LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

6/14/2007

BCI ENGINEERS & SCIENTISTS, INC.
506 S. HIGHWAY 27, SUITE A
MINNEOLA , FL 34715-

Re: Project No. 2007040003, **Application No.** 919

Description: UMATILLA FLOORING
4,800 SQ FT COMMERCIAL BUILDING

Dear BCI ENGINEERS & SCIENTISTS, INC. :

Your **Site Plan** application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)
- Revised sheets shall have revision dates in the title block.
- Plan revisions must be either circled or their location indicated in the written response letter.
2. Provide a written response to all comments.
3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.
4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a $100 Plan Revision fee.
5. When all requested information has been received, it will be circulated to the DRS staff for review.

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

PLANNING & COMMUNITY DESIGN-KAREN ROSICK (352)343-9739 EXT 5567
Rejection Comments

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00
Remarks: 1st review KR 6-07-2007

Cover page:
Please add the complete legal description of the property to the cover page.

Please add the area of the property shown in square feet and in acres on sheet five (5).

Please add calculations for floor area ratio (FAR) and impervious surface ratio (ISR) on sheet five (5).

Please indicate traffic circulation on sheet five (5).

Please indicate use or zoning classification of adjacencies properties on sheet five (5)

Please add the required three (3) bicycle spaces and label on sheet five (5).

Parking: Lake County requires retail to have a minimum number of parking spaces as one (1) space per two hundred (200) square feet of gross leaseable area. The minimum parking spaces for this project is 24 spaces. The plan for this project has five (5) spaces more than what is required. Please consider removing additional impervious parking spaces and replace with pervious material.

Informational Comments

Item:
Remarks:

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041
Rejection Comments

Item: OFF-SITE ROAD IMPROVEMENTS
Remarks: Please provide the appropriate taper and radii for the commercial driveway entrance.

Item: SIGNED AND SEALED GEOTECHNICAL SOILS REPORT
Remarks: Please provide at least 2 bore test for retention ponds/swales.

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT
Remarks: St. Johns River Water Management District Permit is required before the final approval.

Informational Comments

Item: ACCESS MANAGEMENT (IF APPLICABLE) AND COMMERCIAL CONNECTION SPACING
Remarks: FDOT driveway permits are required before the final approval. The determination of the access management will be done by FDOT.

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)
Remarks: FDOT driveway permits are required before the final approval.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST
Remarks: Site fronts on SR 19, no right of way requested.

Thanks,

Judith Law
Right of Way Agent
Lake County
Department of Public Works
437 Ardice Av.
Eustis, FL 32726
(352) 483-9065
jlaw@lakecountyfl.gov

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788
Rejection Comments

Item: FIRE HYDRANTS MUST BE INSTALLED, TESTED AND ACCEPTED PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
Remarks: 1st review BDH Rejected 6-7-07

A fire hydrant is indicated but the plan indicates that central water is not available.

The plans also indicate a siamese connection. Is the building sprinkled? Please clarify.

Item: DRAFT - WATER STORAGE TANK. MUST BE INSTALLED, TESTED AND ACCEPTED BEFORE BEGINNING OF CONSTRUCTION.
Remarks: 1st review BDH rejected 6-7-07

The response letter includes calculations for a tank, however a tank is not indicated on the plans.

If a tank is used, indicate location of the tank, size of tank, and all required connections. Include a copy of the Lake County Tank Specifications on the plans.

The tank and connections shall be located at least 75' away from the building.

Include a note on the plans that a permit is required prior to the installation of the tank.

Informational Comments

Item:
Remarks:

Review Status: REJECT

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130
Rejection Comments

Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL
Remarks: 06/11/07 - Specify whether water retention area is engineered to be normally wet or dry. Show all wells and septic systems within 100-feet of property lines. -MJB-

Item: SURROUNDING FEATURES (WELLS ETC.)
Remarks: 06/11/07 - Show all wells and septic systems within 100-feet of property lines. -MJB-

Informational Comments

Item:
Remarks:

Review Status: REJECT

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776
Rejection Comments

Item: WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:
Remarks: 06/14/2007 SC
A revised Environmental Assessment meeting the requirements of Land Development Regulations 6.01 addressing uplands, wetlands and critical habitat needs to be re-submitted and no older than 6 months old.

Informational Comments

Item:
Remarks:

Review Status: REJECT

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487
Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW
Rejection Comments

Item: SOLID WASTE APPROVAL
Remarks: 6/13/07 - approval pending/jsm.

Informational Comments

Item:
Remarks:

Review Status: REJECT