



## APPLICATION DEFICIENCY NOTICE

**DATE:** July 12, 2023

**APPLICATION REFERENCE:** Tocoi Engineering, SPL-23-006 - COOKS Ln

Dear Applicant:

The items you submitted for the above-referenced permit have been reviewed by the City representatives responsible for approving different aspects of your application. Attached to this notice is a list of comments in response to the materials submitted.

Each of the items on the attached list require responses and revised materials be created and re-submitted before any further action can be taken on this permit. A hold is placed on this application and the time it takes you to respond to this list of items is excluded in calculating permit processing timeframes. Once corrected and/or new materials are submitted, your permit processing timeframe will begin again.

A complete response to each of the items on the attached list is required to be submitted **at the same time**. As applicable, a complete response is required to include:

1. A written document addressing all of your responses (one paper copy).
2. New and/or updated technical reports (one paper copy).
3. New and/or corrected plans. Please note that revisions to previously submitted plans are required to be identified by clouding, must be noted in a revision list on the plan sheet(s), and are required to be incorporated into a full set of revised plans (one paper copy).
4. A transmittal that itemizes everything being resubmitted (one paper copy).
5. A copy of the entire resubmittal must be provided electronically (either on a thumb drive or uploaded via the permit portal).

Your response must be received by our Department within 180 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn application must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.

Thank you for your anticipated cooperation in submitting the items requested by staff. We look forward to working with you as this application continues to be processed.

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**PLANNING DIVISION COMMENTS** - contact Michael Daniels (mdaniels@greencovesprings.com)

1. Clarify that the property is being re-land used to industrial and the zoning shall be changed to M-2 pursuant to Ordinance O-20-2023 and O-21-2023 prior to site plan approval.
2. Provide separate parcel number for subject property prior to site plan approval.
3. Provide floor area ratio. Maximum floor area ratio cannot exceed .6. Building Coverage also cannot exceed 60%, please revise on sheet 5.
4. Provide setbacks. Side yard setbacks shall be a minimum of 15.
5. ERP permit shall be secured by the Water Management District prior to project development.
6. Provide a landscape plan for review.
7. Provide a landscape buffer adjacent to the R-3 Residential Zoning District pursuant to the requirements set forth in LDC 113-246(5)
8. Will dumpster be provided onsite? if so, show location and meet screening requirements set forth in LDC 113-246(8)
9. Ground sign shall be permitted separately pursuant to LDC 125.

**FIRE DEPARTMENT COMMENTS** - contact Sandra Boike (sandra.boike@claycountygov.com)

1. Fire#1 Fire hydrants shall be located within 6ft of edge of pavement.
2. Fire#2 Hydrants shall be located not less than 40 ft from buildings to be protected. NFPA 24:7.2.3
3. Fire#3 Show Fire Department Connections (FDC). FDC shall be located no further than 100ft hose lay from a hydrant. NFPA 1141:8.1.3