



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

6/25/2008

THOMAS F. WILLIAMS
PO BOX 383
UMATILLA, FL 32784-0383

Re: Project No. 2008060011, Application No. 1181

Description: MEMORY HILL SUBDIVISION
Subdivision - 3 Residential Lots

Dear Mr. Williams:

Your preliminary plat application has been reviewed by the Lake County Development Review Staff. The review comments are attached for your reference to aid you in modifying your application to comply with the Lake County Comprehensive Plan and Land Development Regulations. Please address these comments at your earliest convenience and resubmit them for review.

The Development Review Staff will review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan and you will be contacted when your application has been approved if all comments were satisfactorily addressed.

Please provide a written response to all comments and provide four (4) signed and sealed sets of plans or revised pages for you to insert in the current plans. If your project is located within the Clermont Joint Planning Area (JPA) one (1) additional set is required. Please include revision dates in the title block and indicate plan revisions as revision clouds on the revised plans.

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

Sincerely,

Karen Ginsberg, Senior Planner/Case Manager
Division of Planning and Community Design
(352) 343-9739 x5756
e-mail: kginsberg@lakecountyfl.gov

Development Processing Section
(352) 343-9855

Signed in her Absence by Rick Hartenstein, Senior Planner

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

Project No. 2008060011, Application Request No. 1181

PLANNING & COMMUNITY DESIGN DIVISION Karen Ginsberg-352-343-9739

Request for additional information:

Item: COMPLETED APPLICATION

- Acreage noted on the application may need to be corrected as it does not coincide with the information on the submitted plan. Please evaluate.
- As this site has right of way, the gross and net acreage should not be the same. Please evaluate 14(a) and 14(b) on the application and correct as necessary.

Item: PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04

- Please correct Note 1 to refer to OR Book 605, Page 1203. This is the correct deed for this property.
- Please outline Tract A. As shown, it does not appear to have a boundary.
- Please add east-west dimension for Tract A.
- Please show acreage for Tract A.
- Please show both the net and gross acreage for this parcel. The calculation should account for the right of way within Tract A.
- Note 6 states that the property is 15.59 acres. The application states that the property is 16.5 acres. Please correct as necessary. The two figures should be the same.
- Please review dimensions on the north property line and clarify as $(350.98 + 864.47)$ does not equal $(377.18 + 871.45)$.
- The property appears to narrow from east to west. Please show the north-south dimension on Lot 3 at the point where the access corridor opens onto the main bulk of the lot.
- Please show building setbacks on each lot. Setbacks for R-1 zoning are as following:
 - Roads other than state, federal, and County secondary highways shall maintain, for any structure, a setback of 62 feet from the centerline or the road or 25 feet from the road right of way, whichever is greater (LDR Table 3.02.05).
 - Single family homes within the R1 zoning district shall have a ten (10) foot side

and rear setback (LDR Table 3.02.05).

- The maximum Impervious Surface Ratio (ISR) within the R-1 zoning district is 0.30 or 30%. Please note the maximum ISR within the note section.

Informational Comments

Item: TAX RECEIPT/PROPERTY RECORD CARD

- Please note that the correct warranty deed can be found in Lake County OR Book 605, Page 1203.

Review Status: NEED MORE INFO

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

Request for additional information:

Item: ACCESS MANAGEMENT (IF APPLICABLE) AND COMMERCIAL CONNECTION SPACING

1. The proposed layout for the subdivision will need to be revised (If the flag lot is allowed) to have the flag lot either access from the middle of the other two lots (a joint access for all three lots) or access off from the north corner of Thrill Hill Road.
2. Provide a sight distance analysis for the access points for this subdivision. The Dolan Test return with concerns for sight distance please provide information/engineers analysis of the sight distances.

Item: ROAD DRAINAGE

The results of the Dolan Test for the proposed subdivision required the following for the stormwater drainage concerns. The swale drainage along Thrill Hill Road must be provided. Please clearly identify this requirement on the preliminary plat.

Item: DRAINAGE EASEMENTS V/S UNRESTRICTED MAINTENANCE ACCESS TO DRAINAGE FACILITIES

The lots will need 5 ft minimum drainage and utility easements along all side and rear lot lines. The easements maybe greater to meet the setbacks for the lots. Please include these on the preliminary plat plans.

Item: MASTER SUBDIVISION GRADING / TYPICAL LOT GRADING

Will there be any mass grading for these lots?

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -

Dolan Test results for right-of-way requirements is 33 ft from the centerline of the road. Please clearly show the existing and the dedication of the right-of-way on the preliminary-plat.

1. Site fronts on N. Thrill Hill Road (# 6280) w/25 feet of recorded R/W (50 feet total). Classified as a Local Road requiring 33 feet from centerline (66 feet total). Requesting a Dolan test (08-15).

2. Dolan Test information will be forwarded upon completion.

Informational Comments

Item: ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL PLAT APPROVAL.

All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

Review Status: NEED MORE INFO

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

No additional information requested at this time.

Review Status: APPROVED

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

Informational Comments

Item: WATER SUPPLY

Well permits to be obtained through the DOH. -MJB-

Item: WASTEWATER DISPOSAL

OSTDS permits to be obtained through the DOH. -MJB-

Review Status: APPROVED W/COMMENTS

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Informational Comments

Item: PROTECTED SPECIES

A copy of the issued Florida Fish & Wildlife Conservation Commission permit regarding the gopher tortoises on the property must be received prior to final plat.

Item: NATURAL UPLAND COMMUNITIES

The "sandhill community" mentioned in the Environmental Assessment was inspected during a site visit on June 24, 2007. Due to the historical agricultural use, the site will not be subjected to the preservation rules in Chapter 6 of Lake Counties Land Development Regulations.

Review Status: APPROVED W/COMMENTS

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Informational Comments

Item: TREE REMOVAL APPLICATION

Based on the appearance of numerous trees in the aerial a Tree Removal Permit MAY be needed depending on the access road locations in the future construction plans. Also if any protected trees will not be removed until the construction of the single family homes then please place a note on the future construction that states: "Future home sites will be responsible for securing individual Tree Removal Permits if any protected trees are removed for construction."

Review Status: APPROVED W/COMMENTS

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

No further comments at this time.

Review Status: APPROVED

CONCURRENCY - DEVELOPMENT REVIEW

Request for additional information:

Item: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

Parks analysis will be submitted for review after the staff has approved the plan.

Review Status: NEED MORE INFO

Cc: File (Proj#2008060011 AR#1181)
Steve Greene, AICP, Chief Planner
Wicks Consulting Services, Inc. 225 West Main Street Tavares FL 32778

DEPARTMENT OF PUBLIC WORKS

#08-15

MEMORANDUM

TO: Frederick J. Schneider, P.E., Engineering Director

FROM: Judy Law, Right of Way Agent *JL*

DATE: June 16, 2008

SUBJECT: Memory Hill Sub - Project # 2008060011-AR # 1181

ROUTING:
PATTI: 06/00/08
SHARON: 06/00/08
ROSS:
PATTI: 28-18-27

This property fronts on County Maintained N. Thrill Hill Road (#6280), please perform "Dolan Test" and advise. Thanks.

ROW: 25 feet from centerline (50 feet total).

Road Classification: Local Road

Standard: 33 feet from centerline or 66 feet total

Access Mng: Adequacy of access:

Current road surface: (clay/paved/asphalt)

Existing road width: Standard width required:

Existing road use:

Road on 5 year road program: (yes/no)

Background traffic (ADT): 4683

Site generated traffic (ADT): 29 Percent increase in traffic: 0.61%

Adopted Level of Service: D - 720

Trip Percent of Level of Service Standard: 0.42%

Turn lane(s) required (500 daily trips/50 peak hrs.):

Traffic safety concerns: Sight Distance.

Storm water drainage concerns:

Swale Drainage along road must be provided.

Comments: (1) Setback fences 33 feet from centerline of road, per Lake County LDR's

(2) Does it meet:

(a) Essential Nexus Test: Yes

(b) Rough Proportionality: Yes

No:

Require 33 ft. from Centerline.

Date:

6/23/08

Sign:

JL

*** The applicant may appeal the right of way requirement to the County Manager or designee. Further appeal may be made to the (BOA) Board of Adjustments.

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