
Notes shall be included in the demolition, grading/site and erosion control plan to reference landscape tree protection notes and detail.
3. **Proposed Pathway will impact trees. All existing trees shall be preserved unless approved by Urban Forester through proper documentation.**  
Majority of the pathways are being replaced in their current location to minimize impact on existing trees. Where the location is shifted. We will work with Urban Forestry to minimize impact on existing trees. The tree permit will be updated as may be required.
4. **Structural Soils and or Suspended Pavements shall be looked at as a means of design.**  
Where appropriate we will work with Urban Forestry, to create a system for the installation of the walkway that will minimize the impact on existing trees.
5. **All Design measures must take place to preserve existing tree canopy.**  
All the design measures have been taken to preserve the existing tree canopy.
6. **Was a Tree Resource evaluation conducted for this site? when was the last one completed?**  
Shall be provided.
7. **We will have additional comments related to the living shoreline for DRC meeting**  
The comments will be addressed at this moment.

## DRB Admin Review

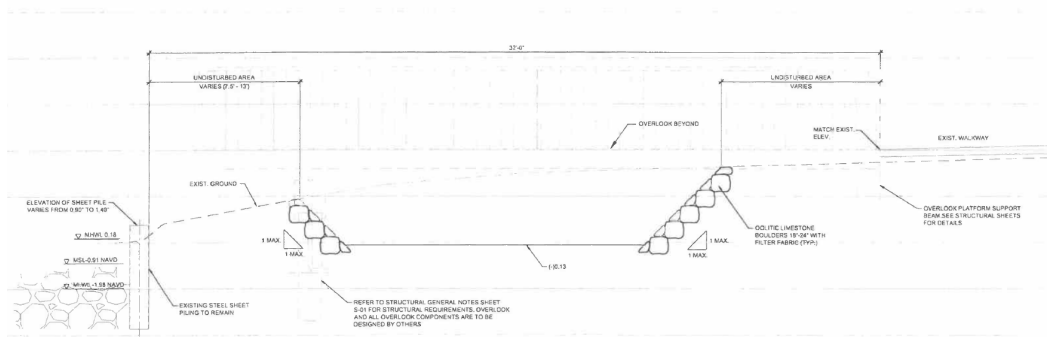
8. **Radius Map is missing.**  
Document has been included as 10-12-2020 Radius Map.

## Planning Review – Deficiencies in architectural presentation

9. Add red dashed setback lines (RM2: front-20', rear Non-oceanfront lots—10% of lot depth, sides 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width) to site plans and L3.  
See site plans and L3 plan showing the setbacks.
10. All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY'.  
All PDF's have been renamed accordingly.
11. Document Name'. For example, if the deadline for the first submittal is July 20, 2020 the file name would be '07-20-2020 Application'.  
All PDF's have been renamed accordingly.
12. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer.  
All PDF's have been renamed accordingly.
13. The file name cannot be changed, and the file cannot be deleted once it is uploaded. Please use names for the most common types of files. All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.  
All PDF's have been renamed accordingly.
14. MISSING: Material Board Sheet of proposed materials for the overlook.  
See attached sheet showing the proposed materials for the overlook.
15. MISSING: Add additional sheets of color photos (max 4 to a page) of park site.  
Document has been included as "10-12-2020 Color photos".
16. Identify all proposed signage (park identifier name, and educational signage).  
To be provided.
17. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.  
"Final Submittal" has been added to front cover title and the drawings have been dated.
18. Add narrative response sheet.  
Narrative response is included.

## Parks and Rec Review – Deficiencies in architectural presentation

19. C-04 Persons should not be able to access areas beneath the overlook. Possible solution is to fill in the area from the walkway connection to the eastern rip rap boundary under the overlook so that there is no space left there.  
The area beneath the overlook is not conducive to occupation as the system is designed to received up to 2" of water twice per day on high tide. In addition we are installing mangrove material and native landscape that will fill area under the overlook.  
The access is difficult as the sides of the ravine is made with oolitic limestone, varying width and steep side slopes making it difficult to access See below:



20. C-09 Backflow cages must be provided for backflow preventors. Color is to be black.  
Black backflow enclosure called out in details on sheet C-09.
21. S-03. What is the material being proposed for the railing? (Hard to read details). If the material is to be metal, the gauge is to be 0.125 and must be marine grade stainless steel to withstand the harsh environment adjacent to the water. If the railings are composed of a composite material, please specify the manufacturer and color being proposed.  
The overlook rails are not metal, they shall be composite, manufactured by Trex Company, Inc. Samples will be provided.
22. Decking material – please specify the material. If this is a composite material, please specify the manufacturer and color being proposed.  
The decking at the overlook shall be composite boards, manufactured by Trex Company, Inc. Samples will be provided.
23. L-3: Please ensure that all benches are located in shaded areas or provide additional shade trees for those benches where no shade/trees are proposed.  
Benches and exercise equipment will be located, shaded by existing and proposed trees in a manner not to affect the trees. New trees will be 10' from the edge if paths and pads.
24. L-5.1: Skate stoppers are required to be installed along entire length of existing seatwall.  
They should be stainless steel.  
Stainless steel skate stoppers have been added, for reference see sheets C-03, C-04 and C-05. The product data sheet has also been provided.
25. L-11: Drinking Fountain – Model should include the SS designation (10145-18SMSS). The “SS” designates that this is stainless steel. The color of the drinking fountain is to be CHROME which is only available with stainless steel model.  
Drinking fountain model has been modified as requested, see sheet L-11 for reference, and sheet L-7 has been revised as well to add “chrome” to add color/pattern/finish column for drinking fountain.
26. L-12: Backflow enclosure color is specified as silver on this page, change color to be black.  
Enclosure color has been revised to black, see sheet L-12 for reference.
27. L-12 Irrigation system timer to be rainbird brand.  
The irrigation system brand has been changed to Rainbird. See sheets L-12 for reference.

28. L-13: New pump to be provided for the park. None is listed.

The water meter and pipe sizes, that is connected to each controller is sufficiently sizes to maintain the pressure needed for irrigation, consequently no pump is required.

29. L-14: Zone valve detail – all valves should be marked with the zone numbers on them.

Valve Installation note on Sheet L-16 includes marking valves. Zone numbers are shown in irrigation box covers with the first number on the top left is the station/zone/valve number.

30. E-5.0: Electrical panel to be enclosed for safety and to prevent tampering with equipment. Enclosure to be black vinyl coated fencing.

Landscaping is also to be provided around the fencing.

The addition of a fence at the panel location will block the access to the A/C units. Nema keyed electrical panel enclosures will be installed and landscape around the panel will be planted as well.

31. RENDERINGS: Renderings show 3 overlook locations. Plans show 1 overlook location. Please confirm the number of outlooks are as per the plans (1), the rendering (3).

The contractor will install one overlook following permitting plans. Initially the idea was to install three (3) but reduced to one (1) per comments received from DERM and Army Corp of Engineers.