



August 1, 2013

Mr. Christopher Willis
4300 W. Old Hwy 441
Mount Dora, FL 32757

Ref: Drainage Complaint- Follow up on Site Visit

Dear Mr. Willis;

It was a pleasure meeting you earlier today. As discussed, this letter is in follow up on our visit to monument our discussion.

The Environmental Services Manager, Mary Hamilton, and I met you at your facility this morning to respond to your complaint of stormwater run-off inundating your automotive service shop located at 4300 W. Old Hwy 441. The rain event of the prior evening, which was described as dropping several inches of rain in less than an hour, resulted in significant stormwater intrusion into the shop and office area.

During the course of our discussion we reviewed the 2006 LIDAR contour map and aerials of the area. We agreed there is a lower area designated as a Flood Zone on the property to the west of your shop. We also noted there is a significantly sized area higher in elevation to the east as well as a hill to the south on Bay Road which prevents draining this area via the Bay Road right-of-way. Our conversation included the concept of "pre-development" drainage patterns and that even permitted storm systems will be overtopped in certain rain events. When such occurs, run-off will seek a course to a lower level usually following a pre-development course.

We also discussed the age of the shop (circa 1952) and how it predates a County requirement for "lot grading". Our discussion of lot grading included review of the lot grading standards A, B, and C. The topography found at your site would lend itself to a "C" type lot grading where run-off is encouraged via swales to flow past the structure to a lower area to the rear of the structure. A copy of the LIDAR contour map and Lot Grading types was provided to you. In our discussion, it was acknowledged that this could be a solution, but that you felt the expense to re-grade the area between the rail road and your shop (north side) was cost prohibitive. You also expressed concern for having to "accommodate" run-off not from your property and potential rail road right-of-way permission issues.

As part of the walk through we observed and it was acknowledged there was a drainage course on the south side of your shop running from Bay Road right-of-way to the lower area previously discussed. You advised you were fine with such and would welcome anything that might be done to encourage water from in front of your shop to follow this course.

We concluded our conversation with discussion of our limitation to work within public right-of-way and that we would request survey for the area to see if sufficient area and fall might exist for any improvement within Bay Road right-of-way to encourage run-off to the drainage course south of your shop.

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I trust this letter accurately reflects the main points of our discussion this morning. We will be following up once we receive survey and review. Please feel free to contact me with any questions at (352) 483-9080 or nmcray@lakecountyfl.gov.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas Mcray". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Nicholas Mcray
Stormwater Project Manager

cc: Mary Hamilton, Environmental Services Division Manager
Lori Conway, Road Operations Division Manager
Drainage Complaint File