



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

8/2/2007

RIDDLE-NEWMAN ENGINEERING, INC.  
115 NORTH CANAL STREET  
LEESBURG, FL 34748-

**Re: Project No. 2007040005, Application No. 921**

**Description:** BILTMORE PARK  
215 LOT SUBDIVISION

Dear RIDDLE-NEWMAN ENGINEERING, INC.:

Your **Preliminary Plat** 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

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](http://www.lakecountyfl.gov)*

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JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

**PLANNING & COMMUNITY DESIGN-KAREN ROSICK (352) 343-9739 EXT5567**

**Rejection Comments**

**Item:** PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04

**Remarks:** 2nd Review Karen Rosick 7/19/07

1. A Gopher tortoise survey will need to be completed prior to approval of construction plans.
2. The following items need to be placed in separate tracts, labeled, dedicated to HOA and noted as such on cover sheet: The Median on Biltmore Park Blvd., Recreation/Clubhouse area and Park area.
3. Note on cover sheet to whom the conservation easement will be dedicated to.
4. Please provide, show, and label area for bicycle parking at Clubhouse location.
5. Please consider providing a trail or path between lots 13 and 14 through the Recreation area to the Clubhouse.

**Informational Comments**

**Item:** LANDSCAPE PLAN MEETING REQUIREMENTS OF LDR 9.01.00

**Remarks:** 07/19/07 2nd Review Grant Wenrick

Please consider adding trees to the retention pond areas - requested but not required. Please consider any shape modifications to the retention ponds to a more natural rather than geometric look.

**Review Status:** REJECT

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

**Rejection Comments**

**Item:** TRAFFIC STUDY/TRANSPORTATION CONCURRENCY

**Remarks:** Provide traffic Study for County review

**Item:** 100 - YEAR FLOOD

**Remarks:** Show 100-year floodplain and elevation on plans. Letter of Map Revision may be required.

**Item:** CONCURRENCY (TRANSPORTATION & STORMWATER)

**Remarks:** To be determined after Traffic Study review.

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

**Remarks:** Any existing platted easements need to be vacated or shown on the final plat. Currently the Florida Statutes pertaining to platting provides that a replat automatically vacates these underlying easements, however, Section 336.09 & 336.10 still exist which require a public hearing and notification. Lake County requires the applicant to apply for a vacation of these easements prior to final plat. (Please contact Patti Harker with the Right of Way Department for information about the vacation process) .

### **Informational Comments**

**Item:** DRIVEWAY PERMIT (STATE AND/OR COUNTY)

**Remarks:** N/A at this time

**Item:** OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)

**Remarks:** see#3

**Item:** SOILS & GROUND WATER ELEVATION

**Remarks:** High ground water elevation and gumbo clay present in this area.

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

**Remarks:** 50' R/W dedication (from centerline) required - please see Fred Schneider Memorandum (Dolan Test)

**Review Status:** REJECT

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

### **Rejection Comments**

**Item:** STABILIZED DRIVABLE SURFACE 13'6" HIGH AND 20' WIDE TO WATER SOURCE AND BUILDING

**Remarks:** 1st review Rejected BDH 7-10-07

Provide an additional Fire Department Access Road per FFPC 1, 18.2.2.4

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

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), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Please indicate on the plans that the Fire Department Access Road shall be equipped with a gate, a Knox lock, and a sign indicating Emergency Access Only.

**Informational Comments**

**Item:**  
**Remarks:**

**Review Status:** REJECT

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

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:**  
**Remarks:**

**Review Status:** COMPLETE

**ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776**

**Rejection Comments**

**Item:** WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:

**Remarks:** 07/20/2007 SC

EA indicates some wetlands which were identified by their approximate jurisdictional wetland line. It was noted that all wetlands were to be placed into conservation easements. Appropriate wetland buffer and building setbacks from the WJL was noted on site plan.

Several lots appear to be platted into Clear Lake, please explain and justify the platting of surface waters.

Any required mitigation for cut canals that lead to small isolated wetland will be

permitted through the water management district.

As recommended by the EA a complete gopher tortoise survey and scrub jay survey shall be completed and appropriate permits obtained prior to approval of construction plans.

**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:** PUBLIC WORKS APPROVAL (TRANSPORTATION & STORM WATER

**Remarks:** 7/25/2007 - refer to Public Works review/jsm

"To be determined after Traffic Study review".

**Item:** SOLID WASTE APPROVAL

**Remarks:** 7/25/2007 - approval pending/jsm.

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

**Item:**

**Remarks:**

**Review Status:** REJECT

Enclosures: Frederick Schneider, Public Works Memorandum  
Alton Roane, JPA Comments - memorandum  
Roy Tremain, Eustis Fire Comments

# DEPARTMENT OF PUBLIC WORKS

#07-27

## MEMORANDUM

TO: Frederick J. Schneider, P.E., Engineering Director  
FROM: Judy Law, Right of Way Agent  
DATE: June 5, 2007  
SUBJECT: Biltmore Park (215 Lot Sub) - Project # 2007040005 - AR # 921

ROUTING:  
PATTI: 06/00/07  
JOHN: JM 06/00/07  
ROSS:  
PATTI:

This property fronts on County Maintained CR 44 (# 6068), please perform "Dolan Test" and advise. Thanks.

ROW: - 0 feet from centerline (0 feet total).

Road Classification: Rural Major Collector.

Standard: 50 feet from centerline or 100 feet total.

Access Mng: Adequacy of access:

Current road surface: (clay/paved/asphalt)

Existing road width: 24' Standard width required: 24'

Existing road use:

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

Background traffic (ADT): 11,036

Site generated traffic (ADT): 2058 Percent increase in traffic: 18.6%

Adopted Level of Service: D

Trip Percent of Level of Service Standard: 15.1%

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

Traffic safety concerns: Turn lanes Required

Storm water drainage concerns:

CR 44 must have skid drainage.

Comments: (1) Setback fences 50 feet from centerline of road, per Lake County LDR's

(2) Does it meet:

(a) Essential Nexus Test: Yes

(b) Rough Proportionality: Yes No:

Date:

7/23/07

Sign:

Require 50 ft. from centerline. Developer acquire subordination clause.

\*\*\* 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.

R:\Right of Way\Development Review\Forms\Dolans\NEWDOLAN.doc

## MEMORANDUM

TO: Alton Roane, AICP

CC: Chin Khor, Director of Public Services  
Frances Nipe, Planner II.

FROM: Erwin Gajentan, Director of Water

DATE: July 5, 2007

SUBJ: Biltmore Park Subdivision (Preliminary Plan)

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Upon review of the above referenced project, the following comments have been noted:

1. The preliminary plans lack much detail as to comment on water, sewer and reclaimed water specifications. Further review and comment by the City of Eustis Utilities is required before signing of FDEP General Permit to Construct Water or Sewer Systems.
2. Reclaimed water is available to this project and is located at the corner of CR 44 & CR 44A.
3. Water, sewer and reclaimed water shall be approved by the City of Eustis Commission before the utility permits and utility connections are made.
4. As-built drawings shall include U.S. survey feet coordinates for potable water valves, force main valves, sanitary manhole locations and reclaimed water valves to within two feet and shown on the as-built plan.
5. The plans do not show the locations of sewer laterals.
6. The plans do not show the locations of water service lines and reclaimed water service lines.
7. The locating wire splice shall be a water tight connection, no bare wire shall be exposed. Use Dryconn Direct bury lugs model #90120 (waterproof connectors) or approved equal. Submittals shall be reviewed and approved before installation.
8. Provide a detail note for the reclaimed water service box. The reclaimed water service/meter box shall be a Southeast Distributors plastic box Rhino MB-16 (reclaimed water model) purple color with the lid purple, embossed with RECLAIMED WATER and a touch read lid.

9. All reclaimed water curb stops shall be locked in the off position with a Sunstate Meter Lockseal #93280148 and cover seal #93210140.
10. All gravity sewer deeper than 10' shall be tested for shape and roundness with a mandrel test before the air test is completed. The developer shall use SDR 25 gravity sewer pipe in depths deeper than 10 feet.
11. Provide details of the existing well located on lot 43 as to the size, depth, if a St. John's Consumptive Use Permit exists for the well. The well shall be properly capped in accordance with SJRWMD requirements.
12. The existing house on lot 46 shall connect to city water, sewer and reclaimed water as part of this development.
13. Show the 10' drainage and utility easement along all property frontage and street right-of way preliminary plat sheet C2.2 & C3.1.
14. If reclaimed water is provided to public use areas, all reclaimed water use shall meet FDEP regulation Chapter 62-610 Reuse of Reclaimed Water and Land Application.
15. All utility construction shall be in accordance with the City of Eustis Utility Construction Specifications.

**Rosick, Karen**

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**From:** Tremain,Roy [TremainR@ci.eustis.fl.us]  
**Sent:** Monday, July 09, 2007 2:41 PM  
**To:** Roane,Alton; Selage,Chrissy; Noto, Steve; Nipe, Frances  
**Cc:** Khor, Chin; Konieczko, Larry  
**Subject:** Biltmore Park Subdivision Comments (County Area.)

Eustis Fire Department Comments regarding Biltmore Park Subdivision.

1. Noted 4 " proposed water line to serve the 10 residences on the N. E. corner of project. Suggest minimum of 6" line.
2. Noted no designation of an emergency access for 215 unit Subdivision. Uniform Fire Prevention Code requires an emergency access.  
Eustis Ordinance 06-27 requires a paved secondary means of access/egress for the subdivision. This may be gated and locked. Must carry signage for "Emergency Vehicles Only do not Block"  
On both entrances to emergency access/egress.