

EXHIBIT "B"
TO FAMILY DOLLAR/AUTOZONE SITE PLAN
STAFF REPORT

SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF OF THE
PLANNING AND ZONING BOARD



City of Alachua

Traci L. Cain
City Manager

Public Services

INTER-OFFICE COMMUNICATION

Date: November 3, 2014

To: Kathy Winburn, AICP
Planning & Community Develop Director

From: Roland E. Davis, EI
Public Services

Subject: Family Dollar/AutoZone
Site Plan Review

I have reviewed the submittal dated 10/29/14 for the subject development and offer the following comments:

1. **General:**
 - All easement and PUE's to be recorded upon application of the building permit
2. **Electric:**
 - City will invoice developer for electric system improvement upon application of the building permit.
 - .
3. **Street & Roads:**
 - None
4. **Water:**
 - City will invoice developer for water system improvement upon application of the building permit.
5. **Wastewater:**
 - City will invoice developer for wastewater system improvement upon application of the building permit.

Please advise me if you have questions or require additional information. Thank you.

cc: Justin Tabor, Planner
Brandon Stubbs, Planner
File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 29, 2014

Peter M. Maastricht, P.E.
Maastricht Engineering, Inc.
12800 University Drive, Suite 402
Fort Myers, FL 33907

RE: 3rd Development Review Team (DRT) Summary: Family Dollar/AutoZone – Site Plan

Dear Mr. Maastricht:

The application referenced above was reviewed at our October 29, 2014 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **12:00 PM on Thursday, November 6, 2014**. A total of thirteen (13) copies (*All copies must be **correlated, double-sided, and 3-hole punched** and include all related application materials*) of the **COMPLETE** application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies. Any insufficiencies may result in additional recommended conditions of approval to the Planning & Zoning Board (PZB.)

Please address the following insufficiencies:

Landscaping Standards

1. *Landscape Plan (Sheet L1.1)*
 - a. The applicant must revise the amount of landscaping (understory trees) provided for the overall site landscaping requirement. The applicant states four (4) understory trees are provided; however, five (5) understory trees are provided as required.

Design Standards for Business Uses

2. The applicant must address the following deficiencies regarding the Family Dollar elevations:
 - a. The applicant has not provided calculations of the facade glazing and massing. The applicant must provide calculations of the facade glazing and massing in to ensure compliance with Section 6.8 of the LDRs.

MISC Comments

3. The applicant's submittal did not contain all past response comments, many of the documents were oriented wrong, and plan sheets were missing out of the plan set (separated). For the Thursday, November 6, 2014 - final - submittal, the applicant MUST include ALL documents (with revisions), plan sheets shall be correlated in the site plan, all documents must be oriented correctly, and the submittal must meet the submittal requirements established by the City of Alachua.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at bstubbs@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Brandon M. Stubbs
Planner

cc: Adam Boukari, Assistance City Manager (via electronic mail)
Kathy Winburn, AICP, Planning & Community Development Director (via electronic mail)
Justin Tabor, AICP, Principal Planner (via electronic mail)
Project File



City of Alachua

MAYOR GIB COERPER

Vice Mayor Gary Hardacre
Commissioner Ben Boukari, Jr.
Commissioner Shirley Green Brown
Commissioner Robert Wilford

OFFICE OF THE CITY MANAGER

TRACI L. CAIN

October 23, 2014

Maastricht Engineering
Attn: Peter Maastricht, P.E.
12800 University Dr., Ste 402
Ft. Myers, Florida 33907

RE: Section 6.1.4(B)(5)(b) Parking Adjustment – "AutoZone"

Dear Mr. Maastricht,

The City of Alachua received your request for a parking adjustment in accordance with Section 6.1.4(B)(5)(b) of the Land Development Regulation (LDRs) for a proposed use of "Automobile Parts Sales" to be located on Tax Parcel Number 03067-001-004.

Section 6.1.4(B)(1), Table 6.1-1 "Minimum Off-Street Parking Standards" of the LDRs require a minimum of one (1) parking space per every four-hundred (400) square feet of floor area. According to your request, the total proposed floor area is 6,816 square feet. This would require a minimum of seventeen (17) parking space; however, Section 6.1.4(B)(5)(a) of the LDRs establishes the maximum off-street parking allowed. According to Section 6.1.4(B)(5)(a), off-street parking spaces shall not be provided in an amount that is more than one-hundred twenty-five (125) percent of the minimum requirements established in Table 6.1-1 of the LDRs. Given the minimum required parking spaces is seventeen (17), a maximum of twenty-one (21) parking spaces is allowed.

According to your request, twenty-five (25) parking spaces are requested. This is a sixteen (16) percent increase over the maximum allowed. Your request and support data indicates that the proposed use would not be economically viable without twenty-five (25) parking spaces. Further, your analysis indicates that, in Florida, AutoZone has an average of twenty-five (25) parking spaces for similar sized stores.

Based upon your letter dated October 15, 2014, the data and analysis provided, and the standards for approving a parking adjustment, as defined in Section 6.1.4(B)(5)(b) of the City's LDRs, the parking adjustment to allow for a maximum of twenty-five (25) parking spaces is hereby approved.

If you have any questions related to this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,



Traci L. Cain
LDR Administrator/City Manager

c: Adam Boukari, Assistant City Manager
Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Brandon M. Stubbs, Planner
File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 23, 2014

Peter M. Maastricht, P.E.
Maastricht Engineering, Inc.
12800 University Drive, Suite 402
Fort Myers, FL 33907

RE: 2nd Development Review Team (DRT) Summary: Family Dollar/AutoZone – Site Plan

Dear Mr. Maastricht:

The application referenced above was reviewed at our October 23, 2014 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **12:00 PM on Wednesday, October 29, 2014**. A total of three (3) copies of the **COMPLETE** application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

Site Plan

1. Revise the Site Plan as follows:

Cover Sheet (Sheet C-0.0)

- a. Development Data Table (Family Dollar)

- i. The applicant states that 28,729 square feet or 72 percent of the subject property is impervious area; however, max impervious is 70 percent. Per Policy 2.4.a of the Future Land Use Element of the Comprehensive Plan, a minimum of 30 percent of a nonresidential property subject to development shall be landscaped. The applicant must increase the amount of landscaping and reduce the amount of impervious area.
- ii. The applicant states that 11,267 square feet or 28 percent of the subject property will be landscaped. Policy 2.4.a of the Future Land Use Element of the City of Alachua Comprehensive Plan requires a minimum of 30 percent landscape area. Revise accordingly. *Note: Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open*

space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space. Further, the landscape plan states that 12,021 square feet or 30 percent of the subject property will be landscape. Please verify the correct landscape square footage and percentage and revise accordingly.

- iii. The applicant states open space is approximately 16.4 percent; however, the landscape plan indicated that approximately 30 percent of the subject property is landscaped. Landscaping and Stormwater Management Areas count toward open space. It appears that more than 16.4 percent of the subject property is open space. Please verify and revise accordingly. *It appears that what the applicant is calling landscape area is actually open space.*
- b. Development Data Table (AutoZone)
 - i. The applicant states that 26,168 square feet or 52 percent of the subject property will be landscaped; however, the landscape plan states that 20,939 square feet or 42 percent (41.5 percent as calculated) of the subject property will be landscaped. Further, it appears the applicant has included the Stormwater Management Facility (SMF) (Drainage Swells and Detention Basin) in the calculation. Areas dedicated to SMF cannot be included in the landscape square footage and percentage unless landscaping is actively utilized in said SMF. The applicant does not propose any landscaping within the SMF; and therefore, the SMF area cannot be included in the landscape square footage and percentage. Revise accordingly.
 - ii. The applicant states open space is approximately 39.7 percent; however, the landscape plan indicated that approximately 42 percent (41.5 percent as calculated) of the subject property is landscaped. Landscaping and Stormwater Management Areas count toward open space. It appears that more than 39.7 percent of the subject property is open space. Please verify and revise accordingly. *It appears that what the applicant is calling landscape area is actually open space.*

Existing Conditions, Demolition, & Tree Mitigation Plan (Sheet D-1.0)

- a. The applicant states that trees 1, 2, and 3 on the AutoZone parcel are to remain; however, comparing the existing conditions to the proposed conditions, it does not appear that these trees will be able to remain. It is recommended that the applicant remove and mitigate for trees 1, 2, and 3 on the AutoZone parcel. If any of the regulated trees proposed to remain are damaged and die, the applicant will be required to submit a tree mitigation plan (along with any associated fees) to mitigate for any trees that were proposed to remain.
- b. The applicant proposed to keep multiple existing tree on the AutoZone parcel; however, the applicant has not submitted a tree protection plan in accordance with Section 6.2.1(D)(2) of the Land Development Regulations.

Parking/Traffic/Circulation Standards

- 2. The applicant must provide the City of Alachua a copy of the recorded cross access easement as depicted on the approved site plan prior to issuance of a building permit. This will be a condition of site plan approval.

Landscaping Standards

3. *Tree Protection (Section 6.2.1)*

- a. The applicant states the mitigated trees are incorporated into the landscape plan; however, it does not appear the applicant has provide any mitigation for the regulated trees proposed to be removed. Trees mitigated for the removal of regulated trees must be in addition to the required landscaping. The applicant must identify the trees utilized for mitigation in the table and the symbol on the site location. Further, a list must be provided of the tree removed and the tree to replace the regulated tree proposed to be removed. All data must be separated based upon the individual parcels (Family Dollar and AutoZone).
- b. The applicant provides a note regarding tree mitigation on the landscape plan; however, the note is not correct and contradicts itself. Please see attached example of a previous landscape/tree mitigation plan.

4. *Site Landscaping (Section 6.2.2(D)(1)(c))*

a. Family Dollar

- i. Side and Rear Canopy Trees Required: The applicant states that two (2) canopy trees are required; however, the requirement is two (2) canopy trees per acre per side and rear. A total of six (6) canopy trees are required (2 on the west side, 2 on the east side, and 2 in the rear/north side). The applicant must show the calculation and break up the landscaping per side and rear. **Example: 2 canopy trees per acre x 0.92 acres x 3 sides = 6 canopy trees (West Side = 2 canopy trees, East Side = 2 canopy trees, Rear/North Side = 2 canopy trees)**
- ii. Site Understory Trees Required: The applicant states that six (6) understory trees are provide; however, the applicant has not broken down the analysis. The requirements states six (6) understory/ornamental trees per acre are required with 50 percent planted in the front and 25 percent planted on each side; therefore, a total of three (3) are required in the front, two (2) on the west side, and two (2) on the east side. The applicant must break down the analysis to show where the trees are required and how many are provided in each area.
- iii. Building Facade Tree Requirement: The applicant states that one (1) canopy tree per 100 linear feet of front facade is required; however, Section 6.2.2(D)(1)(c)(i) of the LDRs require four (4) canopy trees per 100 linear feet of front facade. This is in addition to the three (3) canopy trees per acre that must be planted in the primary/street-facing side. A total of seven (7) canopy trees must be planted in the primary/street-facing side (with 4 of the 7 are required to be planted in front of the facade). Further, the applicant must revise the calculation.

b. AutoZone

- i. Side and Rear Canopy Trees Required: The applicant states that three (3) canopy trees are required; however, the requirement is three (3) canopy trees per acre per side and rear. A total of nine (9) canopy trees are required (3 on the west side, 3 on the east side, and 3 in the rear/north side). The applicant must show the calculation and break up the landscaping per side and rear. **Example: 2 canopy trees per acre x 1.16 acres x 3 sides = 9 canopy trees (West Side = 3 canopy trees, East Side = 3 canopy trees, Rear/North Side = 3 canopy trees)**
- ii. Site Understory Trees Required: The applicant states that six (6) understory trees are provide; however, the applicant has not broken down

the analysis. The requirements states six (6) understory/ornamental trees per acre are required with 50 percent planted in the front and 25 percent planted on each side; therefore, a total of four (4) are required in the front, two (2) on the west side, and two (2) on the east side. The applicant must break down the analysis to show where the trees are required and how many are provided in each area. Further, the applicant has not provide the required trees on the west side.

- iii. Building Facade Tree Requirement: The applicant states that one (1) canopy tree per 100 linear feet of front facade is required; however, Section 6.2.2(D)(1)(c)(i) of the LDRs require four (4) canopy trees per 100 linear feet of front facade. This is in addition to the three (3) canopy trees per acre that must be planted in the primary/street-facing side. A total of seven (7) canopy trees must be planted in the primary/street-facing side (with 4 of the 7 are required to be planted in front of the facade). Further, the applicant must revise the calculation.

5. *Parking Lot Landscaping "Interior & Buffer" (Section 6.2.2(D)(2))*

- a. The applicant states the parking lot area for AutoZone is 24,709 square feet; however, it appears this calculation is extremely high. City staff calculates the parking area for AutoZone to be approximately 7,578 square feet. Section 6.2.2(D)(2)(a)(iii) requires one (1) canopy or ornamental tree per 2,000 square feet of parking lot area and ten (10) shrubs per tree; therefore, the applicant must provide only four (4) interior parking lot trees for the proposed AutoZone and 40 shrubs. Note: The applicant has only provided four (4) trees that meet the interior parking lot landscaping requirement.
- b. The applicant must provide the total linear footage of the exterior perimeter of the parking lot in the table and calculations to ensure compliance with Section 6.2.2(D)(2)(b) of the LDRs. Further, given the applicant has not provided the linear footage of the parking lot exterior perimeter for the subject properties, a detailed review of the parking lot perimeter buffer requirements for the proposed Family Dollar and AutoZone could not be performed. The applicant must provide parking lot exterior buffers in accordance with Section 6.2.2(D)(2)(b) of the LDRs. *Note: While a detailed review could not be performed due to lack of information, City staff noticed that understory trees were not provided in accordance with Section 6.2.2(D)(2)(b)(iv)(b) of the LDRs.*
- c. Per Section 6.2.2(D)(2)(b)(iii) of the LDRs, the parking lot perimeter buffer must be a minimum of five (5) feet and an average of seven (7) feet in width. The applicant must demonstrate compliance with this requirements.

6. *Perimeter Buffers (Section 6.2.2(D)(3))*

a. Family Dollar

- i. North, East, & West Perimeter Buffers: The applicant states that four (4) understory trees are required for the north, east, and west perimeter buffers; however, a total of five (5) understory/ornamental trees are required for the north, eat, and west perimeter buffers. Further, only four (4) understory/ornamental trees are located on the west perimeter buffer, and two (2) understory/ornamental trees are located on the east perimeter buffer.
- ii. South Perimeter Buffer: The south perimeter buffer is an arterial buffer. The applicant must label it as such. See comment number seven (7) below for additional details.

- iii. The applicant has not provide calculations for any of the perimeter buffers. The applicant must show all calculations for required landscaping.
 - iv. The applicant must indicate which option the applicant is utilizing for each buffer (option 1, option 2, or option 3).
 - v. The applicant must follow the spacing requirements in the landscape buffer option requirements as much as possible. Planting a series of tree clumped together does not meet the spacing requirements. The intent of the buffer requirement is to buffer from adjacent properties and to provide a row of tree evenly spaced in a series or alternating canopy and understory/ornamental trees.
- b. AutoZone
- i. North & West Perimeter Buffers: The applicant states that four (4) understory trees are required for the north and west perimeter buffers; however, a total of five (5) understory/ornamental trees are required for the north and west perimeter buffers. Further, only four (4) understory/ornamental trees are located on the north perimeter buffer, only three (3) canopy trees are located on the west perimeter buffer, and only four (4) understory/ornamental trees are located on the west perimeter buffer.
 - ii. East Perimeter Buffer: The applicant states that four (4) canopy trees are required for the east perimeter buffer; however, a total of eight (8) canopy trees are required for the east perimeter buffer. Further, the applicant has only provided five (5) canopy trees along the east perimeter buffer.
 - iii. South Perimeter Buffer: The south perimeter buffer is an arterial buffer. The applicant must label it as such. See comment number seven (7) below for additional details.
 - iv. The applicant has not provide calculations for any of the perimeter buffers. The applicant must show all calculations for required landscaping.
 - v. The applicant must indicate which option the applicant is utilizing for each buffer (option 1, option 2, or option 3).
 - vi. The applicant must follow the spacing requirements in the landscape buffer option requirements as much as possible. Planting a series of tree clumped together does not meet the spacing requirements. The intent of the buffer requirement is to buffer from adjacent properties and to provide a row of tree evenly spaced in a series or alternating canopy and understory/ornamental trees.

7. *Arterial Buffer (Section 6.2.3(E))*

- a. The applicant has not provided arterial buffering in accordance with Section 6.2.3(E) of the LDRs. The applicant must provide arterial buffering along U.S. Highway 441 in accordance with Section 6.2.3(E) of the LDRs. For the proposed Family Dollar, a total of ten (10) canopy trees and six (6) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required. For the proposed AutoZone, a total of sixteen (16) canopy trees and nine (9) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required.
- b. Trees cannot be planted within fifteen (15) feet of a driveway apron. Please ensure that all trees planted to meet the arterial buffering requirements are not located within fifteen (15) feet of and driveway aprons.
- c. Giving consideration of an existing sanitary sewer line located approximately seven (7) feet north of the southerly property boundary, the applicant must locate as many of the required tree for the arterial buffer adjacent to the southerly

- property boundary as possible while the remainder of the required arterial buffer may be located no closer than five (5) feet north of the existing sanitary sewer line.
- d. The required continuous evergreen hedge must be planted within the 7.5 foot landscape buffer area along the southerly property boundary. This is in addition to the hedge required for the parking lot perimeter landscaping requirement.
8. The applicant states the total landscaped area for Family Dollar is 12,021 square feet or 30 percent; however, according the engineer's calculation on impervious surfacing (28,729 square feet or 72 percent) this is not possible. See comment number 1.a.i and 1.a.ii for additional details.
 9. The applicant states that 20,939 square feet or 42 percent (41.5 percent as calculated) of the subject property will be landscaped; however, it appears the applicant has included the Stormwater Management Facility (SMF) (Drainage Swells and Detention Basin) in the landscaped area calculation. Areas dedicated to SMF cannot be included in the landscape square footage and percentage unless landscaping is actively utilized in said SMF. The applicant does not propose any landscaping within the SMF; and therefore, the SMF area cannot be included in the landscape square footage and percentage.. See comment number 1.b.i for additional details.
 10. The applicant must show all existing and proposed utilities on the landscape plan to ensure there are no conflicts between the placement of landscaping and utilities.
 11. The applicant lists several different types of shrubs with height ranging from 12 inches to 24 inches at the time of planting. All shrubs must be 24 inches at the time of planting in accordance with Section 6.2.2(D)(8) of the LDRs.
 12. The applicant is proposing 48 Orange Bulbine. Orange Bulbine is considered groundcover according to Appendix 6.2.2-A and does not count towards the required shrubs.
 13. Landscape Notes: The applicant's landscape notes are so light they cannot be read. The applicant must provide landscape notes that are legible.

Concurrency Impact Analysis

14. The applicant utilizes the wrong AM Peak and PM Peak Rates for ITE Code 815. The correct AM Peak rate is 5.48 and the PM Peak Rate is 5.57. Revise accordingly.
15. The applicant utilizes the wrong ADT, AM Peak, and PM Peak Rates for ITE Code 843. The correct ADT Rate is 61.91, AM Peak Rate is 4.41, and the PM Peak Rate is 6.44. Revise accordingly.
16. The applicant must revise the Projected Trip Generation, Residual Capacity with Application Approval for ADT and PM Peak for all segments the revisions to the trip generation data.
17. The applicant must update the conclusion to the transportation impact analysis to reflect the revisions.

18. The applicant states the Less Actual Potable Water Flows is 1,162,000 in the Potable Water Impact Analysis; however, the correct Less Actual Potable Water Flows is 1,140,000. Revise Accordingly.

Comprehensive Plan Consistency Analysis

AutoZone Comprehensive Plan Consistency Analysis Comments

19. *Future Land Use Element Analysis:*

- a. Policy 1.3.d.3 "Open Space": The applicant states open space is approximately 39.7 percent; however, the landscape plan indicated that approximately 42 percent (41.5 percent as calculated) of the subject property is landscaped. Landscaping and Stormwater Management Areas count toward open space. It appears that more than 39.7 percent of the subject property is open space. Please verify and revise accordingly.
- b. Policy 1.3.d.8 "Landscaping": The applicant states the subject property will have approximately 52 percent landscaping; however, the landscape plan states 52 percent (41.5 percent as calculated) of the subject property will be landscaped. Further, it appears the applicant has included the Stormwater Management Facility (SMF) (Drainage Swells and Detention Basin) in the calculation. Areas dedicated to SMF cannot be included in the landscape square footage and percentage unless landscaping is actively utilized in said SMF. The applicant does not propose any landscaping within the SMF; and therefore, the SMF area cannot be included in the landscape square footage and percentage. Revise accordingly.
- c. Policy 1.3.d.10: The applicant states that no performance based zoning requirements will be proposed for this site; however, performance based zoning requirements are NOT proposed by the applicant. Performance based zoning requirements are governed based upon the use type and as referenced in Table 4.1-1 "Table of Allowed Uses" in the Land Development Regulations. The proposed use of "Automobile Parts Sales" does not have any use-specific standards according to Table 4.1-1. The applicant must revise the response to state, "The proposed use type is "Automobile Parts Sales". Table 4.1-1 of the City of Alachua Land Development Regulations indicate there are no performance based zoning requirements for the proposed use."
- d. Policy 2.4.a "Landscaping General": The applicant must verify total landscape percentage and revise accordingly.
- e. Policy 2.4.2 "Landscaping Buffering": The applicant must verify total landscape percentage and revise accordingly.
- f. Policy 2.4.a "Open Space": The applicant must verify total open space percentage and revise accordingly.

20. *Transportation Element Analysis:*

- a. Objective 1.1: The applicant must revise analysis based upon the changes to the Concurrency Impact Analysis.

21. *Community Facilities and Natural Groundwater Aquifer Recharge Element Analysis:*

- a. Policy 1.1.d: The applicant must revise the analysis based upon the updated Concurrency Impact Analysis. The applicant states the design capacity will not exceed 53.79 percent; however, it's 54.12 percent.

Family Dollar Comprehensive Plan Consistency Analysis Comments

22. Future Land Use Element Analysis:

- g. Policy 1.3.d.3 "Open Space": The applicant states open space is approximately 16.4 percent; however, the landscape plan indicated that approximately 30 percent of the subject property is landscaped. Landscaping and Stormwater Management Areas count toward open space. It appears that more than 16.4 percent of the subject property is open space. Please verify and revise accordingly.
- h. Policy 1.3.d.8 "Landscaping": The applicant states the subject property will have approximately 28 percent (less than the 30 minimum requirement) landscaping; however, the landscape plan states 30 percent of the subject property will be landscaped. Revise accordingly.
- i. Policy 1.3.d.10: The applicant states that no performance based zoning requirements will be proposed for this site; however, performance based zoning requirements are NOT proposed by the applicant. Performance based zoning requirements are governed based upon the use type and as referenced in Table 4.1-1 "Table of Allowed Uses" in the Land Development Regulations. The proposed use of "Department or Discount Store" does not have any use-specific standards according to Table 4.1-1, unless a single tenant with 20,000 square feet or great of floor area. The applicant must revise the response to state, "The proposed use type is "Department or Discount Store". Table 4.1-1 of the City of Alachua Land Development Regulations indicate there are no performance based zoning requirements for Department or Discount Stores that contain less than 20,000 square feet of floor area."
- j. Policy 2.4.a "Landscaping General": The applicant must verify total landscape percentage and revise accordingly.
- k. Policy 2.4.2 "Landscaping Buffering": The applicant must verify total landscape percentage and revise accordingly.
- l. Policy 2.4.a "Open Space": The applicant must verify total open space percentage and revise accordingly.

23. Community Facilities and Natural Groundwater Aquifer Recharge Element Analysis:

- b. Policy 1.1.d: The applicant must revise the analysis based upon the updated Concurrency Impact Analysis. The applicant states the design capacity will not exceed 53.79 percent; however, it's 54.12 percent.

Design Standards for Business Uses

- 24. The applicant must address the following deficiencies regarding the Family Dollar facade:
 - a. The applicant has not complied with the glazing standards in Section 6.8.2(A)(2)(a) of the LDRs. The applicant is proposing EIFS Board with a smooth finish as glazing; however, EIFS Board cannot be utilized towards the glazing requirements. Article 10 of the City of Alachua Land Development Regulations defines Glazing as, "... the portion of an exterior building surface occupied by glass or windows." The applicant must revise building facade accordingly. Further, the applicant can utilize faux glazing for part of the glazing requirements; however, faux glazing MUST be comprised of glass or windows.

Public Services/Outside Engineering Review Comments

25. The applicant must address the comments provided by Robert Walpole, P.E. of CHW, Inc., in an electronic mail dated October 21, 2014.
26. The applicant must comply with all comments provided by Roland Davis, P.E., Public Services, in a memorandum dated October 22, 2014.
27. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in a letter dated October 22, 2014.

Miscellaneous/General Issues

28. The applicant must provide the City of Alachua a copy of the recorded Public Utility Easements (P.U.E.) as depicted on the approved site plan prior to issuance of a building permit. This will be a condition of site plan approval.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at bstubbs@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Brandon M. Stubbs
Planner

Attachment: Electronic Mail from Robert Walpole, P.E., of CHW, Inc., dated October 21, 2014
 Memo from Roland Davis, E.I., Public Services, dated October 22, 2014
 Electronic Mail from Brian Green, Alachua County Fire Rescue, dated October 22, 2014

cc: Adam Boukari, Assistance City Manager (via electronic mail)
 Kathy Winburn, AICP, Planning & Community Development Director (via electronic mail)
 Justin Tabor, AICP, Principal Planner (via electronic mail)
 Project File

From: [Robert Walpole](#)
To: [Brandon Stubbs \(bstubbs@cityofalachua.org\)](mailto:bstubbs@cityofalachua.org)
Subject: Family Dollar/AutoZone Site Plan
Date: Tuesday, October 21, 2014 3:16:05 PM
Attachments: [image001.png](#)

Brandon

The applicant has adequately addressed our concerns for this project and we are recommending approval for the engineering aspects of the project.

We do have a recommendation that they look at the front swale and attempt to get positive drainage from west to the eastern basin by sloping the bottom from 71 on the west to 69 as it enters the basin to avoid deep sumps at the driveway aprons that will hold water. Slopes could be as steep as 3 to 1 to accomplish this.

Please contact me with any further questions or concerns.

ROBERT J. WALPOLE, PE | President

t: (352) 519-5906 | c: (352) 339-2859

e: walpole@chw-inc.com

w: www.chw-inc.com

offices

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t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470



engineering | surveying | planning | cei



City of Alachua


Traci L. Cain
City Manager

Roland E. Davis, EI
Public Services

INTER-OFFICE COMMUNICATION

Date: September 22, 2014

To: Kathy Winburn, AICP
Planning & Community Developer Director

From: Roland E. Davis, EI
Engineer-Public Services 

Subject: Family Dollar/AutoZone: Site Plan Review Additional Comments

Electric, water and wastewater utilities are available for this development. I have reviewed the subject development and offer the following comments:

1. General: No Additional Comments.

2. Electric: Additional/Revised Comments:

- Provide electrical loads for the proposed facilities for review by the Public Services as originally requested.
- Included (E) on the electric line drawing leaving Pole #11485 to Family Dollar transformer.
- Extend PUE 10' south of the proposed retaining wall at Family Dollar adjacent to the proposed transformer; this will accommodate feeder loop from the south.
- Loop electric service from Pole #11485, north to Family Dollar transformer thru PUE, thence north thru retaining wall; install 6" casing for the 4" electrical conduit.
- Loop the electric feeder from west pole to AutoZone transformer and out to feeder heading west.

3. Streets & Roads: No Additional Comments.

- **Stormwater:** No Additional Comments.

4. Water

- Water Taps Detail revisions:
 - Water main tapping service saddle; delete (3) curb stop and install 2" gate valve and valve box.

- Item (4)-2" PVC pipe, schedule 40, service line with reducers at the meter connections.
- Water Meter Assembly Details:
 - Add (2A) for PVC piping, schedule 80, for service line to facility.
 - Note all piping for from water main 2" PVC pipe; revised applicable Details.
 - Add casing pipe for water services thru retaining wall.
- Deleted underground backflow preventer detail: (N/A for this project)

5. Wastewater: No Additional Comments.

Please advise me if you have questions or require additional information. Thanks.

cc: Justin Tabor, Planner
Brandon Stubbs, Planner
File

Brandon Stubbs

From: Brian Green [bgreen@AlachuaCounty.US]
Sent: Wednesday, October 22, 2014 4:53 PM
To: Brandon Stubbs
Cc: 'Kathy Winburn'; 'Adam Boukari'
Subject: RE: Family Dollar/AutoZone Revised Site Plan

Brandon,

Since we talked I have looked again and did find the proposed fire hydrant. I have no further comments or needs for this project.

Brian Green

*Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US*

From: Brandon Stubbs [<mailto:bstubbs@cityofalachua.org>]
Sent: Tuesday, October 21, 2014 6:27 PM
To: Brian Green
Cc: 'Kathy Winburn'; 'Adam Boukari'
Subject: Family Dollar/AutoZone Revised Site Plan

Brian,

Have you had a chance to review the revised site plan submittal for Family Dollar/AutoZone?

Sincerely,
Brandon M. Stubbs, Planner
Planning & Community Development
City of Alachua
P.O. Box 9
Alachua, FL 32616
Ph: (386) 418-6100
Fx: (386) 418-6130
www.cityofalachua.com
bstubbs@cityofalachua.org

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Family Dollar/AutoZone

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Maastricht Engineering, Inc. on behalf of Hamilton Development, Inc.

PROPERTY OWNER(S): HWY. 441 Partners, LLC. & Alachua 441 Wash, LLC.

DRT MEETING DATE: October 23, 2014

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive ("CI")

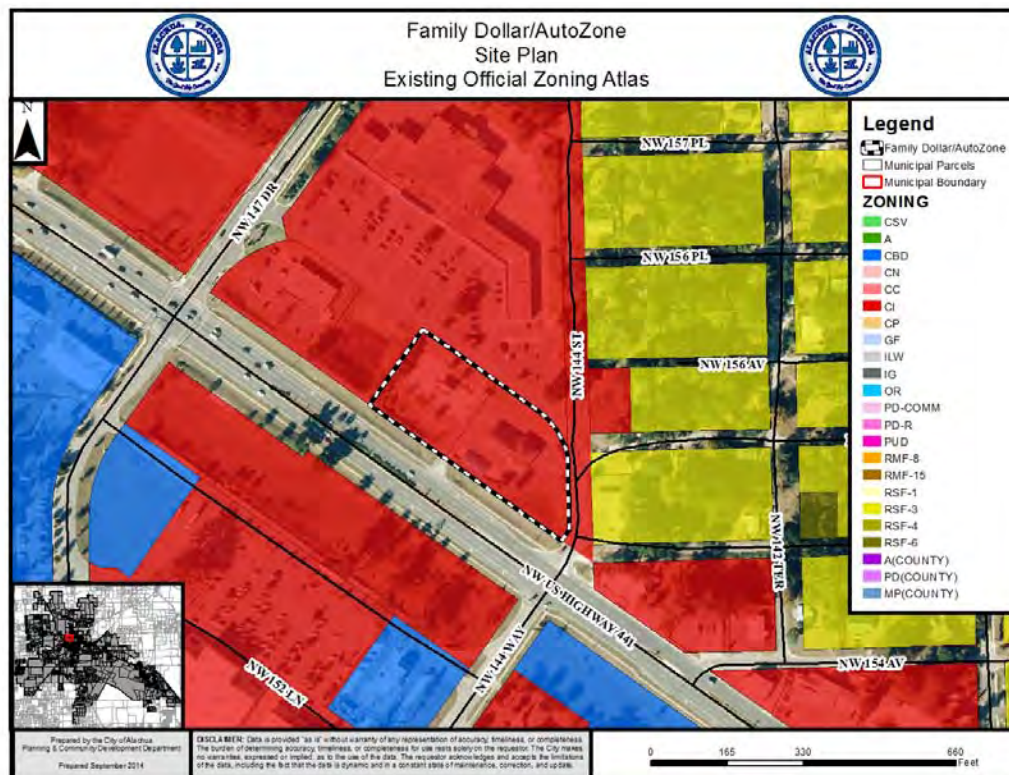
ACREAGE: ±0.92 acres (Parcel 03067-001-003) & ±1.16 acres (Parcel 03067-001-004)

PARCEL: 03067-001-003 & 03067-001-004

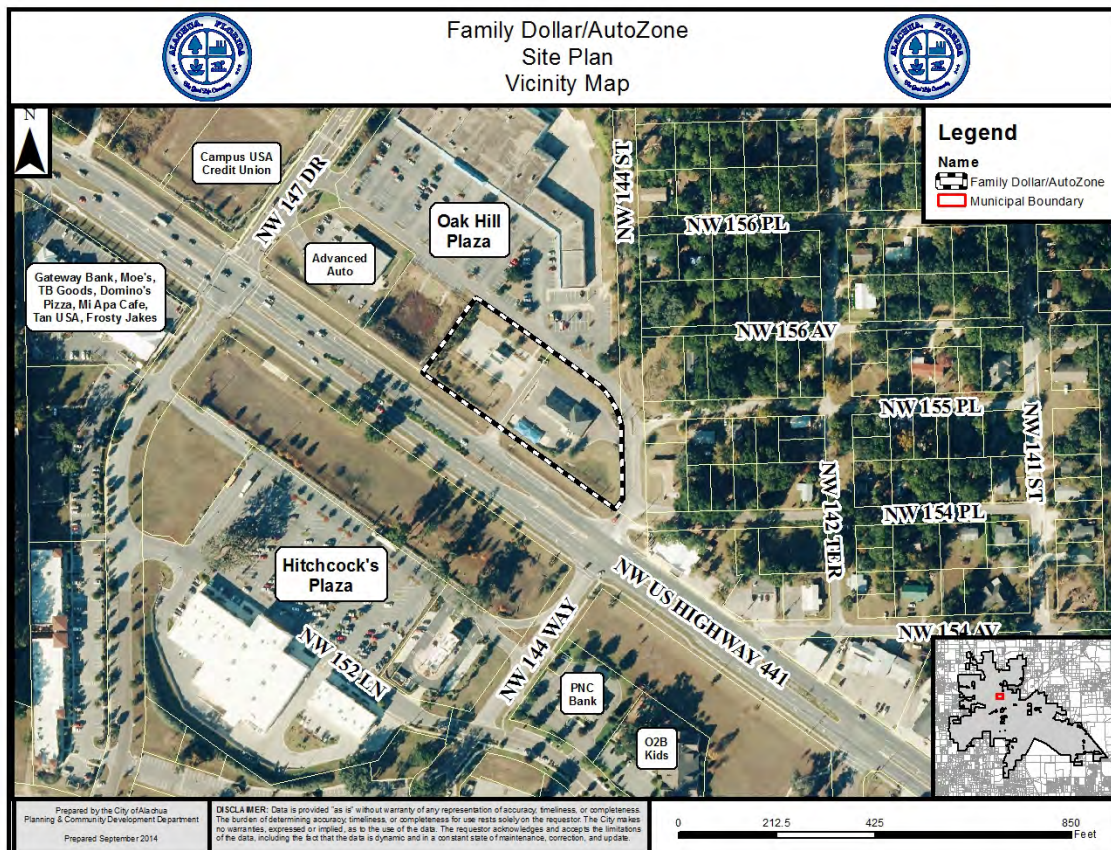
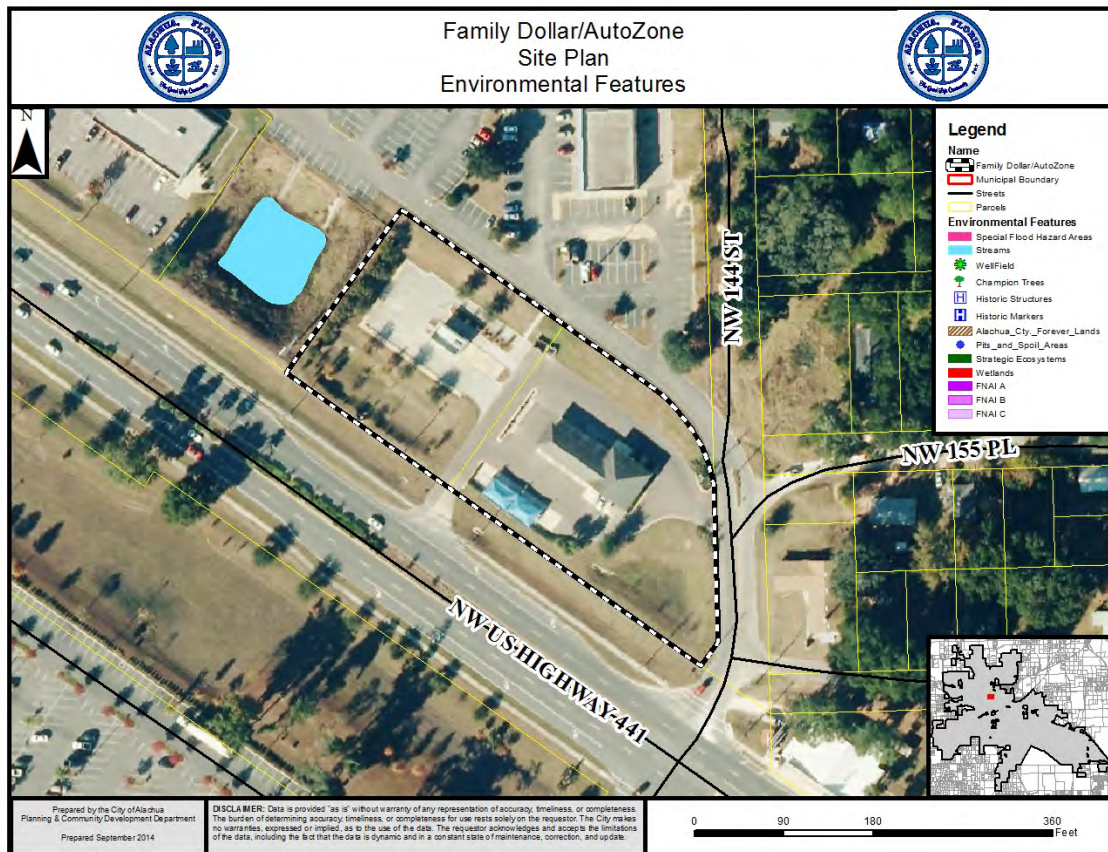
PROJECT LOCATION: U.S. Highway 441; north of Hitchcock's Plaza; east of Advanced Auto Parts; and south of Oak Hill Plaza.

PROJECT SUMMARY: A request for a Site Plan for a proposed Family Dollar, consisting of a proposed ±8,398 square foot building with associated drainage, paving, grading, and utility infrastructure improvements on a ±0.92 acre project site (Tax Parcel Number 03067-001-003); and, a proposed AutoZone, consisting of a proposed ±6,816 square foot building with associated drainage, paving, grading, and utility infrastructure improvements on a ±1.16 acre project site (Tax Parcel Number 03067-001-004).

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **12:00 PM on Wednesday, October 29, 2014.**



DEVELOPMENT REVIEW TEAM SUMMARY



DEVELOPMENT REVIEW TEAM

SUMMARY

Deficiencies to be Addressed

Site Plan

1. Revise the Site Plan as follows:

Cover Sheet (Sheet C-0.0)

- a. Development Data Table (Family Dollar)
 - i. The applicant states that 28,729 square feet or 72 percent of the subject property is impervious area; however, max impervious is 70 percent. Per Policy 2.4.a of the Future Land Use Element of the Comprehensive Plan, a minimum of 30 percent of a nonresidential property subject to development shall be landscaped. The applicant must increase the amount of landscaping and reduce the amount of impervious area.
 - ii. The applicant states that 11,267 square feet or 28 percent of the subject property will be landscaped. Policy 2.4.a of the Future Land Use Element of the City of Alachua Comprehensive Plan requires a minimum of 30 percent landscape area. Revise accordingly. *Note: Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space.* Further, the landscape plan states that 12,021 square feet or 30 percent of the subject property will be landscape. Please verify the correct landscape square footage and percentage and revise accordingly.
 - iii. The applicant states open space is approximately 16.4 percent; however, the landscape plan indicated that approximately 30 percent of the subject property is landscaped. Landscaping and Stormwater Management Areas count toward open space. It appears that more than 16.4 percent of the subject property is open space. Please verify and revise accordingly. *It appears that what the applicant is calling landscape area is actually open space.*
- b. Development Data Table (AutoZone)
 - i. The applicant states that 26,168 square feet or 52 percent of the subject property will be landscaped; however, the landscape plan states that 20,939 square feet or 42 percent (41.5 percent as calculated) of the subject property will be landscaped. Further, it appears the applicant has included the Stormwater Management Facility (SMF) (Drainage Swells and Detention Basin) in the calculation. Areas dedicated to SMF cannot be included in the landscape square footage and percentage unless landscaping is actively utilized in said SMF. The applicant does not propose any landscaping within the SMF; and therefore, the SMF area cannot be

included in the landscape square footage and percentage. Revise accordingly.

- ii. The applicant states open space is approximately 39.7 percent; however, the landscape plan indicated that approximately 42 percent (41.5 percent as calculated) of the subject property is landscaped. Landscaping and Stormwater Management Areas count toward open space. It appears that more than 39.7 percent of the subject property is open space. Please verify and revise accordingly. *It appears that what the applicant is calling landscape area is actually open space.*

Existing Conditions, Demolition, & Tree Mitigation Plan (Sheet D-1.0)

- a. The applicant states that trees 1, 2, and 3 on the AutoZone parcel are to remain; however, comparing the existing conditions to the proposed conditions, it does not appear that these trees will be able to remain. It is recommended that the applicant remove and mitigate for trees 1, 2, and 3 on the AutoZone parcel. If any of the regulated trees proposed to remain are damaged and die, the applicant will be required to submit a tree mitigation plan (along with any associated fees) to mitigate for any trees that were proposed to remain.
- b. The applicant proposed to keep multiple existing tree on the AutoZone parcel; however, the applicant has not submitted a tree protection plan in accordance with Section 6.2.1(D)(2) of the Land Development Regulations.

Parking/Traffic/Circulation Standards

2. The applicant must provide the City of Alachua a copy of the recorded cross access easement as depicted on the approved site plan prior to issuance of a building permit. This will be a condition of site plan approval.

Landscaping Standards

3. *Tree Protection (Section 6.2.1)*

- a. The applicant states the mitigated trees are incorporated into the landscape plan; however, it does not appear the applicant has provide any mitigation for the regulated trees proposed to be removed. Trees mitigated for the removal of regulated trees must be in addition to the required landscaping. The applicant must identify the trees utilized for mitigation in the table and the symbol on the site location. Further, a list must be provided of the tree removed and the tree to replace the regulated tree proposed to be removed. All data must be separated based upon the individual parcels (Family Dollar and AutoZone).
- b. The applicant provides a note regarding tree mitigation on the landscape plan; however, the note is not correct and contradicts itself. Please see attached example of a previous landscape/tree mitigation plan.

4. *Site Landscaping (Section 6.2.2(D)(1)(c))*

a. Family Dollar

- i. Side and Rear Canopy Trees Required: The applicant states that two (2) canopy trees are required; however, the requirement is two (2) canopy trees per acre per side and rear. A total of six (6) canopy

trees are required (2 on the west side, 2 on the east side, and 2 in the rear/north side). The applicant must show the calculation and break up the landscaping per side and rear. **Example: 2 canopy trees per acre x 0.92 acres x 3 sides = 6 canopy trees (West Side = 2 canopy trees, East Side = 2 canopy trees, Rear/North Side = 2 canopy trees)**

- ii. Site Understory Trees Required: The applicant states that six (6) understory trees are provide; however, the applicant has not broken down the analysis. The requirements states six (6) understory/ornamental trees per acre are required with 50 percent planted in the front and 25 percent planted on each side; therefore, a total of three (3) are required in the front, two (2) on the west side, and two (2) on the east side. The applicant must break down the analysis to show where the trees are required and how many are provided in each area.
- iii. Building Facade Tree Requirement: The applicant states that one (1) canopy tree per 100 linear feet of front facade is required; however, Section 6.2.2(D)(1)(c)(i) of the LDRs require four (4) canopy trees per 100 linear feet of front facade. This is in addition to the three (3) canopy trees per acre that must be planted in the primary/street-facing side. A total of seven (7) canopy trees must be planted in the primary/street-facing side (with 4 of the 7 are required to be planted in front of the facade). Further, the applicant must revise the calculation.

b. AutoZone

- i. Side and Rear Canopy Trees Required: The applicant states that three (3) canopy trees are required; however, the requirement is three (3) canopy trees per acre per side and rear. A total of nine (9) canopy trees are required (3 on the west side, 3 on the east side, and 3 in the rear/north side). The applicant must show the calculation and break up the landscaping per side and rear. **Example: 2 canopy trees per acre x 1.16 acres x 3 sides = 9 canopy trees (West Side = 3 canopy trees, East Side = 3 canopy trees, Rear/North Side = 3 canopy trees)**
- ii. Site Understory Trees Required: The applicant states that six (6) understory trees are provide; however, the applicant has not broken down the analysis. The requirements states six (6) understory/ornamental trees per acre are required with 50 percent planted in the front and 25 percent planted on each side; therefore, a total of four (4) are required in the front, two (2) on the west side, and two (2) on the east side. The applicant must break down the analysis to show where the trees are required and how many are provided in each area. Further, the applicant has not provide the required trees on the west side.
- iii. Building Facade Tree Requirement: The applicant states that one (1) canopy tree per 100 linear feet of front facade is required; however, Section 6.2.2(D)(1)(c)(i) of the LDRs require four (4) canopy trees per 100 linear feet of front facade. This is in addition to the three (3) canopy trees per acre that must be planted in the primary/street-facing side. A total of seven (7) canopy trees must be planted in the

primary/street-facing side (with 4 of the 7 are required to be planted in front of the facade). Further, the applicant must revise the calculation.

5. *Parking Lot Landscaping "Interior & Buffer" (Section 6.2.2(D)(2))*

- a. The applicant states the parking lot area for AutoZone is 24,709 square feet; however, it appears this calculation is extremely high. City staff calculates the parking area for AutoZone to be approximately 7,578 square feet. Section 6.2.2(D)(2)(a)(iii) requires one (1) canopy or ornamental tree per 2,000 square feet of parking lot area and ten (10) shrubs per tree; therefore, the applicant must provide only four (4) interior parking lot trees for the proposed AutoZone and 40 shrubs. Note: The applicant has only provided four (4) trees that meet the interior parking lot landscaping requirement.
- b. The applicant must provide the total linear footage of the exterior perimeter of the parking lot in the table and calculations to ensure compliance with Section 6.2.2(D)(2)(b) of the LDRs. Further, given the applicant has not provided the linear footage of the parking lot exterior perimeter for the subject properties, a detailed review of the parking lot perimeter buffer requirements for the proposed Family Dollar and AutoZone could not be performed. The applicant must provide parking lot exterior buffers in accordance with Section 6.2.2(D)(2)(b) of the LDRs. *Note: While a detailed review could not be performed due to lack of information, City staff noticed that understory trees were not provided in accordance with Section 6.2.2(D)(2)(b)(iv)(b) of the LDRs.*
- c. Per Section 6.2.2(D)(2)(b)(iii) of the LDRs, the parking lot perimeter buffer must be a minimum of five (5) feet and an average of seven (7) feet in width. The applicant must demonstrate compliance with this requirements.

6. *Perimeter Buffers (Section 6.2.2(D)(3))*

a. Family Dollar

- i. North, East, & West Perimeter Buffers: The applicant states that four (4) understory trees are required for the north, east, and west perimeter buffers; however, a total of five (5) understory/ornamental trees are required for the north, east, and west perimeter buffers. Further, only four (4) understory/ornamental trees are located on the west perimeter buffer, and two (2) understory/ornamental trees are located on the east perimeter buffer.
- ii. South Perimeter Buffer: The south perimeter buffer is an arterial buffer. The applicant must label it as such. See comment number seven (7) below for additional details.
- iii. The applicant has not provide calculations for any of the perimeter buffers. The applicant must show all calculations for required landscaping.
- iv. The applicant must indicate which option the applicant is utilizing for each buffer (option 1, option 2, or option 3).
- v. The applicant must follow the spacing requirements in the landscape buffer option requirements as much as possible. Planting a series of tree clumped together does not meet the spacing

requirements. The intent of the buffer requirement is to buffer from adjacent properties and to provide a row of tree evenly spaced in a series or alternating canopy and understory/ornamental trees.

b. AutoZone

- i. North & West Perimeter Buffers: The applicant states that four (4) understory trees are required for the north and west perimeter buffers; however, a total of five (5) understory/ornamental trees are required for the north and west perimeter buffers. Further, only four (4) understory/ornamental trees are located on the north perimeter buffer, only three (3) canopy trees are located on the west perimeter buffer, and only four (4) understory/ornamental trees are located on the west perimeter buffer.
- ii. East Perimeter Buffer: The applicant states that four (4) canopy trees are required for the east perimeter buffer; however, a total of eight (8) canopy trees are required for the east perimeter buffer. Further, the applicant has only provided five (5) canopy trees along the east perimeter buffer.
- iii. South Perimeter Buffer: The south perimeter buffer is an arterial buffer. The applicant must label it as such. See comment number seven (7) below for additional details.
- iv. The applicant has not provide calculations for any of the perimeter buffers. The applicant must show all calculations for required landscaping.
- v. The applicant must indicate which option the applicant is utilizing for each buffer (option 1, option 2, or option 3).
- vi. The applicant must follow the spacing requirements in the landscape buffer option requirements as much as possible. Planting a series of tree clumped together does not meet the spacing requirements. The intent of the buffer requirement is to buffer from adjacent properties and to provide a row of tree evenly spaced in a series or alternating canopy and understory/ornamental trees.

7. *Arterial Buffer (Section 6.2.3(E))*

- a. The applicant has not provided arterial buffering in accordance with Section 6.2.3(E) of the LDRs. The applicant must provide arterial buffering along U.S. Highway 441 in accordance with Section 6.2.3(E) of the LDRs. For the proposed Family Dollar, a total of ten (10) canopy trees and six (6) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required. For the proposed AutoZone, a total of sixteen (16) canopy trees and nine (9) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required.
- b. Trees cannot be planted within fifteen (15) feet of a driveway apron. Please ensure that all trees planted to meet the arterial buffering requirements are not located within fifteen (15) feet of and driveway aprons.
- c. Giving consideration of an existing sanitary sewer line located approximately seven (7) feet north of the southerly property boundary, the applicant must locate as many of the required tree for the arterial buffer adjacent to the southerly property boundary as possible while the remainder of the required arterial buffer may be located no closer than five (5) feet north of the existing sanitary sewer line.

- d. The required continuous evergreen hedge must be planted within the 7.5 foot landscape buffer area along the southerly property boundary. This is in addition to the hedge required for the parking lot perimeter landscaping requirement.
8. The applicant states the total landscaped area for Family Dollar is 12,021 square feet or 30 percent; however, according the engineer's calculation on impervious surfacing (28,729 square feet or 72 percent) this is not possible. See comment number 1.a.i and 1.a.ii for additional details.
9. The applicant states that 20,939 square feet or 42 percent (41.5 percent as calculated) of the subject property will be landscaped; however, it appears the applicant has included the Stormwater Management Facility (SMF) (Drainage Swells and Detention Basin) in the landscaped area calculation. Areas dedicated to SMF cannot be included in the landscape square footage and percentage unless landscaping is actively utilized in said SMF. The applicant does not propose any landscaping within the SMF; and therefore, the SMF area cannot be included in the landscape square footage and percentage.. See comment number 1.b.i for additional details.
10. The applicant must show all existing and proposed utilities on the landscape plan to ensure there are no conflicts between the placement of landscaping and utilities.
11. The applicant lists several different types of shrubs with height ranging from 12 inches to 24 inches at the time of planting. All shrubs must be 24 inches at the time of planting in accordance with Section 6.2.2(D)(8) of the LDRs.
12. The applicant is proposing 48 Orange Bulbine. Orange Bulbine is considered groundcover according to Appendix 6.2.2-A and does not count towards the required shrubs.
13. Landscape Notes: The applicant's landscape notes are so light they cannot be read. The applicant must provide landscape notes that are legible.

Concurrency Impact Analysis

14. The applicant utilizes the wrong AM Peak and PM Peak Rates for ITE Code 815. The correct AM Peak rate is 5.48 and the PM Peak Rate is 5.57. Revise accordingly.
15. The applicant utilizes the wrong ADT, AM Peak, and PM Peak Rates for ITE Code 843. The correct ADT Rate is 61.91, AM Peak Rate is 4.41, and the PM Peak Rate is 6.44. Revise accordingly.
16. The applicant must revise the Projected Trip Generation, Residual Capacity with Application Approval for ADT and PM Peak for all segments the revisions to the trip generation data.
17. The applicant must update the conclusion to the transportation impact analysis to reflect the revisions.

18. The applicant states the Less Actual Potable Water Flows is 1,162,000 in the Potable Water Impact Analysis; however, the correct Less Actual Potable Water Flows is 1,140,000. Revise Accordingly.

Comprehensive Plan Consistency Analysis

AutoZone Comprehensive Plan Consistency Analysis Comments

19. Future Land Use Element Analysis:

- a. Policy 1.3.d.3 "Open Space": The applicant states open space is approximately 39.7 percent; however, the landscape plan indicated that approximately 42 percent (41.5 percent as calculated) of the subject property is landscaped. Landscaping and Stormwater Management Areas count toward open space. It appears that more than 39.7 percent of the subject property is open space. Please verify and revise accordingly.
- b. Policy 1.3.d.8 "Landscaping": The applicant states the subject property will have approximately 52 percent landscaping; however, the landscape plan states 52 percent (41.5 percent as calculated) of the subject property will be landscaped. Further, it appears the applicant has included the Stormwater Management Facility (SMF) (Drainage Swells and Detention Basin) in the calculation. Areas dedicated to SMF cannot be included in the landscape square footage and percentage unless landscaping is actively utilized in said SMF. The applicant does not propose any landscaping within the SMF; and therefore, the SMF area cannot be included in the landscape square footage and percentage. Revise accordingly.
- c. Policy 1.3.d.10: The applicant states that no performance based zoning requirements will be proposed for this site; however, performance based zoning requirements are NOT proposed by the applicant. Performance based zoning requirements are governed based upon the use type and as referenced in Table 4.1-1 "Table of Allowed Uses" in the Land Development Regulations. The proposed use of "Automobile Parts Sales" does not have any use-specific standards according to Table 4.1-1. The applicant must revise the response to state, "The proposed use type is "Automobile Parts Sales". Table 4.1-1 of the City of Alachua Land Development Regulations indicate there are no performance based zoning requirements for the proposed use."
- d. Policy 2.4.a "Landscaping General": The applicant must verify total landscape percentage and revise accordingly.
- e. Policy 2.4.2 "Landscaping Buffering": The applicant must verify total landscape percentage and revise accordingly.
- f. Policy 2.4.a "Open Space": The applicant must verify total open space percentage and revise accordingly.

20. Transportation Element Analysis:

- a. Objective 1.1: The applicant must revise analysis based upon the changes to the Concurrency Impact Analysis.

21. Community Facilities and Natural Groundwater Aquifer Recharge Element Analysis:

- a. Policy 1.1.d: The applicant must revise the analysis based upon the updated Concurrency Impact Analysis. The applicant states the design capacity will not exceed 53.79 percent; however, it's 54.12 percent.

Family Dollar Comprehensive Plan Consistency Analysis Comments

22. Future Land Use Element Analysis:

- g. Policy 1.3.d.3 "Open Space": The applicant states open space is approximately 16.4 percent; however, the landscape plan indicated that approximately 30 percent of the subject property is landscaped. Landscaping and Stormwater Management Areas count toward open space. It appears that more than 16.4 percent of the subject property is open space. Please verify and revise accordingly.
- h. Policy 1.3.d.8 "Landscaping": The applicant states the subject property will have approximately 28 percent (less than the 30 minimum requirement) landscaping; however, the landscape plan states 30 percent of the subject property will be landscaped. Revise accordingly.
- i. Policy 1.3.d.10: The applicant states that no performance based zoning requirements will be proposed for this site; however, performance based zoning requirements are NOT proposed by the applicant. Performance based zoning requirements are governed based upon the use type and as referenced in Table 4.1-1 "Table of Allowed Uses" in the Land Development Regulations. The proposed use of "Department or Discount Store" does not have any use-specific standards according to Table 4.1-1, unless a single tenant with 20,000 square feet or great of floor area. The applicant must revise the response to state, "The proposed use type is "Department or Discount Store". Table 4.1-1 of the City of Alachua Land Development Regulations indicate there are no performance based zoning requirements for Department or Discount Stores that contain less than 20,000 square feet of floor area."
- j. Policy 2.4.a "Landscaping General": The applicant must verify total landscape percentage and revise accordingly.
- k. Policy 2.4.2 "Landscaping Buffering": The applicant must verify total landscape percentage and revise accordingly.
- l. Policy 2.4.a "Open Space": The applicant must verify total open space percentage and revise accordingly.

23. Community Facilities and Natural Groundwater Aquifer Recharge Element Analysis:

- b. Policy 1.1.d: The applicant must revise the analysis based upon the updated Concurrency Impact Analysis. The applicant states the design capacity will not exceed 53.79 percent; however, it's 54.12 percent.

Design Standards for Business Uses

24. The applicant must address the following deficiencies regarding the Family Dollar facade:

- a. The applicant has not complied with the glazing standards in Section 6.8.2(A)(2)(a) of the LDRs. The applicant is proposing EIFS Board with a smooth finish as glazing; however, EIFS Board cannot be utilized towards the glazing requirements. Article 10 of the City of Alachua Land Development Regulations defines Glazing as, "... the portion of an exterior

building surface occupied by glass or windows." The applicant must revise building facade accordingly. Further, the applicant can utilize faux glazing for part of the glazing requirements; however, faux glazing **MUST** be comprised of glass or windows.

Public Services/Outside Engineering Review Comments

25. The applicant must address the comments provided by Robert Walpole, P.E. of CHW, Inc., in an electronic mail dated October 21, 2014.
26. The applicant must comply with all comments provided by Roland Davis, P.E., Public Services, in a memorandum dated October 22, 2014.
27. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in a letter dated October 22, 2014.

Miscellaneous/General Issues

28. The applicant must provide the City of Alachua a copy of the recorded Public Utility Easements (P.U.E.) as depicted on the approved site plan prior to issuance of a building permit. This will be a condition of site plan approval.

From: [Robert Walpole](#)
To: [Brandon Stubbs \(bstubbs@cityofalachua.org\)](mailto:bstubbs@cityofalachua.org)
Subject: Family Dollar/AutoZone Site Plan
Date: Tuesday, October 21, 2014 3:16:05 PM
Attachments: [image001.png](#)

Brandon

The applicant has adequately addressed our concerns for this project and we are recommending approval for the engineering aspects of the project.

We do have a recommendation that they look at the front swale and attempt to get positive drainage from west to the eastern basin by sloping the bottom from 71 on the west to 69 as it enters the basin to avoid deep sumps at the driveway aprons that will hold water. Slopes could be as steep as 3 to 1 to accomplish this.

Please contact me with any further questions or concerns.

ROBERT J. WALPOLE, PE | President

t: (352) 519-5906 | c: (352) 339-2859

e: walpole@chw-inc.com

w: www.chw-inc.com

offices

t: (352) 331-1976 | 132 NW 76th Dr., Gainesville, FL 32607

t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470



engineering | surveying | planning | cei



City of Alachua


Traci L. Cain
City Manager

Roland E. Davis, EI
Public Services

INTER-OFFICE COMMUNICATION

Date: September 22, 2014

To: Kathy Winburn, AICP
Planning & Community Developer Director

From: Roland E. Davis, EI 
Engineer-Public Services

Subject: Alachua Research Park-Phase I: Site Plan Review Comments

Electric, water and wastewater utilities are available for this development. I have reviewed the subject development and offer the following comments:

1. General: No Additional Comments.

2. Electric: Additional/Revised Comments:

- Provide electrical loads for the proposed facilities for review by the Public Services as originally requested.
- Included (E) on the electric line drawing leaving Pole #11485 to Family Dollar transformer.
- Extend PUE 10' south of the proposed retaining wall at Family Dollar adjacent to the proposed transformer; this will accommodate feeder loop from the south.
- Loop electric service from Pole #11485, north to Family Dollar transformer thru PUE, thence north thru retaining wall; install 6" casing for the 4" electrical conduit.
- Loop the electric feeder from west pole to AutoZone transformer and out to feeder heading west.

3. Streets & Roads: No Additional Comments.

- **Stormwater:** No Additional Comments.

4. Water

- Water Taps Detail revisions:
 - Water main tapping service saddle; delete (3) curb stop and install 2" gate valve and valve box.

- Item (4)-2" PVC pipe, schedule 40, service line with reducers at the meter connections.
- Water Meter Assembly Details:
 - Add (2A) for PVC piping, schedule 80, for service line to facility.
 - Note all piping for from water main 2" PVC pipe; revised applicable Details.
 - Add casing pipe for water services thru retaining wall.
- Deleted underground backflow preventer detail: (N/A for this project)

5. Wastewater: No Additional Comments.

Please advise me if you have questions or require additional information. Thanks.

cc: Justin Tabor, Planner
Brandon Stubbs, Planner
File

Brandon Stubbs

From: Brian Green [bgreen@AlachuaCounty.US]
Sent: Wednesday, October 22, 2014 4:53 PM
To: Brandon Stubbs
Cc: 'Kathy Winburn'; 'Adam Boukari'
Subject: RE: Family Dollar/AutoZone Revised Site Plan

Brandon,

Since we talked I have looked again and did find the proposed fire hydrant. I have no further comments or needs for this project.

Brian Green

*Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US*

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Cc: 'Kathy Winburn'; 'Adam Boukari'
Subject: Family Dollar/AutoZone Revised Site Plan

Brian,

Have you had a chance to review the revised site plan submittal for Family Dollar/AutoZone?

Sincerely,
Brandon M. Stubbs, Planner
Planning & Community Development
City of Alachua
P.O. Box 9
Alachua, FL 32616
Ph: (386) 418-6100
Fx: (386) 418-6130
www.cityofalachua.com
bstubbs@cityofalachua.org



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 16, 2014

Peter M. Maastricht, P.E.
Maastricht Engineering, Inc.
12800 University Drive, Suite 402
Fort Myers, FL 33907

RE: Completeness Review for Family Dollar/AutoZone – Site Plan

Dear Mr. Maastricht:

On October 16, 2014, the City of Alachua received your revised application for a Site Plan for a proposed Family Dollar, which proposes a new $\pm 8,398$ square foot building with associated drainage, paving, grading, and utility infrastructure improvements on a ± 0.92 acre project site (Tax Parcel Number 03067-001-003); and, a proposed AutoZone, which proposes a new $\pm 6,816$ square foot building with associated drainage, paving, grading, and utility infrastructure improvements on a ± 1.16 acre project site (Tax Parcel Number 03067-001-004).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at the Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

Please address the following:

Site Plan Attachment #1

Site Plan including but not limited to:

- i. Location, size, and design of proposed landscaped areas (including existing trees and required landscape buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.
- n. Structures and major features - fully dimensioned – including **setbacks, distances between structures**, floor area, width of driveways, parking spaces, property or lot

lines, and floor area ratio.

Action Needed to Address Deficiency: The applicant has not provided a landscape plan or tree mitigation plan. The applicant must provide a landscape plan and tree mitigation plan with detail illustrating compliance with Sections 6.2.1 and 6.2.2 of the Land Development Regulations. The landscape plan and tree mitigation plan were comments in the September 24, 2014 DRT Summary Letter. The applicant has not complied with the comments in said DRT Summary Letter. The applicant has not depicted the required building setbacks on the site plan. The applicant must depict the required building setbacks on the site plan. The applicant has not provided the distance between structures on the site plan. The applicant must provide the distance between structures on the site plan.

Site Plan Attachment #3

Fire Department Access and Water Supply.

Action Needed to Address Deficiency: The applicant has a fire plan detailing fire department access and water supply in accordance with Chapter 18 of the Florida Fire Prevention Code; however, the applicant has not provided ISO fire flow calculations. The applicant must provide ISO fire flow calculations. See Site Plan Attachment #3 for requirements.

Site Plan Attachment #6

For site plans for buildings less than 80,000 square feet in area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries - even if the property within 400 feet falls outside of City limits - and all persons/organizations registered to receive notice of development applications.

Action Needed to Address Deficiency: Applicant must submit nine (9) copies of the mailing labels.

Site Plan Attachment #7

Neighborhood Meeting Materials, Including:

- i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
- ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
- iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

Action Needed to Address Deficiency: Applicant must submit nine (9) copies of the neighborhood meeting materials listed above.

Site Plan Attachment #8

Legal description with tax parcel number.

Action Needed to Address Deficiency: Provide a document which contains the legal description of the subject property with tax parcel numbers on 8.5" by 11" paper.

Site Plan Attachment #9

Proof of Ownership.

Action Needed to Address Deficiency: Provide a document which contains proof of ownership of the subject property (i.e. deed). Further, the applicant has not provided the necessary materials to provide proof of agent authorization. The applicant must provide proof of ownership and agent authorization (i.e. deed, articles of incorporation for any and all entities involved, full contract of purchase, etc).

Site Plan Attachment #10

Proof of payment of taxes.

Action Needed to Address Deficiency: The applicant has provided the notice of ad valorem taxes and non-ad valorem assessments from the Alachua County Tax Collector; however, the applicant has not provided proof of payment of taxes. The applicant must provide proof of payment of taxes.

Site Plan Attachment #11

Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: The applicant must provide the Planning and Community Development Department of the City of Alachua a copy of the Environmental Resource Permit (ERP) from SRWMD.

Site Plan Attachment #13

If access is from a State Road, access management permit from the Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

Action Needed to Address Deficiency: The applicant must provide the Planning and Community Development Department of the City of Alachua a copy of the access permit from the Florida Department of Transportation.

Additional Comments

Architectural Plans:

Color renderings of all elevations of the building facade.

Action Needed to Address Deficiency: The applicant has not provided color renderings of all elevations of the building facade for Family Dollar. The applicant must provide color renderings of all elevations of the building facade for Family Dollar.

A detailed review of the Site Plan and all application materials will be conducted prior to the DRT Meeting, and any necessary revisions to these materials will be requested at that time.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *The time frame and cycle for review shall be based upon the date the application is determined to be complete.* If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the applications shall be considered withdrawn.

It should be noted that the City of Alachua provided the applicant an additional two (2) weeks from the original resubmittal date. The applicant has failed to provide a complete application that complies with the City of Alachua Comprehensive Plan and Land Development Regulations. Given the application is incomplete and required submittals (Landscape Plan, Tree Mitigation Plan, and Color Renderings of all building facades) have not been provided in a timely manner, the application may be delayed in order to allow for adequate review time.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at bstubbs@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Brandon M. Stubbs
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Adam Boukari, Assistant City Manager
Justin Tabor, AICP, Principal Planner
File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: October 16, 2014

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Brandon M. Stubbs
Planner

RE: Completeness Review for Family Dollar/AutoZone – Site Plan

I have reviewed the aforementioned application for completeness, pursuant to Section 2.2.6, *Determination of Completeness*, of the Land Development Regulations (LDRs), and submit the following comments based on the information required by the Site Plan Application and the Planning Department's submission policies.

In order to provide a complete application, the applicant must address the following:

Site Plan Attachment #1

Site Plan including but not limited to:

- l. Location, size, and design of proposed landscaped areas (including existing trees and required landscape buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.
- n. Structures and major features - fully dimensioned – including **setbacks, distances between structures**, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.

Action Needed to Address Deficiency: The applicant has not provided a landscape plan or tree mitigation plan. The applicant must provide a landscape plan and tree mitigation plan with detail illustrating compliance with Sections 6.2.1 and 6.2.2 of the Land Development Regulations. The landscape plan and tree mitigation plan were comments in the September 24, 2014 DRT Summary Letter. The applicant has not complied with the comments in said DRT Summary Letter. The applicant has not depicted the required building setbacks on the site plan. The applicant must depict the required building setbacks on the site plan. The applicant has not provided the distance between structures on the site plan. The applicant must provide the distance between structures on the site plan.

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Action Needed to Address Deficiency: Applicant must submit nine (9) copies of the neighborhood meeting materials listed above.

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Additional Comments

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Color renderings of all elevations of the building facade.

Action Needed to Address Deficiency: The applicant has not provided color renderings of all elevations of the building facade for Family Dollar. The applicant must provide color renderings of all elevations of the building facade for Family Dollar.

A detailed review of the Site Plan and all application materials will be conducted prior to the DRT Meeting, and any necessary revisions to these materials will be requested at that time.

c: Adam Boukari, Assistant City Manager
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 24, 2014

Peter M. Maastricht, P.E.
Maastricht Engineering, Inc.
12800 University Drive, Suite 402
Fort Myers, FL 33907

RE: Development Review Team (DRT) Summary: Family Dollar/AutoZone – Site Plan

Dear Mr. Maastricht:

The application referenced above was reviewed at our September 24, 2014 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **3:00 PM on Thursday, September 2, 2014**. A total of nine (9) copies of the **COMPLETE** application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

Site Plan

1. Revise the Site Plan as follows:

Survey

- a. The applicant has not provided curve data for curve "C1". The applicant must provide curve data for curve "C1".

Cover Sheet (Sheet C-0.0)

a. Site Data Table

- i. The applicant states the Land Use Designation is "(C.I.) Commercial Intensive"; however, the Future Land Use Map Designation is Commercial. Revise accordingly.

- b. Development Data Table (Family Dollar)
 - i. The applicant states that 5,085 square feet or 12 percent of the subject property will be landscaped. Policy 2.4.a of the Future Land Use Element of the City of Alachua Comprehensive Plan requires a minimum of 30 percent landscape area. Revise accordingly. *Note: Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space.*
- c. Development Data Table (AutoZone)
 - i. The applicant states that 10,176 square feet or 23 percent of the subject property will be landscaped. Policy 2.4.a of the Future Land Use Element of the City of Alachua Comprehensive Plan requires a minimum of 30 percent landscape area. Revise accordingly. *Note: Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space.*
- d. Parking Requirements (Family Dollar)
 - i. The applicant states the loading zone requirement is 10' x 20'; however, the loading zone requirement is 12' x 30'. Revise accordingly.
- e. Parking Requirements (AutoZone)
 - i. The applicant states the loading zone requirement is 10' x 20'; however, the loading zone requirement is 12' x 30'. Revise accordingly.
 - ii. The applicant states the parking requirement for AutoZone is one (1) parking space per 305 square feet; however, the parking requirements for automotive parts sales is one (1) parking space per 400 square feet. Revise accordingly.
 - iii. The applicant states there are thirty-one (31) parking spaces provide. Section 6.1.4(B)(5)(a) of the LDRs state that off-street automobile parking spaces shall not be provided in an amount that is more than 125 percent of the minimum requirements established in Table 6.1-1 of the LDRs. The maximum parking allowed is twenty-one (21) parking spaces (17 required parking spaces x 1.25 = 21). Revise site plan and calculation accordingly.
- f. Landscape Buffers (AutoZone)
 - i. The applicant states that the proposed AutoZone is adjacent to commercial to the east; however, the AutoZone is adjacent to Residential Single Family - 3 ("RSF-3") to the east. The buffer along the east side of the subject property must be a fifteen (15) foot, Type "D" buffer in accordance with Table 6.2-2 of the LDRs. Revise accordingly.

- g. Zoning
 - i. The applicant states the surrounding zoning is "C-1"; however, the surrounding zoning is "CI", except east of the proposed AutoZone which has a Residential Single Family - 3 ("RSF-3") zoning designation. Revise accordingly.
- h. Solid Waste
 - i. The applicant states solid waste collection is via City of Alachua. The City of Alachua does not provide solid waste collection. Revise accordingly.
- i. Title
 - i. The applicant states the zoning is "C-1"; however, the zoning is "CI". Revise accordingly.
 - ii. The applicant has left the FDOT Roadway I.D. and Mile Post blank. The applicant should remove the reference or correct accordingly.
- j. Vicinity Map
 - i. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
 - ii. Revise all references to "C-1" to "CI".

Notes (Sheet G-1.0)

- a. General Utility Notes
 - i. The applicant makes reference to Gainesville Regional Utilities (GRU) in notes 1, 5, 13, 17, and 18; however, utilities are provided by the City of Alachua. Revise accordingly.
- b. Alachua County Required Notes
 - i. The applicant must revise the title to "City of Alachua Notes". Revise accordingly.
 - ii. The applicant must delete notes 4, 6, and 10.
- c. Gainesville Regional Utility Notes
 - i. The applicant must revise the title to "City of Alachua Utility Notes" Revise accordingly.
 - ii. The applicant makes reference to Gainesville Regional Utilities (GRU) in notes 1, 2, and 9; however, utilities are provided by the City of Alachua. Revise accordingly.
 - iii. The applicant must delete notes 4, 5, and 7.

Aerial & Erosion Control Plan (Sheet C-3.0)

- a. Note (Below Erosion Control Notes)
 - i. The applicant has a note regarding Alachua County engineering design. This note shall be revised to state, "**Note: Contractor shall adhere to the environmental protection standards established in Section 6.9 of the City of Alachua Land Development Regulations.**" Revise accordingly.
- b. The applicant has not provided the right-of-way width for U.S. Highway 441 and N.W. 144th Street. Applicant must provide the right-of-way width for U.S. Highway 441 and N.W. 144th Street.

- c. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- d. Revise all references to "C-1" to "CI".

Existing Conditions & Demolition Plan (Sheet D-1.0)

- a. The applicant has depicted existing regulated trees located on-site; however, the applicant has not complied with Section 6.2.1 of the City of Alachua Land Development Regulations (LDRs). The applicant must identify all trees by both the common and scientific name; identify the size of the tree (in inches); and identify if the tree is to be saved, relocated, or removed. This information must be compiled into a table or list. Each tree must be numerically referenced to the plan and table/list. Revise accordingly.
- b. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- c. Revise all references to "C-1" to "CI".
- d. Applicant has not provided the right-of-way width for U.S. Highway 441 and N.W. 144th Street. Applicant must provide the right-of-way width for U.S. Highway 441 and N.W. 144th Street.
- e. The applicant makes a incorrect reference with the property boundary along the southerly boundary of the proposed Family Dollar site. The applicant must correct the reference.

Site Dimension Plan (Sheet C-1.0)

- a. The applicant depicts and references two proposed free-standing monument signs. The applicant must remove the proposed signs from all site plan sheets. Signage is not approved via site plan and requires a separate sign permit. **Under no circumstances shall the siting of any signage be approved as a part of site plan approval.** Further, signs cannot be located within ten (10) feet of existing or proposed City utilities. Currently, the applicant proposes both monument signs to be located immediately adjacent to an existing sanitary sewer main.
- b. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- c. Revise all references to "C-1" to "CI".
- d. The applicant states that a 7.5 foot landscape buffer is required along the east side (along NW 144th St) of the proposed AutoZone; however, a 15 foot, type "D" landscape buffer is required along the east side (along NW 144th St). Revise accordingly.
- e. The applicant has not provided, depicted, or labeled the required 7.5 foot landscape buffer between the subject properties. The applicant must provide a 7.5 foot landscape buffer between the subject properties (on each side of the property boundary for a total of 15 feet). Revise accordingly.

- f. The applicant has not provided, depicted, or labeled the required arterial buffer along U.S. Highway 441 for the subject properties. The applicant must provide arterial buffer/screening along U.S. Highway 441 in accordance with Section 6.2.3(E) of the LDRs. *Note: Trees cannot be planted within ten (10) feet of existing or proposed utilities.*

Grading, Paving, and Drainage Plan (Sheet C-2.0)

- a. The applicant states that the invert elevations for the culvert running along the entrance into the proposed Family Dollar (S-2, S-3, & S-4) have invert elevations of 70.30 feet (S-2), 69.00 feet (S-3), and 70.20 (S-4); however, the bottom of the proposed swale to the west of the proposed culvert has an invert of 72.43 feet and the bottom of the proposed swale to the east of the proposed culvert has an invert of 72.33 feet. Please clarify.
- b. The applicant must correct the structure table for the proposed Family Dollar.
- c. The applicant has not provided the grading (in one (1) foot contours) for the proposed detention basin. The applicant must provide the grading (in one (1) foot contours) for the proposed detention basin.
- d. The applicant has not indicated required fall protection for the proposed retaining wall. The applicant must provide fall protection in accordance with Section 7.2.2.4.5.2 of Chapter 1.1-57 of NFPA. Fall protection shall not be less than 42 inches in height.
- e. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- f. Revise all references to "C-1" to "CI".

Utility Plan (Sheet C-4.0)

- a. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- b. Revise all references to "C-1" to "CI".

Cross Sections (Sheets C-5.0 through C-7.0)

- a. The applicant has not show fall protection in accordance with NFPA. Revise applicable cross sections accordingly.
- b. The applicant has not provided cross sections indicating how the proposed potable water and irrigation lines will cross the proposed retaining wall. The applicant must provide cross section details indicating how the potable water and irrigation lines will cross the retaining wall.
- c. Remove all references to adjacent zoning in cross sections.
- d. Revise Cross Section "M" to show the required fifteen (15) foot landscape buffer.

Grading, Paving, and Drainage Details 1(Sheet C-8.0)

- a. The applicant states in the handicap parking detail that the length is 15.5 feet (or as shown). The required length of handicap parking is eighteen (18) feet. Revise accordingly.
- b. The applicant states the proposed dumpster enclosure height is six (6) foot max; however, Section 6.2.3(B) requires dumpster enclosures to be a minimum of six (6) foot in height. Revise accordingly.

AutoZone Details 1(Sheet C-10.A)

- a. Typical Light Pole Detail: The applicant states the height of the light pole is twenty-five (25) feet; however, Section 6.4.5 establishes the maximum height of light poles for parking lots with less than 100 parking spaces as fifteen (15) feet. Revise accordingly.

Parking/Traffic/Circulation Standards

2. The applicant provides thirty-one (31) parking spaces for the AutoZone site; however, in accordance with Section 6.1.4(B)(5)(a) of the LDRs, a maximum of twenty-one (21) parking spaces are allowed. Revise site plan accordingly.
3. The applicant proposes unutilized asphaltic surfacing at the four-way intersection where the drive isles for Family Dollar and AutoZone intersect. This asphaltic surfacing is not necessary. The applicant must remove the unutilized asphaltic surfacing.
4. To facilitate safe on-site traffic circulation, the applicant must provide stop bars and stop signs where the north, west, and east drives meet at the four-way intersection to provide the right-of-way to traffic entering the subject property from U.S. Highway 441.
5. To facilitate safe on-site traffic circulation, the applicant must provide stop bars and stop signs at the northerly drive isle on the proposed AutoZone parcel.
6. The applicant must provide ADA Detectable Warning Strips at the crosswalk at the four-way intersection where the drive isles for Family Dollar and AutoZone intersect. Revise accordingly.
7. The applicant proposes cross access between the proposed Family Dollar and AutoZone. The applicant must provide a cross access easements for both Family Dollar and AutoZone. The applicant cannot provide access from one site to another without providing an easement.
8. The applicant proposes off-street loading zones for the proposed Family Dollar and AutoZone; however, the proposed off-street loading zones are not adequately sized to contain the delivery vehicles proposed to the site. Off-street loading zones must be adequately designed to accommodate delivery vehicles.

Tree Protection Standards

9. The applicant has not provided a tree mitigation/protection plan in accordance with Section 6.2.1 of the LDRs. The applicant must provide a tree mitigation/protection plan demonstrating compliance with Section 6.2.1 of the LDRs.

Landscaping Standards

10. The applicant has not incorporated the required tree mitigation plan into the landscape plan. Landscape plan must include mitigation for regulated trees removed in accordance with Section 6.2.1 of the LDRs. Further, trees used to mitigate for the removal of regulated trees must be in addition to the landscaping required in accordance with Sections 6.2.2 & 6.2.3 of the LDRs.
11. The applicant has not provided a table detailing the landscaping requirements. The applicant must provide a table detailing the type of landscaping required (overall site landscaping, parking lot interior landscaping, parking lot buffer landscaping, perimeter buffer landscaping, arterial buffer landscaping, etc), the amount of landscaping required, calculations of the required landscaping, and the amount of landscaping provided.
12. The applicant must provide the total square footage of the parking area in the table and calculations for parking lot interior landscaping to ensure compliance with Section 6.2.2(D)(2)(a) of the LDRs. Further, given the applicant has not provided the square footage of the parking area for the subject properties, a review of the parking lot interior landscaping for the proposed Family Dollar and AutoZone could not be performed. The applicant must provide parking lot interior landscaping in accordance with Section 6.2.2(D)(2)(a) of the LDRs. *Note: While a detail review could not be performed due to the lack of information, City staff noticed that it appears that both subject properties seem to be deficient in the interior parking lot landscaping.*
13. The applicant must provide the total linear footage of the exterior perimeter of the parking lot in the table and calculations to ensure compliance with Section 6.2.2(D)(2)(b) of the LDRs. Further, given the applicant has not provided the linear footage of the parking lot exterior perimeter for the subject properties, a detailed review of the parking lot perimeter buffer requirements for the proposed Family Dollar and AutoZone could not be performed. The applicant must provide parking lot exterior buffers in accordance with Section 6.2.2(D)(2)(b) of the LDRs. *Note: While a detailed review could not be performed due to lack of information, City staff noticed that understory trees were not provided in accordance with Section 6.2.2(D)(2)(b)(iv)(b) of the LDRs.*

14. Per Section 6.2.2(D)(2)(b)(iii) of the LDRs, the parking lot perimeter buffer must be a minimum of five (5) feet and an average of seven (7) feet in width. The applicant must demonstrate compliance with this requirements.
15. The applicant has not provided a parking lot perimeter buffer along the east side of the parking lot on the east side of the proposed Family Dollar. The applicant must provide parking lot perimeter buffers along ALL parking lot perimeters.
16. The applicant combines the Family Dollar and AutoZone parcels for the assumption of landscaping; however, each parcel must meet the landscaping requirements individually. The applicant must detail how each lot separately meets the landscape requirements.
17. Planting list must be divided into categories based upon the planting type (i.e. Canopy Trees, Understory Trees, and Shrubs).
18. The applicant has not provided arterial buffering in accordance with Section 6.2.3(E) of the LDRs. The applicant must provide arterial buffering along U.S. Highway 441 in accordance with Section 6.2.3(E) of the LDRs. For the proposed Family Dollar, a total of ten (10) canopy trees and six (6) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required. For the proposed AutoZone, a total of sixteen (16) canopy trees and nine (9) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required.
19. The applicant proposes to place trees on top of an existing sanitary sewer main located along the southerly property boundary of the proposed Family Dollar and AutoZone (north of U.S. Highway 441). In accordance with Section 6.2.1(D)(4)(h) of the LDRs, trees must maintain minimum distance of ten (10) feet from existing and/or proposed utilities, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility. Revise accordingly.
20. The applicant proposes to place trees adjacent to an existing six (6) inch potable water main located along the northerly property boundary of the proposed Family Dollar and AutoZone. In accordance with Section 6.2.1(D)(4)(h) of the LDRs, trees must maintain minimum distance of ten (10) feet from existing and/or proposed utilities, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility. Revise accordingly.
21. The applicant must show all existing and proposed utilities on the landscape plan to ensure there are no conflicts between the placement of landscaping and utilities.

22. The applicant has not depicted or labeled the required landscape buffers. All landscape buffers must be shown on the landscape plan and must be labeled and dimensioned.
23. The applicant has not provided the required landscape buffer between the proposed Family Dollar and AutoZone parcels. The applicant must provide a 7.5 foot, type "A" landscape buffer between the proposed Family Dollar and AutoZone parcels (7.5 feet on either side of the property boundary for a total of 15 feet).
24. The applicant has not provided the required 15 foot, type "D" buffer required along the east side of the proposed AutoZone parcel. The applicant must provide a 15 foot, types "D" buffer along the east property boundary of the proposed AutoZone parcel.
25. Given the proposed AutoZone must extensively revise the proposed parking area to remove a minimum of ten (10) parking spaces, a review of the parking lot interior landscape and parking lot perimeter landscape requirements could not be performed.
26. The applicant lists several different types of shrubs with height ranging from 12 inches to 24 inches at the time of planting. All shrubs must be 24 inches at the time of planting in accordance with Section 6.2.2(D)(8) of the LDRs.
27. The applicant is proposing 48 Orange Bulbine. Orange Bulbine is considered groundcover according to Appendix 6.2.2-A and does not count towards the required shrubs.
28. Ornamental/Understory trees must be a minimum of 1.5 inch caliper at four (4) inches above grade at the time of planting. Please indicate that the proposed ornamental/understory trees meet this requirement.
29. The applicant has not provided site ornamental/understory trees on the east and west side of the proposed Family Dollar in accordance with Section 6.2.2(D)(1)(c)(ii) of the LDRs. The applicant must provide two (2) ornamental/understory trees on the east and west side of the proposed Family Dollar.
30. The applicant has not provided the required site canopy trees on the west side of the proposed AutoZone in accordance with Section 6.2.2(D)(1)(c)(i) of the LDRs. The applicant must provide two (2) canopy trees on the west side of the proposed AutoZone.
31. The applicant has not provided site ornamental/understory trees for the proposed AutoZone in accordance with Section 6.2.2(D)(1)(c)(ii) of the LDRs. The applicant must provide a total of eight (8) ornamental/understory trees (four (4) in the front, and two (2) on each side of the proposed AutoZone).

Lighting/Photometric Standards

32. The applicant must address the following regarding the Family Dollar lighting plan:

- a. The applicant has not provided details of the mounting pole and mounting height. The applicant must provide a detail of the mounting pole and indicate the mounting height of each fixture (wall or pole). Section 6.4.5 of the LDRs establishes a maximum fixture height of fifteen (15) feet (whether mounted on a wall, pole, or other means). Further, mounting height should be indicated in the luminaire schedule.
- b. The maximum footcandles for parking lot in business districts is exceeded in a few areas of the proposed parking lot. Section 6.4.4(C)(2) establishes a maximum of five (5) footcandles in parking lots in business districts. Revise accordingly.
- c. The applicant has not provide the overall site uniformity ratio. Section 6.4.4(E) establishes a maximum uniformity ratio of 10:1 for a site or parcel.
- d. The applicant proposes LED lighting fixtures. Please address the hue requirements in Section 6.4.4(G) of the LDRs.
- e. Remove references to surrounding zoning designations.
- f. The photometric plan contains too many irrelevant items of information causing it to be difficult to read. The applicant must remove irrelevant data from the photometric plan to facilitate ease of review.

33. The applicant must address the following regarding the AutoZone lighting plan:

- a. Typical Light Pole Detail: The applicant states the height of the light pole is twenty-five (25) feet; however, Section 6.4.5 establishes the maximum height of light poles for parking lots with less than 100 parking spaces as fifteen (15) feet. Revise accordingly.
- b. Luminaire Schedule: The applicant states the height of the light pole is twenty-eight (28) feet; however, Section 6.4.5 establishes the maximum height of light poles for parking lots with less than 100 parking spaces as fifteen (15) feet. Revise accordingly.
- c. Luminaire Schedule: The applicant has not provided the max lumens in accordance with Section 6.4.4(D)(2) of the LDRs. The applicant must provide the max lumens for each fixture. *Note: Max lumens for parking lots with six (6) or more parking spaces in business district is 24,000 lumens.*
- d. The applicant has not provide the overall site uniformity ratio. Section 6.4.4(E) establishes a maximum uniformity ratio of 10:1 for a site or parcel.
- e. The applicant proposes LED lighting fixtures. Please address the hue requirements in Section 6.4.4(G) of the LDRs.
- f. Remove references to surrounding zoning designations.
- g. The photometric plan contains too many irrelevant items of data causing it to be difficult to read. The applicant must remove irrelevant data from the photometric plan to facilitate ease of review.
- h. The applicant shows conflicting measurements of footcandles in the proposed parking lot area and west side of the proposed AutoZone. Remove conflicting points and revise accordingly.

- i. The applicant proposes two Lithonia - DSW1 LED 10C Full Cut-Off Fixtures on the east side of the proposed AutoZone building; however, Section 6.4.4(B)(2) of the LDRs prohibit any light source from directly illuminate building facades when visible from residential development. No light source shall directly illuminate facades of buildings visible from adjacent residential development. The properties to the east of the proposed AutoZone are residential and residentially zoned. The applicant cannot utilize wall-mounted lights, or any lights that directly illuminates the facade of the building on the east side of the proposed AutoZone.
- j. The Luminaire Schedule states that two "S1" and two "S2" lighting fixtures are proposed; however, the photometric plan depicts four "S1" light fixtures and no "S2" lighting fixtures. Revise accordingly.
- k. The Luminaire Schedule states that two "W1" lighting fixtures are proposed; however, the photometric plan depicts six "W1" light fixtures. Revise accordingly. *Note: as mention above, the W1 fixtures proposed on the east side of the proposed AutoZone are not permitted in accordance with Section 6.4.4(B)(2) of the LDRs.*

Concurrency Impact Analysis

- 34. The applicant utilizes data from the June 2013 City of Alachua Development Monitoring Report. This data is out of date and irrelevant. The applicant must utilize the data from the August 2014 City of Alachua Development Monitoring Report and revise the entire concurrency impact analysis accordingly (i.e. transportation, potable water, sanitary sewer, and solid waste).
- 35. The applicant utilized ITE Code 814; however, the correct ITE Code for the proposed use is ITE Code 815. Revise accordingly.
- 36. The applicant uses the wrong land use description for both ITE Code 815 and 843. Revise accordingly.
- 37. The applicant utilizes the wrong AM Peak and PM Peak Rates for ITE Code 843. Revise accordingly.
- 38. The applicant is missing the segment number for Segment 8, SR 235 (CR 2054 to U.S. Hwy 441). Revise accordingly.
- 39. The applicant has not included Segment 3/4, U.S. Hwy 441 (From NW 126th to SR 235) in the transportation concurrency analysis. Applicant must include said Segment 3/4 into the transportation concurrency analysis.
- 40. The applicant must revise all transportation analysis for all segments to reflect the most current data and the revisions to the trip generation data.

41. The applicant must update the conclusion to the transportation impact analysis to reflect the revisions.
42. The applicant includes a recreation impact analysis. The proposed development is commercial and does not create an impact to recreation. The applicant should remove the recreation impact analysis and retain the statement in the conclusion.

Comprehensive Plan Consistency Analysis

43. The applicant combines proposed Family Dollar and AutoZone within the Comprehensive Plan Analysis; however, a separate Comprehensive Plan Analysis for each proposed use must be provided. Compliance with the Comprehensive Plan must be shown for each individual use and/or subject property.
44. Given the Comprehensive Plan Analysis provided combines the two proposed uses and separate subject properties, a detailed review could not be performed.
45. The applicant refers the City of Alachua Public Services Department issuing a "Letter to Serve"; however, the City of Alachua Public Services Department does not issue any such letter. Site plan approval is a final development order and therefore reserves concurrency for public facilities. The applicant must remove all reference to the City of Alachua Public Services Department issuing a "Letter to Serve".
46. *Future Land Use Element Analysis:*
 - a. Objective 1.3: The applicant states the Future Land Use Map (FLUM) Designation is Community Commercial; however, FLUM Designation is Commercial. Revise accordingly.
 - b. Policy 1.3.a: The applicant states the Future Land Use Map (FLUM) Designation is Community Commercial; however, FLUM Designation is Commercial. The applicant must remove the reference to this policy. The correct policy is Policy 1.3.b "Commercial".
 - c. Policy 1.3.d: The applicant combines the analysis of the performance standards for both Family Dollar and AutoZone; however, the applicant must demonstrate how each separately meet the required performance standards in Policy 1.3.d. The applicant must provide a separate analysis for Family Dollar and AutoZone.
 - d. Policy 1.3.d: Revise entire analysis to correctly reflect each proposed use.
 - e. Policy 1.3.d.2 "Buffers": The applicant states the landscape buffer on the east side is a 7.5 foot, type "B" landscape buffer; however, the required buffer is a 15 foot, type "D" landscape buffer. Revise accordingly.
 - f. Policy 1.3.d.3 "Open Space": The applicant must revise data based upon changes. Revise accordingly.
 - g. Policy 1.3.d.6 "Site Lighting": The applicant states the subject properties and the adjacent properties have a Community Commercial FLUM Designation; however, the subject properties and the properties to the north, west, and south have a Commercial FLUM Designation while the

properties to the east have a Medium Density Residential FLUM Designation. Further, the applicant has not indicated how the site lighting meets the standard in Policy 1.3.d.6. Applicant must include the entire policy within the analysis.

- h. Policy 2.4.a: The applicant's analysis does not indicate how the proposed application supports or is in compliance with this policy. Revise accordingly.

47. Transportation Element Analysis:

- a. Objective 1.1: The applicant must revise analysis based upon the changes to the Concurrency Impact Analysis.
- b. Policy 1.3.a "Parking Standards": The applicant must revise the analysis to detail how each separate proposed use meets the parking standards individually. Further, the parking standard for Automobile Parts Sales is one (1) parking space per every 400 square feet of floor area. Revise accordingly.

48. Community Facilities and Natural Groundwater Aquifer Recharge Element Analysis:

- a. Policy 1.1.d: The applicant must revise the analysis based upon the updated Concurrency Impact Analysis.
- b. Policy 3.1.a: The applicant must revise the analysis based upon the changes to the stormwater management facility.

Design Standards for Business Uses

49. The applicant must address the following deficiencies regarding the AutoZone facade:

- a. The applicant has provided calculations of the glazing for the front and right side of the proposed structure; however, the applicant must include the parapet area in the calculation. Revise accordingly.
- b. The applicant must provide dimensions for all windows on elevation plan.
- c. The applicant must provide dimensions for all windows within the glazing calculation.
- d. The applicant must demonstrate compliance with the facade massing standards in Section 3.8.2(A)(2)(b) of the LDRs. The proposed facade massing does not meet said standards.
- e. Facade colors should be colors that are low reflectance, subtle, neutral, and/or earth tone colors and not high-intensity colors, bright colors, metallic colors, or black or fluorescent colors, except for building trim.

50. The applicant must address the following deficiencies regarding the Family Dollar facade:

- a. The applicant has not provided calculations to show compliance with the glazing standards in Section 6.8.2(A)(2)(a) of the LDRs. Further, the applicant must include the parapet area in the calculation.
- b. The applicant must provide dimensions for all windows on elevation plan.

- c. The applicant must provide dimensions for all windows within the glazing calculation.
- d. The applicant must demonstrate compliance with the facade massing standards in Section 3.8.2(A)(2)(b) of the LDRs. The proposed facade massing does not meet said standards.
- e. The applicant must show compliance with the material design standards in Section 6.8.2(A)(2)(c) of the LDRs.

Public Services/Outside Engineering Review Comments

- 51. The applicant must address the comments provided by Robert Walpole, P.E. of Causseaux, Hewett, & Walpole, Inc., in a letter dated September 16, 2014.
- 52. The applicant must comply with all comments provided by Roland Davis, P.E., Public Services, in a memorandum dated September 16, 2014.
- 53. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in a letter dated September 15, 2014.

Miscellaneous/General Issues

- 54. Given the extensive deficiencies of the proposed site plan, a second engineer review and DRT meeting shall be required.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at bstubbs@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Brandon M. Stubbs
Planner

Attachment: Letter from Robert Walpole, P.E., of CHW, Inc., dated September 16, 2014
Memo from Roland Davis, E.I., Public Services, dated September 16, 2014
Memo from Brian Green, Alachua County Fire Rescue, dated September 15, 2014

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



September 16, 2014

City of Alachua
Planning and Community Development
Brandon Stubbs
P.O. Box 9
Alachua, FL 32616

Re: Family Dollar/Auto Zone Site Plan

Dear Brandon:

We are pleased to offer this engineering review of the site, grading, stormwater, traffic, and utilities. Our review includes plans dated September 3, 2014 signed and sealed by Peter M. Mastricht, P.E.

Our comments are as follows:

SMF Report:

- The report uses unnecessary design criteria such as 10-year parking crown and control structure vs. 25, and so on. These are typical South Florida criteria that do not apply and are not appropriate for North Florida. In addition, a dry detention system is proposed with orifice at the bottom of the basin. This arrangement is not allowed by the Suwannee River Water Management District (SRWMD). The system must be re-designed to be an offline dry detention system or as a more traditional retention-detention system, in which the WQTV is recovered via percolation.

Sheet C-0.0:

- Please note the proper FDOT office is the Gainesville Maintenance office, not Lake City.
- Advanced Auto Parts or Auto Zone – correct discrepancies.

Sheet G-1.0:

- Remove GRU utility notes that apply to water, sewer, and electric. GRU only supplies gas. Remove all other GRU references throughout.
- Remove Alachua County required notes – they have no jurisdiction.

GAINESVILLE:

132 NW 76th Dr.
Gainesville, FL 32607
p: (352) 331-1976

OCALA:

101 NE 1st Avenue
Ocala, Florida 34470
p: (352) 414-4621

WWW.CHW-INC.COM

Sheet C-1.0:

- Include a right turn only sign with the stop sign at US 441.
- Provide adequate traffic control at the 4-way intersections.

Sheet C-2.0:

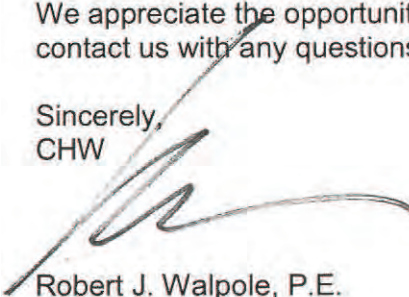
- The perimeter berm concept is unnecessary in North Central Florida. Contain the critical duration storm event in the pond and parking areas only.
- Provide storm sewer sizing calculations.
- Provide main pipe sizes in public right-of-way based on each agency's minimum size.

Sheet C-4.0:

- Show the proper abandonment of the existing lateral to the existing manhole in the SW corner vs. showing true existing lateral and clean outs as existing conditions.
- Proposed sign and/or structures shall not be within 15 feet of the existing sanitary sewer.
- Label the water meters as the end of the City of Alachua maintenance and responsibility and ensure that a minimum of 5 feet exists between the edge of meter and retaining wall.
- The required fire flow of 2,000 GPM and 2,250 GPM requires two fire hydrants within 350 feet of the structures. Please label the fire hydrants with distances as the truck travels. If additional fire hydrants are required, show their locations and details.

We appreciate the opportunity to provide this review. Please do not hesitate to contact us with any questions or concerns.

Sincerely,
CHW



Robert J. Walpole, P.E.
President

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City of Alachua


Traci L. Cain
City Manager

Roland E. Davis, EI
Public Services

INTER-OFFICE COMMUNICATION

Date: September 16, 2014

To: Kathy Winburn, AICP
Planning & Community Developer Director

From: Roland E. Davis, EI 
Engineer-Public Services

Subject: Alachua Family Dollar & Autozone Site Plan Review Comments

Electric, water and wastewater utilities are available for this development. I have reviewed the subject development and offer the following comments:

1. General

- Public Utility Easements (PUE's) are required by the owner for all City of Alachua maintained utilities located on private property.
- Page G-10.00; References GRU Standards and Specifications; revise accordingly.
- Page G-12.00; References GRU Standards-(Delete this page.)
- Developer is responsible for all fees associated with the electric, water and wastewater system upgrades.
- Public Services Department will be responsible for invoicing developer prior to the start of the project.

2. Electric

- Electrical engineer to provide information related to the electrical loads for each proposed facility. Size primary electric transformers and confirm services are adequate for additional load.
- Note how proposed facility will achieve electric service from each power transformer. Identify primary electric feeder loop; two (2) alternatives routes have been indicated on the drawings for each transformer.
- High efficiency transformers will be ordered by the City and invoice to the developer.
- Provide vehicle access to each transformer and maintain a 10' clear zone around each transformer.
- Developer installed electric system will be in accordance with the City's electric standards, approved materials and electric policy.

3. Streets & Roads

- No comments.

4. Stormwater

- No comments.

5. Water

- Existing water meters are available on site for this project.
- Evaluate size of existing water meter size; existing meters may be too large for these facilities.
- Install (1) new fire hydrant adjacent to the southwest corner of the property.

6. Wastewater

- Identify types of waste (domestic only, industrial only, mixed) generated by proposed facility.
- Identify nature and quantity of any liquids used in the facility that may be introduced to the wastewater system.
- Confirm the location of two (2) - 6" sewer lateral stubbed out from FDOT r/w to existing facilities.

Please advise me if you have questions or require additional information. Thanks.

c: Justin Tabor, Planner
Brandon Stubbs, Planner
File



Alachua County Fire Rescue

Edwin C. Bailey, Chief

Development Review Comment – City of Alachua

MEMORANDUM

September 15, 2014

To: City of Alachua Development Review Team

From: Brian Green

Subject: Family Dollar/AutoZone

I have reviewed the revised site plan and fire flow calculations. The fire flow calculations are acceptable however the hydrant distance from both building is too long. A hydrant shall be placed closer to the buildings, This will also serve as the required second hydrant.