

Leon County, Department of Development Support  
& Environmental Management

# MEMORANDUM

TO: Scott Brockmeier  
Development Services Administrator

FROM: Charley Schwartz, PE. *CM5*  
Senior Environmental Engineer

DATE: April 1, 2014

RE: **Crump Road Convenience Store**  
**Site Plan Type "A" FDPA (LSP14-0004)**  
**Application Review Meeting (April 2, 2014)**  
**Parcel ID: 12-04-20-018-0000**

We have conducted a review of the referenced project for its consistency with stormwater, landscaping, and other environmental protection requirements found in Chapter 10 of the Leon County Land Development Code (LDC). Recommendations, comments, and information necessary for the review process include, but are not limited to, the following. All other requirements of the code, although not mentioned hereon, are still applicable.

***Environmental Review Processes Requirements:***

- A Natural Features Inventory (NFI) for the site was approved with conditions on October 10, 2013 (LEA13-0041).
- An Environmental Management Permit (EMP) is required for this project. An EMP application has been received (LEM14-00010). This memorandum identifies items that must be addressed prior to approval of the site plan. These items must also be addressed within the associated EMP plan. There are additional comments that are related to the EMP plans only (Construction level plans) which are being provided to the applicant and agent under separate cover. The EMP comments will also be uploaded to the Projectdox Site Plan folder for additional clarity.
- An As-Built and an Operating Permit are required prior to final inspection.

Project construction cannot commence until an EMP is issued.

***Environmental Conditional Recommendation for Approval:***

The Environmental Services Division recommends approval of the subject site plan provided that a revised plan and stormwater report demonstrates compliance with the following approval conditions:

**PLAN REVISIONS**

1. **Sheet 1 Cover Sheet:** Address the Following:
  - a. In the utility provider information area, note that wastewater and potable water are addressed via on-site septic and well.
  - b. For construction sequence Note 5, the stormwater facility shall be identified as a *retention* pond (not *detention* pond).
2. **Sheet 3 Grading with Tree Survey:** Address the Following:
  - a. Remove the tree critical root protection zone circles or change the symbology of the line type. The circles make some grading areas unclear/confusing.
  - b. Clearly and consistently show the slopes of the SWMF. "3:1" and "4:1" labels do not align with proposed slope locations. Ensure the wetted portion of the SWMF has slopes no steeper than 4:1 (otherwise fencing and perimeter landscaping are required).
  - c. Move the note with leader arrow stating "*Design 100 Year Flood Elevation (To Be Placed In Drainage Easement)*" to the 100-year floodplain on the remaining parent tract (not the adjacent southern parcel).
3. **Sheet 4 Site Plan:** Address the Following:
  - a. Show areas on the remaining parent tract within the 100-year flood area within drainage easement.
  - b. Show the 20' drainage easement from the overflow of the saddle of the on-site depression to the property boundary of the remaining parent tract.

4. **Sheet 5 Drainage & Utility Plan:** Address the Following:

- a. Identify and show compliance with all required setbacks for septic, potable wells and USTs (ex. Setbacks from each other, from property boundaries, SWMF, etc.). Please provide a table matrix similar to the following or comparable (footnotes referencing specific standards being cited would be helpful):

	UST	Private Well	SWMF	Property Line	Building	Other...
UST						
Septic						
Private Well						

- b. Specify the proposed volume (or total volume not to exceed) for the UST system to demonstrate applicable UST setback is identified.
- c. Confirm that there are no Public potable wells within 500' of the proposed UST system.
- d. Drainage from the UST fill port area shall be routed to the pretreatment system.
- e. The plans shall provide information regarding a specific stormceptor system to be used as pretreatment at the site. The stormceptor model must be designed for petroleum sites (the STC model noted does not appear to be the stormceptor recommendation for petroleum sites, EOS model appears to be recommended). Indicate whether an oil/level alarm will be provided

5. **Sheet 7 Landscape Plan:** Address the Following:

- a. Clearly show natural areas, conservation easements and landscape areas on the site plan. The Canopy Road Protection Zone shall be labeled as Conservation Easement or Natural Area on the plan view (Not Conservation Area).
- b. Confirm whether areas located outside of the Canopy Road Protection Zone are intended to be designated as Natural Area or Landscape Area.
- c. As described in 10-4.346(1)(a) ten percent of the site shall be established as a forest community. Identify the forest community area and provide a planting plan consistent with LDC Sec.10-4.351(d)(6). The landscape plan shall specify the required number, location and species of trees, shrubs and groundcover plants.
- d. The maintenance access path to the SWMF shall be free of trees, shrubs and other obstructions.
- e. Remove the Vegetation Management Plan (VMP) notes. The VMP as presented is not acceptable but can be addressed within the EMP application.

6. **Sheet 8 Irrigation Plan:** Show temporary irrigation for the Canopy Road Protection Zone Forest Community establishment area. Irrigation pipes shall be specified to be placed on grade (no trenching for pipes).

**STORMWATER CALCULATIONS REVISIONS**

7. **Stormwater Calculations from Alday-Howell Engineering, Inc (dated 3/19/14):** Address the Following:

- a. The rationale for the selection of the petroleum pretreatment system shall be discussed in the stormwater report. A specific operation and maintenance plan for the pretreatment system shall be supplied (reference to a website is not acceptable).
- b. Provide the calculations demonstrating that the full retention volume of the SWMF recovers within 30 days and ½ of the volume recovers within 7 days.
- c. Revise narrative and calculations to demonstrate that the proposed internal conveyances are designed to manage the critical duration 25-yr storm (The noted 24-hr duration storm is critical for volumetric analysis but not instantaneous rate for this site).
- d. Correct the watershed name to "Black Creek" (not Apalachee Bay-St Marks).
- e. Revise the 2<sup>nd</sup> to last sentence of the first paragraph on Page 2 of the narrative which reads "*The SWMF is designed to maintain post-development runoff generated by storms up to and including the 100yr24hr design storm.*" The meaning of this sentence is unclear.
- f. Within the Pre-Development calculations shown on Page 3, revise the 100yr24hr rainfall volume to 10.9" to be consistent with the pre-post volume comparison shown on the next page of the report.

***General Comments:***

It should be noted that non-inclusion in this letter of a Leon County Land Development Regulation\Requirement does not constitute exemption from compliance with the requirement.