



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

May 15, 2009

Jason Yates
200 Ocoee Apopka Road
Ocoee, FL 34761

Re: Project No. 2008110014, Application No. 1450

Description: Petrotech Southeast, Inc.
Twelve 35,000 Gallon Above-Ground Tanks and a New Septic System for the Existing Office/
Warehouse

Dear Mr. Yates:

Your site plan application has been reviewed by the Lake County Development Review Staff. These additional 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 insertion into the current plans. 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,

Rick Hartenstein, Senior Planner/Case Manager
Division of Planning and Community Design
(352) 343-9739 ext. 5400
e-mail: rhartenstein@lakecountyfl.gov

Jennifer Myers
Development Processing Section
(352) 343-9855

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JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN DIVISION

The following is a request for additional information:

Item: MEETING REQUIREMENTS OF LDR CH. 14.09.00

Remarks:

If a on-site ground sign for the business is proposed for the project, please show the location of the ground sign on the site plan. If no sign is proposed, please acknowledge this in your response to the staff comments letter.

Review Status: Need more information

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

The following is a request for additional information:

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY); OFF-SITE ROAD IMPROVEMENTS; RIGHT-OF-WAY SURVEY/RECORDS SURVEY (IF APPLICABLE)

Remarks:

A Commercial Driveway Permit and Apron will be required for the proposed site plan. Please submit the commercial driveway permit to Lake County Public Works before commencement of construction. Also, please revise the plans to include the driveway to be constructed to County Standards with minimum 50 ft radii and minimum width of 20 feet. The driveway apron should be built to the minimum of 2" S1 Asphalt, 8" Limerock Base with 98 percent compaction AASHTO T-180 Prime & Sanded, 12" Stabilized Subgrade LBR 40 with 98 percent compaction AASHTO T-180.

Item: STORMWATER CONCURRENCY; ST JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks:

Please provide the Department of Environmental Protection Permit before final approval of the site plan.

Review Status: Need more information

FIRE - GUTTING/SIKES (352) 343-9653 EXT. 5427

The following are provided as informational comments:

Item: ADD FIRE PROTECTIONS SYSTEMS NOTES FOR POINT OF SERVICE, TAMPER SWITCHES, AND SIGNAGE

Remarks:

NFPA 30 Chapter 22:

22.8 Fire Protection for Aboveground Storage Tanks:

22.8.1* A fire-extinguishing system in accordance with an applicable NFPA standard shall be provided or shall be available for vertical atmospheric fixed-roof storage tanks larger than 50,000 gal (190 m³) capacity, storing Class I liquids, if located in a congested area where there is an unusual exposure hazard to the tank from adjacent property or to adjacent property from the tank.

22.8.2 Fixed-roof tanks storing Class II or Class III liquids at temperatures below their flash points and floating-roof tanks storing any liquid shall not require protection when installed in accordance with this chapter.

Item: LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142)

Remarks:

Will need current testing results on existing dry hydrant prior to C/O.

Item: ADD NOTE ON PLAN FOR KNOX BOX, LOCK OR ACCESS SYSTEM PER NFPA 1 SECTION 10.12

Remarks:

All gates will require a knox lock.

Review Status: Approved with comments

HEALTH DEPARTMENT (352) 253-6130

The following are provided as informational comments:

Item: WATER SUPPLY

Remarks:

The existing potable well needs to be permitted as a limited use commercial well through LCHD. Maintain 100' setback from potable well to above ground storage tanks.

Item: WASTEWATER DISPOSAL

Remarks:

The existing septic system will need to have an existing system evaluation (for the small building) or be abandoned and have all plumbing connected to the proposed new system. The existing system connected to the large building will also need to be abandoned for construction of new system.

Item: COMMERCIAL

Remarks:

Commercial operating permits must be applied for both the potable well and the septic system. These systems will have required fees and will require annual inspections.

Item: SURROUNDING FEATURES (WELLS ETC.)

Remarks:

Show all existing wells and septic systems within 100' of property lines.

Review Status: Approved with comments

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

The following is a request for additional information:

Item: WETLANDS

Remarks:

1. Site Plan should indicate the following:
 - a. Wetland Jurisdictional Line (WJL)
 - b. 15' Upland Buffer Setback Line from WJL
 - c. 50' Building Setback Line from WJL

The following is an informational comment:

Item: ADDITIONAL INFORMATION NEEDED

Remarks:

Please show that the proposed storage tank is at least 100-ft from all wells located on and off the property.

Review Status: Need more information

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

No further comments at this time.

Review Status: Approved

CONCURRENCY MANAGEMENT/DEVELOPMENT PROCESSING

The following is an informational comment:

Item: CAPACITY AND ENCUMBRANCE

Remarks:

If you elect to reserve capacity, all capacity reservation fees must be paid prior to final approval. Please contact Development Processing for an estimate.

If you do not elect to reserve capacity, capacity and encumbrance will expire 3 months

from final approval date.

Review Status: Approved with comments

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

No further comments at this time.

Review Status: Approved

PUBLIC WORKS TRANSPORTATION

The following is a request for additional information:

Item: TRANSPORTATION CONCURRENCY

Remarks:

Please make changes to the "Request For Exemption From Full Transportation Concurrency Traffic Impact Study" on page 1 as follows:

Proposed Land Use : Manufacturing

ITE code: 140

Daily Trips: 8

PM Peak Hour Trips: 1

PM trips Enter: 1

PM trips Exit:

Review Status: Need more information

Cc: File (Proj#2008110014 AR#1450)
Steve Greene, AICP, Chief Planner
LAM Civil Engineering, Inc. Quang Lam, P.E. (qlam@lamcivilengineering.com)