



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

10/4/2007

ASKEY HUGHEY, INC
PO BOX 420639
KISSIMMEE, FL 34744

Re: Project No. 2004010001, Application No. 993

Description: CAGAN CROSSINGS TOWN CENTER
Construction of a 612 Unit Apartment Complex

Dear ASKEY HUGHEY, 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

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

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 - Karen Rosick / Karen Ginsberg
9/18/07

Cover Sheet:

Cover sheet indicates that this is a construction plan submittal however the application indicates that this is a commercial site plan submittal. Please review and correct if needed.

The LDR's do not allow a provision for the phasing of site plans. Please indicate what you plan on building as one phase.

Please create a table on the cover sheet with the following information; the area of the property shown in square feet and in acres, zoning, future land use, provide the FAR and ISR, indicate number of parking spaces, indicate density of proposed site plan (i.e units per acre), construction acreage, acres in recreation, acres in easement, open space in acres and percent of open space,

Please demonstrate how plan will meet the DO Section 3C; "The development shall consist of no more than 8,000 dwelling units at an overall gross net density of 17.79 unites per acre with an overall gross density not to exceed 13.53 units per acre...

How many units of the PUD have been developed to date?

Please provide an aerial photograph, on cover sheet, no older than the most recent aeriels available with property boundaries overlain.

Please label sidewalks on site plan.

Please provide contour lines at (5) foot intervals.

Please label points of egress and ingress.

Please indicate traffic circulation on site plan.

Please indicate to whom the conservation easement (50 foot buffer from wetlands) is to be dedicated to.

Please indicate all proposed ground signs.

Informational Comments

Item: LANDSCAPE PLAN MEETING REQUIREMENTS OF LDR 9.01.00

Remarks: 10/01/07 2nd Review Grant Wenrick

** Landscape Plan is accepted as approved **

The following comments are informational...

Trees that are proposed near the street intersections must have a clear zone between 2-1/2' and 8' from the pavement elevation and be free from tree branch visibility obstructions.

Some trees may need to be shifted away from the proposed fire hydrants per detail No. 9 on sheet L-303.

Review Status: REJECT

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

Rejection Comments

Item: TRAFFIC STUDY/TRANSPORTATION CONCURRENCY

Remarks: Provide Cagan Crossing Blvd. US 27 intersection analysis.

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: St. Johns River Water Management District Permit is required before the final approval.

Item: OUT-FALL STRUCTURES (SPLASH PADS, METERED ENDS) AND ULTIMATE OUT-FALL

Remarks: Provide energy dissipating devices for all outfall pipes.

Item: EROSION CONTROL PLANS SHALL BE INCLUDED IN THE SITE PLANS SUBMITTAL

Remarks: The Erosion Control Notes need to be in compliance with Lake County Land Development Regulations not Osceola County. (Page 3A) Also please show plans to where the silt fence will be placed.

Informational Comments

Item: OFF-SITE ROAD IMPROVEMENTS

Remarks: Additional offsite improvements may be required.

Item: ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL SITE PLAN 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) .

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 9-19-07

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan.

Required hydrants shall be located so that all portions of the buildings can be reached as a fire truck would lay hose by approved fire lanes.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2 ' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants Shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA Rated capacity of 1500 gpm or greater

Class A Rated capacity of 1000-1499 gpm

Class B Rated capacity of 500-999 gpm
Class C Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:
Class AA Light Blue
Class Green
Class Orange
Class Red

Change note 5 to indicate the proper clearances.

Revise hydrant assembly detail to meet County Requirements.

Include the following note with the detail:

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2 ' clearance to each side and 4' clearance from the back.

Change Owner Operator Note. Lake County does not own or maintain the water system.

Item: CALCULATION FOR AMOUNT OF WATER REQUIRED BEFORE ACCEPTANCE OF ANY OF THE WATER SUPPLIES

Remarks: 1st review rejected BDH 9-19-07

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan.

Required hydrants shall be located so that all portions of the buildings can be reached as a fire truck would lay hose by approved fire lanes.

Change needed Fire Flow Note to indicate this requirement.

Resubmitt Hydraulic Modeling based on the required Fire Flow for the project.

Item: FIRE SPRINKLERS - EACH BUILDING

Remarks: 1st review Rejected BDH 8-19-07

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange, which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for Underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

FDC piping is indicated as a 2" line feeding a 6" line. Please revise.

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

Remarks: 1st review BDH Rejected 9-19-07

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

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.

Pavement shall be an unobstructed width of 20'.

Provide a truck movement plan indicating that all turns and roadways are adequate for a 50' long by 9' fire apparatus to maneuver throughout the project.

Provide a detail of the Traffic Circle.

Informational Comments

Item:
Remarks:

Review Status: REJECT

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

Item:
Remarks:

Informational Comments

Item: WATER SUPPLY

Remarks: 10/03/07 - Plans indicate central water supply through Southlake Utilities. - MJB-

Item: WASTEWATER DISPOSAL

Remarks: 10/03/07 - Plans indicate central sewer service through Southlake Utilities. - MJB-

Item: COMMERCIAL

Remarks: 10/03/07 - Public/commercial pool permitting shall be through the DOH regional engineer's office. -MJB-

Item: DELINEATED AREAS (GREEN SWAMP, EBD, ETC.)

Remarks: 10/03/07 - Possible EDB area (final determination through SJRWMD), any future wells (to include irrigation wells) to be permitted accordingly. -MJB-

Review Status: COMPLETE

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

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: PENDING

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: PENDING