



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

August 11, 2020

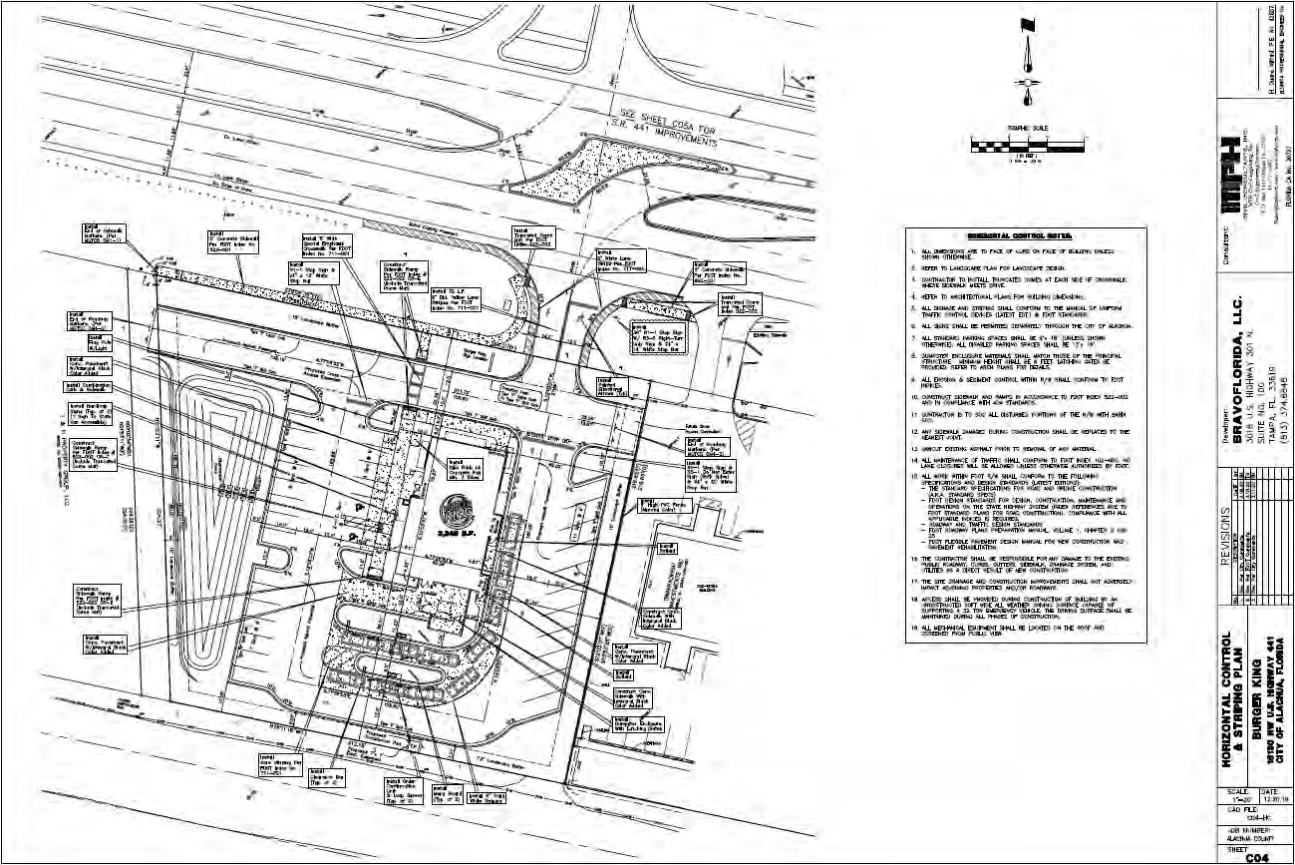
<b>SUBJECT:</b>	A request for a Site Plan to construct a ±3,349 square foot quick service restaurant with associated parking, stormwater, landscaping, and site improvements
<b>APPLICANT/AGENT:</b>	Robin Kendall, Quality Dining, Inc.
<b>PROPERTY OWNER:</b>	T&H Property Group, LLC
<b>LOCATION:</b>	16130 NW US Highway 441
<b>PARCEL ID NUMBERS:</b>	03061-004-001
<b>FLUM DESIGNATION:</b>	Commercial
<b>ZONING:</b>	Commercial Intensive (CI)
<b>OVERLAY:</b>	US 441/I-75 Gateway Overlay District
<b>ACREAGE:</b>	±1.19 acres
<b>PROJECT PLANNER:</b>	Justin Tabor, AICP
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board approve the Site Plan for quick service restaurant at 16130 NW US Highway 441, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the August 11, 2020 Staff Report to the Planning & Zoning Board.
<b>RECOMMENDED MOTION:</b>	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for quick service restaurant at 16130 NW US Highway 441, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the August 11, 2020 Staff Report to the Planning &amp; Zoning Board.</i>

SUMMARY

This application is a request by Robin Kendall of Quality Dining, Inc., applicant and agent, for T&H Property Group, LLC, property owner, for consideration of a Site Plan to construct a ±3,349 square foot quick service restaurant (Burger King) with associated parking, stormwater, landscaping, and site improvements.

The subject property is ±1.19 acres in size and is located at 16130 NW US Highway 441, immediately to the west of America’s Best Value Inn. The site was previously developed with a convenience store with fuel sales and a small commercial strip center. These buildings were demolished in April 2019 and June 2019. The site is presently vacant.

Illustration 1. Burger King Site Plan – Site & Dimension Plan



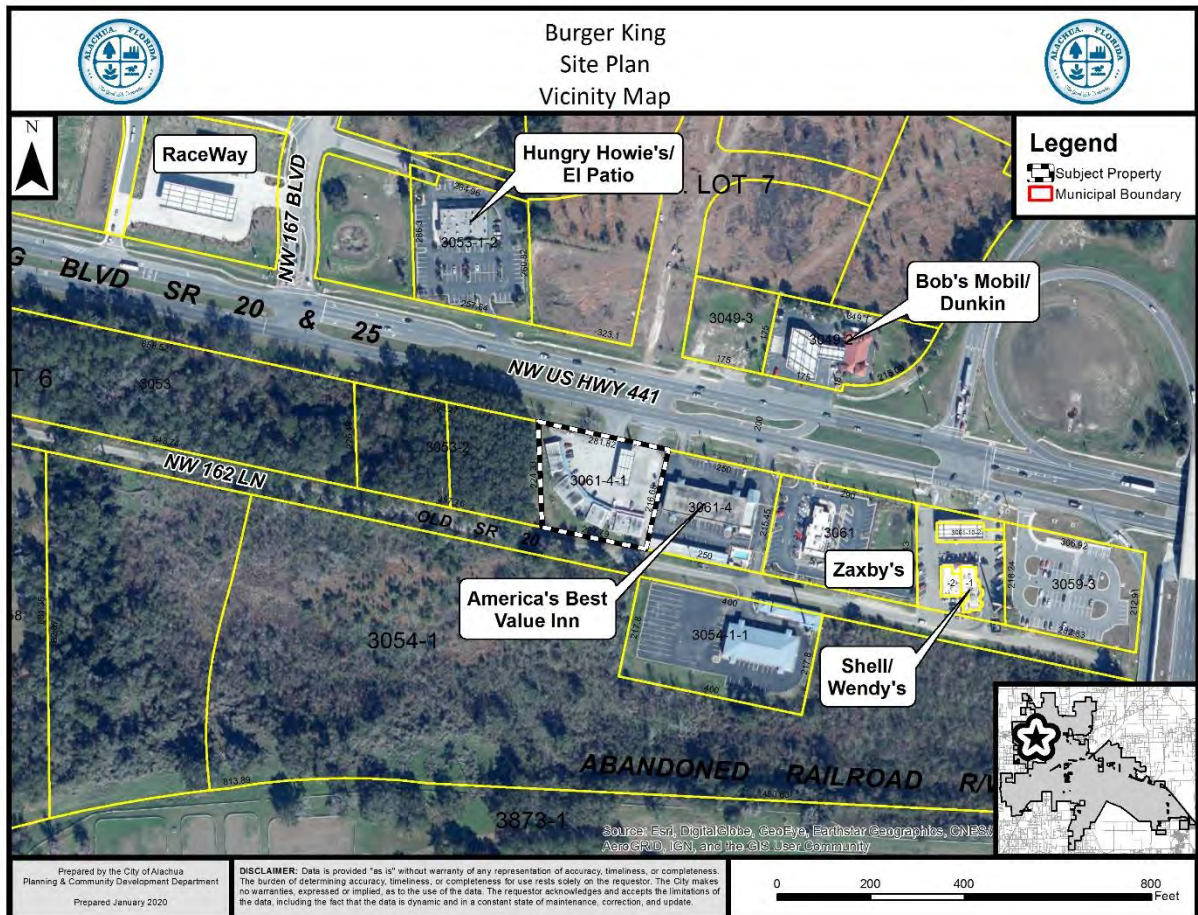
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US Highway 441; Hungry Howie's/El Patio; HighPoint Crossing; Mobil/Dunkin'	Commercial	Commercial Intensive (CI)
South	NW 162 <sup>nd</sup> Lane; Vacant Commercial Land; Royal Inn	Commercial	Commercial Intensive (CI)
East	America's Best Value Inn; Zaxby's	Commercial	Commercial Intensive (CI)
West	Vacant Commercial Lands	Commercial	Commercial Intensive (CI)

**Map 1. Vicinity Map**



## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.



A Neighborhood Meeting was held on January 8, 2020 at the Holiday Inn Express located at 16367 NW 167<sup>th</sup> Boulevard, Alachua, FL. The applicant was available to answer questions. Materials submitted by the applicant indicate that one (1) person attended the meeting. A summary of the discussion which occurred during the meeting has been provided by the applicant, and is included with the application materials.

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

### **Future Land Use Element**

#### **GOAL 1:** Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

#### **Objective 1.3:** Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

**Policy 1.3.b:** Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;



12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

***Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy 1.3.b:*** The subject property has a Commercial FLUM Designation, which allows eating establishments.

**Policy 1.3.d:** Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

***Evaluation and Findings of Consistency with Policy 1.3.d:*** The applicant has demonstrated through the site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

**Policy 1.3.f:** The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I- 75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

***Evaluation and Findings of Consistency with Policy 1.3.f.1.:*** Policy 1.3.f.1. is implemented through the US 441 / Interstate 75 Gateway Overlay District as set forth in Section 3.7.2(C) of the LDRs. The subject property is located within the US 441 / Interstate 75 Gateway Overlay District. The proposed development is found to be in compliance with all applicable requirements of Section 3.7.2(C). Please reference the section of this report entitled “Findings of Fact: Compliance with Land Development Regulations, US 441/I-75 Gateway Overlay District” for additional information.

**Objective 2.4:** Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

**Policy 2.4.a:** Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

**Policy 2.4.b:** Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

***Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b:*** The Site Plan includes a landscaping plan which demonstrates that the proposed development will comply with applicable landscaping and buffering standards required by the City’s Comprehensive Plan and Land Development Regulations.

**Objective 2.5:** Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**Policy 2.5.a:** There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

***Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a:*** The Site Plan shows that following completion of the development the site will exceed the minimum 10% open space requirement.

**Objective 5.1:** Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

***Evaluation and Findings of Consistency with Objective 5.1:*** An environmental conditions and site suitability analysis has been provided in this report, and indicates that based upon best available data the development will not adversely affect natural features.

**Objective 5.2:** Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

**Policy 5.2.a:** All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

***Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a:*** The development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

**Policy 9.1:** Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

***Evaluation and Findings of Consistency with Policy 9.1:*** The development is located within the City's utility service area, and as such will connect to City potable water and sanitary sewer facilities.



## **Transportation Element**

### **Objective 1.1: Level of Service**

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

***Evaluation and Findings of Consistency with Objective 1.1:*** The development will not adversely affect the level of service for transportation facilities.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

**Policy 1.2.a:** The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Evaluation and Findings of Consistency with Policy 1.2.a:*** The development is located within the City's utility service area, and as such will connect to City sanitary sewer facilities.

**Policy 2.1.a:** The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

***Evaluation and Findings of Consistency with Objective 2.1.a:*** The development will not adversely affect the level of service for solid waste facilities.

**Objective 3.1:** Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

***Evaluation and Findings of Consistency with Objective 3.1:*** The proposed development includes the construction of an on-site stormwater management facility which will meet the applicable stormwater design standards of the City of Alachua Land Development Regulations (LDRs) and of the Suwannee River Water Management District (SRWMD).

**Policy 4.1.b:** The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Evaluation and Findings of Consistency with Policy 4.1.b:*** The development is located within the City's utility service area, and as such will connect to City potable water facilities.

### **Conservation & Open Space Element**

**Policy 1.2.a:** The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

**Policy 1.3.e:** The City's land use designations shall offer the best possible protection to threatened and endangered species.

***Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e:*** Based upon best available data, the development is not expected to adversely impact any environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific environmental features.

## **ENVIRONMENTAL CONDITIONS ANALYSIS**

### **Wetlands**

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

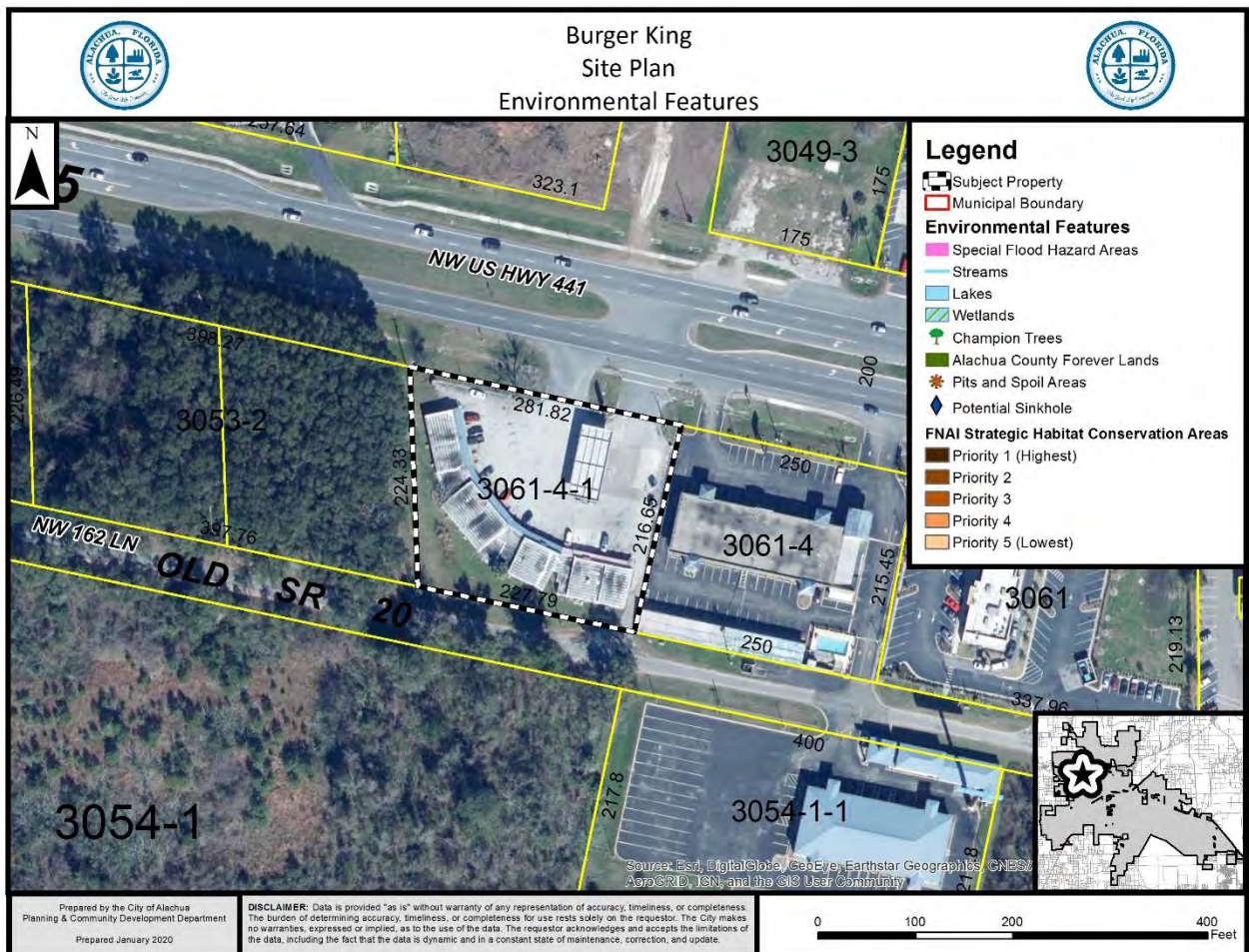
**Evaluation:** No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

**Evaluation:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

### Map 2. Environmental Features



## Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from



1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

**Evaluation:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property and no areas of the subject property are identified within the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## **Soil Survey**

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the within the area of development:

*Arredondo-Urban Land Complex (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

**Evaluation:** The soil type present on the subject property does not pose any significant limitations for development, therefore, there are no known issues related to the soils located on the subject property.

## **Flood Potential**

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

**Evaluation:** The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

### **Karst-Sensitive Features**

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

### **Wellfield Protection Zones**

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

**Evaluation:** The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

### **Historic Structures/Markers and Historic Features**

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are no issues related to historic structures or markers.

### **Other Considerations**

The subject property has been previously used for fuel sales. On June 10, 2020, the Florida Department of Environmental Protection (FDEP) approved a Level 1 Limited Scope Remedial Action Plan Modification (RAPMod), dated May 22, 2020, for a petroleum product discharge which occurred on the subject property (FDEP Facility ID# 018500183; Discharge Date: 2/21/1990). As such, the property owner will satisfy the requirements set forth in Chapter 62-780, Florida Administrative Code (F.A.C.) for contaminated site cleanup.

# FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

## ***SITE PLAN STANDARDS***

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

### **(E) Site Plan Standards**

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

#### **(1) Consistency with Comprehensive Plan**

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

**Evaluation & Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

#### **(2) Use Allowed in Zone District**

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

**Evaluation & Findings:** The subject property is zoned Commercial Intensive (CI). The site plan proposes a new quick service restaurant, which is classified as a "restaurant with drive-through or drive-in service". This use is defined as follows in Article 10 of the LDRs: "*an establishment where provision is made on the premises for the selling, dispensing, or serving of food, refreshments, or beverages to persons in automobiles and/or in other than a completely enclosed building on the premises, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages in automobiles on the premises. A restaurant which provides drive-in facilities of any kind shall be deemed a drive-in restaurant. Such an establishment by design encourages or permits customers to obtain goods while remaining in their motor vehicles.*" Table 4.1-1 of the LDRs sets forth the uses allowed within each zoning district. A restaurant with drive-through or drive-in service is permitted in the CI zoning district.

#### **(3) Zone District Use-Specific Standards**

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

**Evaluation & Findings:** Section 4.3.4(A)(2) establishes Use-Specific Standards for restaurants with drive-through or drive-in service. These standards address off-street parking and loading requirements, including stacking requirements



for the drive-through, as well as specific requirements when such use adjoins a residential zoning district or is located proximate to residential zoning districts. The proposed development complies with all applicable Use-Specific Standards for a restaurant with drive-through or drive-in service.

**(4) *Development and Design Standards***

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.7*, Open Space Standards, *Section 6.8*, *Design Standards for Business Uses*, and *Section 6.9*, Environmental Protection Standards.

Additionally, the subject property is located within the US 441/I-75 Gateway Overlay District. Please reference the section of this report entitled “Findings of Fact: Compliance with Land Development Regulations, US 441/I-75 Gateway Overlay District” for further information regarding compliance with the applicable standards for development within the US 441/I-75 Gateway Overlay District.

**(5) *Subdivision Standards***

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

**Evaluation & Findings:** No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

**(6) *Complies with All Other Relevant Laws and Ordinances***

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

**Evaluation & Findings:** The application is consistent with all other relevant City ordinances and regulations.

***PARKING ADJUSTMENT PURSUANT TO SECTION 6.1.4(B)(5)(b)***

Section 6.1 of the City’s Land Development Regulations (LDRs) establishes minimum and maximum off-street parking standards. Table 6.1-1 establishes the minimum parking standard for each use type. The standard for a “Restaurant with drive-through or drive in service” is 1 space per 150 square feet of floor area. Based upon this standard, the proposed development requires a minimum of 22 parking spaces (3,349 square feet of floor area / 1 space per 150 square feet of floor area = 22.33 parking spaces.)

Section 6.1.4(B)(5)(a) states that off street parking spaces shall not be provided in an amount that is more than 125% of the minimum requirements established in Table 6.1-1.

Based upon this standard, the proposed development may provide up to 28 parking spaces (22 x 125% = 27.5 parking spaces.)

Section 6.1.4(B)(5)(b) provides an alternative to the maximum number of spaces permitted by Section 6.1.4(B)(5)(a), and states, “[t]he maximum number of allowable parking spaces may be adjusted by the LDR Administrator if the applicant provides written information demonstrating the proposed use would not be economically viable without such adjustment.”

The applicant submitted a request for a parking adjustment pursuant to Section 6.1.4(B)(5)(b), proposing a maximum number of 32 parking spaces. In order to support the request and to demonstrate the proposed restaurant would not be economically viable without an adjustment to the maximum number of parking spaces allowed, the applicant provided data for three (3) comparable quick service restaurant locations. Each restaurant is located proximate in Florida and is proximate to an interstate highway and near a highway interchange.

The analysis provided the following information for each restaurant: the location; the total number of parking spaces; the number of transactions (total, drive-through, and dining room) from 11:00 AM – 3:00 PM for the period from January 1, 2019 through December 31, 2019; the average dining room transaction amount for transactions occurring between 11:00 AM – 3:00 PM for the period from January 1, 2019 through December 31, 2019; and customer counts in 30 minute intervals from 11:00 AM – 3:00 PM for the period from January 1, 2019 through December 31, 2019.

Utilizing this information, the analysis concludes that without the parking adjustment, the total annual revenue which would be lost without such adjustment would result in a loss ranging from \$64,762.05 to \$169,687.48. The request contends that the lost revenue would result in a significant financial hardship and make the proposed development not economically viable.

The LDR Administrator reviewed the applicant’s request for a parking adjustment and determined that the data provided in support of the request satisfied the requirements of Section 6.1.4(B)(5)(b). The Site Plan provides a total of 32 parking spaces and is therefore in compliance with the parking adjustment approved by the LDR Administrator pursuant to Section 6.1.4(B)(5)(b.)

The parking adjustment request, supporting analysis, and approval by the LDR Administrator are included within the materials attached in Exhibit “B” to this report.

## ***SECTION 6.8, DESIGN STANDARDS FOR BUSINESS USES***

Section 6.8 of the City’s Land Development Regulations (LDRs) establishes design standards for business uses. The standards established within Section 6.8.2 apply to business use types (unless otherwise exempt), except for single tenant retail sales and services uses greater than or equal to 20,000 square feet or unless otherwise exempted within Subsection 6.8.1(B.). The standards established within Section 6.8.3 apply to single tenant retail sales and services uses greater than 20,000 square feet.

The proposed development is classified as a restaurant with drive-through or drive-in service, which is a business use type and therefore subject to compliance with the requirements of Section 6.8.2. The standards of Section 6.8.2 establish requirements for front façades; façades facing streets or lands zoned for or used for residential uses; screening of mechanical equipment; and connections to existing sidewalk systems. Façade requirements primarily relate to glazing (e.g., windows/glass); façade massing; materials used for side and rear façades; and a prohibition on the use of certain building materials. The application has been reviewed for and is found to be in compliance with the standards of Section 6.8.2.

### ***US 441/I-75 GATEWAY OVERLAY DISTRICT***

Section 3.7.2(C) of the LDRs establishes the US 441/I-75 Gateway Overlay District. These standards are intended to recognize of the importance of promoting the City as an attractive, vibrant, and economically prosperous community. The purpose of the US 441/I-75 Gateway Overlay District include welcoming existing and future residents and visitors to the City; establishing consistent and harmonious design standards in order to unify the visual quality of the Gateway Overlay District; creating an enhanced visual gateway to an area that serves as a main entrance to the City; improving the sense of place and community; and maintaining and enhancing property values.

The standards of Section 3.7.2(C) apply to all lands located within 2,000 feet of the U.S. Highway 441 / Interstate 75 interchange. The subject property is located within the US 441/I-75 Gateway Overlay District and is therefore subject to compliance with the requirements of Section 3.7.2(C).

Section 3.7.2(C)(5) establishes development standards for development within the US 441/I-75 Gateway Overlay District. These standards establish requirements for building design and orientation; fencing; outside storage areas; street buffers; the location of parking and loading areas; and signage.

The application has been reviewed for and is found to be in compliance with the applicable standards of Section 3.7.2(C).



# PUBLIC FACILITIES IMPACT

## Traffic Impact

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
1 (32)	Interstate 75 (From US 441 to North City Limits)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limits)	6/D	Freeway	COMM	C
5 (107/1407)	US Highway 441 (from SR 235 to North City Limits)	4D	Principle Arterial	Urban	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.

<sup>2</sup> For developments generating fewer than 1,000 trips, affected roadway segments are identified as those located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) of the LDRs.]

<sup>3</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 3. Trip Generation**

Land Use	AADT (Enter/Exit) <sup>1</sup>	AM Peak Hour (Enter/Exit) <sup>1</sup>	PM Peak Hour (Enter/Exit) <sup>1</sup>
Fast-Food Restaurant with Drive-Through (ITE Code 934)	1,578 (789 / 789)	135 (69 / 66)	109 (57 / 52)
Less Pass-By Trips (40%) <sup>2</sup>	631 (315 / 316)	54 (28 / 26)	44 (23 / 21)
<b>NET TRIP GENERATION</b>	947 (473 / 474)	81 (41 / 40)	65 (34 / 31)

<sup>1</sup> Source: ITE Trip Generation, 10th Edition. Formulas: AADT – 470.95 trips per 1,000 square feet x 3,349 square feet (50% entering/50% exiting); AM Peak Hour – 40.19 trips per 1,000 square feet x 3,349 square feet (51% entering/49% exiting); PM Peak Hour – 32.67 trips per 1,000 square feet x 3,349 square feet (52% entering/48% exiting).

<sup>2</sup> ITE Trip Generation Handbook, 3rd Edition. Average Pass-By Trip Percentage of 50% reduced by 10%, resulting in a pass-by rate of 40%.

**Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits) <sup>1</sup>	Segment 2: I-75 (From US 441 to South City Limits) <sup>1</sup>	Segment 5: US 441 (From SR 235 to North City Limits) <sup>1</sup>
Average Annual Daily Trips			
Maximum Service Volume <sup>2</sup>	91,600	91,600	39,000
Existing Traffic <sup>3</sup>	45,500	69,959	27,931
Reserved Trips <sup>4</sup>	413	413	1,838
Available Capacity <sup>4</sup>	45,687	21,228	9,231
Increase in Daily Trips Generated by Development <sup>5</sup>	95	95	947
<b>Residual Capacity After Development's Impacts<sup>6</sup></b>	<b>45,592</b>	<b>21,133</b>	<b>8,284</b>
<sup>1</sup> For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>4</sup> Source: City of Alachua July 2020 Development Monitoring Report. <sup>5</sup> Trip Distribution: Segment 1: 10%; Segment 2: 10%; Segment 5: 100%. <sup>6</sup> This application is for a Final Development Order. Concurrency will be reserved.			

**Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)**

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits) <sup>1</sup>	Segment 2: I-75 (From US 441 to South City Limits) <sup>1</sup>	Segment 5: US 441 (From SR 235 to North City Limits) <sup>1</sup>
PM Peak Hour Trips			
Maximum Service Volume <sup>2</sup>	8,250	8,250	3,510
Existing Traffic <sup>3</sup>	4,792	7,346	2,653
Reserved Trips <sup>4</sup>	31	31	180
Available Capacity <sup>4</sup>	3,427	873	677
Increase in Daily Trips Generated by Development <sup>5</sup>	7	7	65
<b>Residual Capacity After Development's Impacts<sup>6</sup></b>	<b>3,420</b>	<b>66</b>	<b>612</b>
<sup>7</sup> For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>8</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>9</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>10</sup> Source: City of Alachua July 2020 Development Monitoring Report. <sup>11</sup> Trip Distribution: Segment 1: 10%; Segment 2: 10%; Segment 5: 100%. <sup>12</sup> This application is for a Final Development Order. Concurrency will be reserved.			

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segments identified above. The impacts that will be generated by the development are acceptable.

## Potable Water Impacts

**Table 5. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,295,000
Reserved Capacity <sup>2</sup>	118,759
Available Capacity	886,241
Projected Potable Water Demand from Application <sup>3</sup>	2,100
<b>Residual Capacity</b>	<b>884,141</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>61.56%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua Public Services Department, April 2020. <sup>2</sup> City of Alachua July 2020 Development Monitoring Report. <sup>3</sup> Sources: Chapter 64E-6, Florida Administrative Code; Formula: Restaurant using single-service articles – 35 gallons per day per seat x 60 seats.	

**Evaluation:** The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that will be generated by the development are acceptable.

## Sanitary Sewer Impacts

**Table 6. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	675,000
Reserved Capacity <sup>2</sup>	113,833
Available Capacity	711,167
Projected Sanitary Sewer Demand from Application <sup>3</sup>	2,100
<b>Residual Capacity</b>	<b>709,067</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>52.73%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua Public Services Department, April 2020. <sup>2</sup> City of Alachua July 2020 Development Monitoring Report. <sup>3</sup> Sources: Chapter 64E-6, Florida Administrative Code; Formula: Restaurant using single-service articles – 35 gallons per day per seat x 60 seats.	

**Evaluation:** The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the impacts that will be generated by the development are acceptable.

## **Solid Waste Impacts**

**Table 7. Solid Waste Impacts**

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development <sup>1</sup>	41,192	7,517.54
Reserved Capacity <sup>2</sup>	7,964.39	1,453.50
Demand Generated by Application <sup>3</sup>	136	24.82
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
Sources:		
<sup>1</sup> Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2019); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).		
<sup>2</sup> City of Alachua June 2020 Development Monitoring Report.		
<sup>3</sup> Restaurant with Limited Service: 17lbs of Solid Waste/Employee. Restaurant will have 8 employees. 17 x 8= 136lbs/day. 136 x 365= 49,640 lbs/yr. 49,640/2000 = 24.82 Tons/Yr.		
<sup>4</sup> New River Solid Waste Facility, April 2020.		

**Evaluation:** The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore acceptable.

## **Recreation Facilities**

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

## **Public School Facilities**

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

**EXHIBIT "A"**  
**TO**  
**BURGER KING – 16130 NW US HIGHWAY 441**  
**SITE PLAN**  
**STAFF REPORT**

**CONDITIONS:**

1. The applicant agrees it shall provide Public Utilities Easements and Cross Access Easements as depicted on the Site Plan. All Public Utilities Easements and Cross Access Easements shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with preparing and recording such Public Utilities Easements.
2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.



**EXHIBIT “B”  
TO  
BURGER KING – 16130 NW US HIGHWAY 441  
SITE PLAN  
STAFF REPORT**

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



Burger King® • Chili's® • Spageddies<sup>SM</sup> • Papa Vino's®

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January 21, 2020

Mr. Adam Hall  
City of Alachua  
Planning and Community Development Department  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32616 -0009

Re: **BURGER KING @ 16130 NW US HWY 441**  
Site Plan - Initial Submittal  
Parcel ID: 03061-004-001

Dear Mr. Hall,

Bravoflorida, LLC is proposing to develop a Burger King Restaurant with Drive-thrus and associated utility and stormwater infrastructure improvements on the vacant commercial parcel located at 16130 NW US Hwy 441 in the City of Alachua. We are submitting the following items for Site review and approval:

- (4) Four Site Plan Application;
- (1) One Check for \$2,300.00 for Site Plan Review;
- (4) Four sets of Site Development plans S&S by the Engineer
- (4) Four Landscape Plan S&S by the Landscape Architect
- (4) Four signed/notarized Authorized Agent Form
- (4) Four Current Deed – T&H Property Group, LLC
- (4) Four Legal Description on 8.5"x 11"
- (4) Four Engineer's Stormwater Drainage Report S&S
- (4) Four Geotech Report S&S
- (4) Four Boundary Survey S&S
- (4) Four Neighborhood Workshop Documentation
- (1) One CD of Submittal Documents in PDF

We look forward to working with the City to develop this restaurant. Should you have any questions, or require additional information do not hesitate to contact me by phone or email.

Sincerely,

Robin Kendall  
Bravoflorida, LLC  
3018 U.S. Highway 301 N.  
Suite 100  
Tampa, Florida 33614  
813.559.8256  
[rkendall@qdi.com](mailto:rkendall@qdi.com)



# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

January 22, 2020

Also sent by electronic mail to [rkendall@qdi.com](mailto:rkendall@qdi.com)

Robin Kendall  
Bravoflorida, LLC  
3018 U.S. Highway 30 N.  
Suite 100  
Tampa, FL 33614

RE: Completeness Review: Burger King Site Plan

Dear Mr. Kendall:

On January 21, 2020, the City of Alachua received your application for a Site Plan for a proposed Burger King quick service restaurant with drive through facility. The application proposes the construction of a ±3,349 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±1.19 acre subject property, consisting of Tax Parcel Number 03061-004-001, and located at 16130 NW US Highway 441.

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 to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, January 30, 2020**.

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 application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

Please address the following:

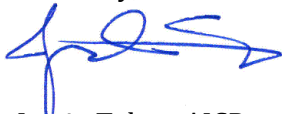
1. **Site Plan Attachment #1.p., Architectural Plans:** Architectural plans were not submitted with the application. Architectural plans must be provided, and must demonstrate how the proposed building will comply with the requirements of Section 6.8.2. Also note the property is in the Gateway Overlay District and thus is subject to the building design and orientation

requirements as set forth in Section 3.7.2(C)(5)(a). Architectural plans must demonstrate compliance with these standards as well.

2. **Site Plan Attachment #3, Fire Department Access & Water Supply:** No documentation provided to indicate the minimum fire flow required or the available flow to property. Engineer must provide fire flow calculations (signed and sealed) and coordinate with water purveyor (City of Alachua) to determine available flow to the property.
3. **Site Plan Attachment #4, Concurrency Impact Analysis:** Analysis of impacts to public facilities not included with submittal. See example of such analysis (attached to the electronic copy of this letter). Reference the January 2019 Development Monitoring Report (attached to the electronic copy of this letter) for existing capacities, existing demand, and reserved capacities.
4. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis:** Analysis of the application's consistency with the City of Alachua Comprehensive Plan not included with submittal. See example of such analysis (attached to the electronic copy of this letter).
5. **Site Plan Attachment #6, Mailing Labels:** Provide one set of mailing labels for all properties within 400 feet of the subject property and of those persons and organizations registered with the City to receive notice of development applications.
6. **Site Plan Attachment #7, Neighborhood Meeting Materials:** A sign-in sheet was provided, but a summary of the discussion and issues related to the development and any public comment has not been provided.
7. **Site Plan Attachment #10: Proof of Payment of Taxes:** Include within the application package proof that taxes through 2019 have been paid.
8. **Site Plan Attachment #11, Environmental Resource Permit:** Submit documentation which indicates that an application for an Environmental Resource Permit has been submitted to the Suwannee River Water Management District.
9. **Site Plan Attachment #12, Access Management Permit:** Submit documentation which indicates that an application for the access connection and driveway modification has been submitted to the Florida Department of Transportation, District 2.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,



Justin Tabor, AICP  
Principal Planner

Attachments: Example Concurrency Impact Analysis (*electronic copy only*)  
January 2020 Development Monitoring Report (*electronic copy only*)  
Example Comprehensive Plan Consistency Analysis (*electronic copy only*)

cc: Adam Boukari, City Manager (*by electronic mail*)  
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Project File



## CONCURRENCY IMPACT ANALYSIS

**To:** Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 19-0128  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** August 29, 2019 Amended October 3, 2019  
**RE:** Alachua Retail Center

This application is for a ±1.24-acre portion of Alachua County Tax Parcels 03583-000-000 and 03583-001-000. The Alachua Retail Center site is located on the north side of US 441, between NW 154<sup>th</sup> Place and 154<sup>th</sup> Avenue. The onsite Future Land Use (FLU) categories is Commercial and the Zoning District classification is Commercial Intensive (CI).

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development.

### Roadways / Transportation

**Table 1: Projected Trip Generation**

Land Use	ITE LU Code	Variable	Quantity	Daily Total	PM Peak		
					Total	In	Out
Liquor Store	899	SF (x1000)	2.925	297	76	38	38
Shopping Center	820	SF (x1000)	3.575	625	46	22	24
Pass-by Trips (34%)				213	16	7	9
Fast Casual Restaurant	930	SF (x1000)	1.95	615	28	15	13
Pass-by Trips (43%)				264	12	6	6
TOTAL				1537	150	75	75
Net New (With Pass-By Reduction Applied)				1060	122	62	60

1. Source: ITE Trip Generation 10<sup>th</sup> Edition
2. Due to the variety of uses, the Shopping Center (ITE 820) category was used to calculate the number of trips.
3. Calculated Units:
  - a. Liquor Store: ±2,925 sq. ft. / 1,000 sq. ft. GFA
  - b. Shopping Center: ±3,575 sq. ft. / 1,000 sq. ft. GFA
  - c. Fast Casual Restaurant: ±1,950 / 1,000 sq. ft. GFA

**Conclusion:** Approval of this application may generate **1,060 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1-3 of this report.

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**Table 2A: Projected Impacts on Roadways, US 441**

	AADT	PM	AADT	PM
Traffic System Category	Segment 5: US 441		Segment 3/4: US 441	
	(From SR 235 to NCL of Alachua)		(From NW 126th to SR 235)	
Maximum Service Volume <sup>1</sup>	39,000	3,510	3,510	4,110
Existing Traffic <sup>1</sup>	25,926	2,463	2,463	1,765
Reserved Trips <sup>1</sup>	3,265	317	317	476
Available Capacity	9,809	730	730	1,869
Projected Trip Generation <sup>2</sup>	1,060	122	530	61
<b>Available Capacity w/ Application approval</b>	<b>8,749</b>	<b>608</b>	<b>200</b>	<b>1,808</b>

1. Source: City of Alachua July 2019 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be **100%** for Segment 5 **and** **50%** for Segment 3/4.

**Table 2B: Projected Impacts on Roadways, SR 235**

	AADT	PM	AADT	PM
Traffic System Category	Segment 8: SR 235		Segment 9: SR 235	
	(From SR235/241 intersection to US 441)		(From US 441 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	14,400	1,290	14,400	1,290
Existing Traffic <sup>1</sup>	10,305	979	7,537	716
Reserved Trips <sup>1</sup>	3	18	32	2
Available Capacity	4,092	293	6,831	572
Projected Trip Generation <sup>2</sup>	212	24.4	106	12.2
<b>Available Capacity w/ Application approval</b>	<b>3,880</b>	<b>269</b>	<b>6,725</b>	<b>560</b>

1. Source: City of Alachua July 2019 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be **20%** for Segment 8 **and** **10%** for Segment 9.

**Conclusion:** Per City LDR §2.4.14(H)(2), affected roadways for developments generating more 1,000 external average daily trips (ADT) are those within one-half mile of the subject property, as well as those on which the development's impacts are five percent (5%) or greater of the maximum service volume of the roadway. The proposed development is anticipated to generate an average of 1,060 daily trips. Affected roadway segments include: US 441 (from SR 235 to NCL of Alachua), which the project site is located along; US 441 from NW 126<sup>th</sup> to SR 235; SR 235 from the intersection of SR235 and SR 241 to US 441; and SR 235 from US 441 to NCL of Alachua. This development *will not* cause the roadway segments to fall below the LOS standards.

#### Potable Water/Sanitary Sewer

**Table 3: Projected Potable Water Impact**

System Category	Gallons Per Day (GPD)
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,295,603
Reserved Capacity <sup>1</sup>	86,978
Residual Capacity <sup>1</sup>	917,419
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	60.11%
Projected Potable Water Demand from Proposed Project <sup>2</sup>	2,535
<b>Residual Capacity after Proposed Project</b>	<b>914,884</b>

1. Source: City of Alachua July 2019 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Formulas used: ITE 899 and 820 = ((6,500 sq. ft./100 sq. ft.) x 15 gpd); ITE 930 = ((1,950 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)

**Conclusion:** Approval of this application may generate **1,268 gallons** per day. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

**Table 4: Projected Sanitary Sewer Impact**

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less actual Treatment Plant Flows <sup>1</sup>	729,000
Reserved Capacity <sup>1</sup>	82,760
Residual Capacity <sup>1</sup>	688,240
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	54.12%
Projected Potable Water Demand from Proposed Project <sup>2</sup>	2,535
<b>Residual Capacity after Proposed Project</b>	<b>685,705</b>

1. Source: City of Alachua July 2019 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Formulas used: ITE 899 and 820 = ((6,500 sq. ft./100 sq. ft.) x 15 gpd); ITE 930 = ((1,950 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)

**Conclusion:** Approval of this application may generate **1,268 gallons** per day. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

#### Solid Waste

**Table 5: Projected Solid Waste Impact**

System Category	LBs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	40,620.00	7,413.15
Reserved Capacity <sup>1</sup>	7,408.14	1,351.99
New River Solid Waste Facility Capacity <sup>1</sup>	50 years	
<b>Solid Waste Generated By Proposed Project<sup>2</sup></b>		<b>8.48</b>

1. Source: City of Alachua July 2019 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft<sup>2</sup>/day x 8,450 sq. ft.) x 365)/2,000)

**Conclusion:** Approval of this application may generate **8.48 tons** of solid waste per year. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

Table 1. Development Orders with Certificate of Level of Service Standard (Preliminary DOs) or Certificate of Concurrency Compliance (Final DOs)

Current Through: January 14, 2020 Planning & Zoning Board Meeting

Project	Development Order Granted	Project Status	Building Permit Issuance Date	CO Issued?	CO Issuance Date	Water (GPD)	Sewer (GDP)	Traffic (AADT)*	Solid Waste (lbs/day)	Drainage	Parks (acres)
All Preliminary Development Orders						738,514	706,764		34,271.19		16.03
All Final Development Orders						135,767	127,878		9,324.03		2.22
All Development Orders (Preliminary & Final)						874,281	834,642		43,595.22		18.25
Preliminary Development Orders - Certificates of Level of Service Standard - NO CAPACITY RESERVED											
HighPoint Crossing, Rezoning	January 14, 2019	-	-	-	-	256,102	241,727	* See Table 8*	2,881.49	OK	6.81
Savannah Station Phase II PD-R Preliminary Plat / Final PD Pla	February 11, 2019	Phase 2A-1 Final Plat Submitted	-	-	-	49,500	45,000	1,714 (CR 235); 857 (CR 235A S); 86 (CR 2054 W)	1,874.00	OK	2.34
Alachua West PD-R Preliminary Plat / Final PD Plan	February 11, 2019	Construction Plans Submitted	-	-	-	34,650	31,500	1,189 (CR 235A S); 951 (5)	1,193.67	OK	1.49
Florida Homes Certificate of Appropriateness	April 16, 2019	Building Permit Issued	-	-	-	0	0	No Impact	0.00	OK	No impact
Tolosa Rezoning	June 24, 2019	-	-	-	-	47,900	43,900	360 (3/4); 180 (5); 1,261 (8); 1,801 (9)	1,750.00	OK	2.06
Hodor Farms Rezoning	June 24, 2019	-	-	-	-	0	0	368 (CR 241)	369.72	OK	0.46
San Felasco Tech City Rezoning	June 24, 2019	Phase 3 Approved	-	-	-	268,874	268,874	15,207 (3/4); 9,421 (5); 1,256 (8); 1,256 (9)	21,509.93	OK	No impact
Crane Certificate of Appropriateness	August 13, 2019	Building Permit Issued	-	-	-	0	0	No Impact	0.00	OK	No impact
Landscapes Unlimited Special Exception Permit	August 13, 2019	-	-	-	-	0	0	No Impact	0.00	OK	No impact
Briarwood Preliminary Plat	November 4, 2019	-	-	-	-	62,975	57,250	2,162 (CR 235A N); 1,367 (5)	2,473.20	OK	2.87
Property 441, LLC Rezoning	November 18, 2019	-	-	-	-	18,513	18,513	2,096 (3/4); 6,989 (6); 4,892 (7)	2,219.18	OK	No impact
Final Development Orders - Certificates of Concurrency Compliance - CAPACITY RESERVED											
Heritage Oaks Phase II Final Plat	June 13, 2016	Final Plat Recorded, Infrastructure Completed	N/A	N/A	N/A	12,100	11,000	109 (1); 133 (2); 419 (5); 102 (CR 235A S); 75 (CR235A N)	417	OK	0.52
Sanctuary Oaks Minor S/D (Final Plat)	September 26, 2016	Final Plat Recorded	N/A	N/A	N/A	0	0	23 (6); 5 (7)	62.4	OK	0.08
Holiday Inn Express SP	January 10, 2017	Certificate of Occupancy Issued	2/10/2017	Yes	4/17/2018	9,200	9,200	752 (5)	706	OK	No impact
Farm Bureau Insurance SP	March 14, 2017	Certificate of Occupancy Issued	4/17/2018	Yes	10/25/2018	834	834	61 (5); 19 (2); 26 (CR 235A S); 16 (CR 235A N)	33.3	OK	No impact
Transmission Doctor & Auto Care SP	July 11, 2017	Certificate of Occupancy Issued	4/17/2018	Yes	1/14/2019	75	0	107 (3/4)	38.4	OK	No impact
VyStar Credit Union SP	August 8, 2017	Certificate of Occupancy Issued	7/9/2018	Yes	3/4/2019	660	600	237 (1); 593 (5); 89 (CR 235A S); 89 CR 235A N)	40	OK	No impact
Vemo Auto Auctions SP	March 13, 2018	Certificate of Occupancy Issued	6/19/2018	Yes	4/18/2019	1,728	0	80 (3/4)	69.12	OK	No impact
Syer Minor Subdivision (Final Plat)	March 26, 2018	Final Plat Recorded	N/A	N/A	N/A	825	750	29 (9)	28.42	OK	0.02
San Felasco Tech City SP	July 10, 2018	Building Permit Issued	10/15/2018	Temporary	8/8/2019	7,250	7,250	611 (3/4)	720	OK	No impact
Elliano's SP	August 14, 2018	Certificate of Occupancy Issued	1/16/2019	Yes	7/3/2019	440	440	542 (5); 16 (CR 235A N); 16 (CR 235A S)	3.5	OK	No impact
Legacy Park, Phase 2A SP	August 14, 2018	Building Permit Issued	12/12/2018	Temporary	10/17/2019	510	510	143 (CR 2054 W)	21.92	OK	No impact
Hampton Inn SP	October 9, 2018	No Action	N/A	N/A	N/A	10,100	10,100	413 (1); 413 (2); 845 (5)	1463	OK	No impact
Copeland Park SP	January 8, 2019	Building Permit Issued	10/24/2019	N/A	N/A	3,758	3,758	181 (CR 2054 E)	300.6	OK	No impact
San Felasco Hammock State Park Shop Building SP	February 12, 2019	No Action	N/A	N/A	N/A			De Minimis Impacts			
Upland Industrial Park Lots 2 - 5 SP	February 12, 2019	No Action	N/A	N/A	N/A	3,758	3,758	321 (3/4)	602	OK	No impact
Alachua Towne Centre Parcel D-2 SP	March 12, 2019	No Action	N/A	N/A	N/A	677	677	18 (3/4); 73 (5); 18 (8); 18 (9)	54.13	OK	No impact
Foundation Park Phase 2 SP	April 16, 2019	No Action	N/A	N/A	N/A	19,110	19,110	1,076 (3/4); 359 (CR 2054 E)	1,528.80	OK	No impact
San Felasco Tech City Phase 2 SP	April 16, 2019	No Action	N/A	N/A	N/A	8,750	8,750	412 (3/4)	794.4	OK	No impact
Hague Fire Station #25 SP	June 11, 2019	No Action	N/A	N/A	N/A	162	162	1 (3/4)	13.15	OK	No impact
Alchem Building 3 SP	July 9, 2019	Building Permit Issued	8/28/2019	N/A	N/A	1,980	1,800	60 (CR 2054 E)	144	OK	No impact
Innovation One SP	July 9, 2019	No Action	N/A	N/A	N/A	5,061	4,061	346 (3/4)	368	OK	No impact
Pilot Forest Lot 29 Replat	November 12, 2019	No Action	N/A	N/A	N/A	0	0	No Impact	0	OK	No impact
Kolomyiko SP	November 12, 2019	No Action	N/A	N/A	N/A	75	60	29 (9)	71	OK	No impact
Alachua Retail Center SP	November 12, 2019	No Action	N/A	N/A	N/A	2,535	2,535	743 (3/4); 372 (5); 149 (8); 74 (9)	54.13	OK	No impact
San Felasco Tech City Phase 3 Special Exception Permit & SP	November 12, 2019	No Action	N/A	N/A	N/A	26,350	24,500	1,386 (3/4)	847.4	OK	0.88
Savannah Station Phase II-A 1 Final Plat	December 9, 2019	Final Plat Recorded	N/A	N/A	N/A	10,175	9,250	352 (CR 235); 175 (CR 235A); 18 (CR 2054 W)	383.56	OK	0.48
Tara Village Final Plat	December 9, 2019	Final Plat Recorded	N/A	N/A	N/A	5,500	5,000	190 (CR 235)	188.8	OK	0.24
Golf Plaza SP	December 10, 2019	No Action	N/A	N/A	N/A	4,125	3,750	3,248 (6); 2,274 (7)	300	OK	No impact
Sheth SP	January 14, 2020	No Action	N/A	N/A	N/A	29	23	15 (9)	71	OK	No impact
Dreyer's DKI SP	January 14, 2020	No Action	N/A	N/A	N/A	De Minimis	De Minimis	De Minimis Impact	De Minimis	OK	No impact

Source: City of Alachua Final Development Orders (Project Staff Reports)

\*City Comp Plan Segments and other roads shown in parenthesis (see Tables 6a and 6b for aggregate impacts by segment)

This table does not automatically update all other tables - figures for traffic must be updated manually on separate sheets as new DOs are granted

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic^A	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From NCL of Alachua to US 441	AADT	91,600	36,000	759	54,841	40.13%
		Peak Hour	8,250	3,780	86	4,384	46.86%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT	91,600	59,457	565	31,578	65.53%
		Peak Hour	8,250	6,243	48	1,959	76.25%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT	45,700	18,579	5,728	21,393	53.19%
		Peak Hour	4,110	1,765	668	1,677	59.20%
U.S. Hwy 441 (107/4107, 5)	From SR 235 to NCL of Alachua	AADT	39,000	25,926	3,637	9,437	75.80%
		Peak Hour	3,510	2,463	383	664	81.08%
U.S. Hwy 441 (106, 6)	From CR 25A to NW 126th Ave	AADT	45,700	18,579	3,271	23,850	47.81%
		Peak Hour	4,110	1,765	249	2,096	49.00%
U.S. Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT	43,000	21,000	2,279	19,721	54.14%
		Peak Hour	3,870	1,890	192	1,788	53.80%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT	14,400	10,305	152	3,943	72.62%
		Peak Hour	1,290	979	40	271	78.99%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT	14,400	7,537	150	6,713	53.38%
		Peak Hour	1,290	716	20	554	57.05%
County Facilities		Min LOS Std: D					
CR 2054 West	West of SR 235	AADT	15,120	1,914	1,499	11,707	22.57%
		Peak Hour	1,359	182	168	1,009	25.74%
CR 2054 East	East of SR 235	AADT	15,120	3,008	714	11,398	24.62%
		Peak Hour	1,359	286	76	997	26.62%
CR 235A South	South of US 441	AADT	15,120	4,960	408	9,752	35.50%
		Peak Hour	1,359	471	50	838	38.35%
CR 235A North	North of US 441	AADT	15,120	1,507	196	13,417	11.26%
		Peak Hour	1,359	143	27	1,189	12.52%
CR 235	SCL to CR 241	AADT	15,120	6,341	542	8,237	45.52%
		Peak Hour	1,359	602	58	699	48.59%
CR 241	SCL to CR 235	AADT	20,880	10,231	9	10,640	49.04%
		Peak Hour	1,881	972	1	908	51.72%

\* Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017.)

\*\* Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency

^ County Facility AADT counts provided by Alachua County Public Works, April 2019. Existing Peak Hour has been calculated using a Standard K value of 0.095.

^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From NCL of Alachua to US 441	AADT	91,600	36,000	1,798	53,802	41.26%
		Peak Hour	8,250	3,780	203	4,267	48.28%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT	91,600	59,457	5,761	26,382	71.20%
		Peak Hour	8,250	6,243	634	1,373	83.36%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT	45,700	18,579	23,886	3,235	92.92%
		Peak Hour	4,110	1,765	3,254	(909)	122.12%
U.S. Hwy 441 (107/4107, 5)	From SR 235 to NCL of Alachua	AADT	39,000	25,926	26,263	(13,189)	133.82%
		Peak Hour	3,510	2,463	2,667	(1,620)	146.15%
U.S. Hwy 441 (106, 6)	From CR 25A to NW 126th Ave	AADT	45,700	18,579	10,260	16,861	63.11%
		Peak Hour	4,110	1,765	954	1,391	66.16%
U.S. Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT	43,000	21,000	7,171	14,829	65.51%
		Peak Hour	3,870	1,890	404	1,576	59.28%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT	14,400	10,305	3,708	387	97.31%
		Peak Hour	1,290	979	474	(163)	112.64%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT	14,400	7,537	3,207	3,656	74.61%
		Peak Hour	1,290	716	404	170	86.82%
County Facilities		Min LOS Std: D					
CR 2054 West	West of SR 235	AADT	15,120	1,914	1,585	11,621	23.14%
		Peak Hour	1,359	182	177	1,000	26.40%
CR 2054 East	East of SR 235	AADT	15,120	3,008	714	11,398	24.62%
		Peak Hour	1,359	286	76	997	26.62%
CR 235A South	South of US 441	AADT	15,120	4,960	3,493	6,667	55.91%
		Peak Hour	1,359	471	385	503	63.00%
CR 235A North	North of US 441	AADT	15,120	1,507	2,358	11,255	25.56%
		Peak Hour	1,359	143	254	962	29.22%
CR 235	SCL to CR 241	AADT	15,120	6,341	2,256	6,523	56.86%
		Peak Hour	1,359	602	242	515	62.13%
CR 241	SCL to CR 235	AADT	20,880	10,231	377	10,272	50.80%
		Peak Hour	1,881	972	40	869	53.80%

\* Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017.)

\*\* Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation + Reserved

^ County Facility AADT counts provided by Alachua County Public Works, April 2019. Existing Peak Hour has been calculated using a Standard K value of 0.095.

^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Reserved Trips are automatically updated from Table 8 data.

**Table 3a. Potable Water Impacts - Final Development Orders**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,295,603
Reserved Capacity <sup>2</sup>	135,767
<b>Residual Capacity</b>	<b>868,630</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>62.23%</b>

Sources:

1. City of Alachua Public Services Department, April 2019

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

**Table 3b. Potable Water Impacts - Preliminary & Final Development Orders**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,295,603
Projected Reservations & Reserved Capacity <sup>2</sup>	874,281
<b>Residual Capacity</b>	<b>130,116</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>94.34%</b>

Sources:

1. City of Alachua Public Services Department, April 2019

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change



**Table 4a. Sanitary Sewer Impacts - Final Development Orders**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	729,000
Reserved Capacity <sup>2</sup>	127,878
<b>Residual Capacity</b>	<b>643,122</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>57.13%</b>

Sources:

1. City of Alachua Public Services Department, April 2019

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

**Table 4b. Sanitary Sewer Impacts - Preliminary & Final Development Orders**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	729,000
Projected Reservations & Reserved Capacity <sup>2</sup>	834,642
<b>Residual Capacity</b>	<b>(63,642)</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>104.24%</b>

Sources:

1. City of Alachua Public Services Department, April 2019

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 5a. Recreational Impacts - Final Development Orders	
System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	135.48
Acreage Required to Serve Existing Population <sup>2</sup>	50.78
Reserved Capacity <sup>3</sup>	2.22
Available Recreation Acreage	82.49
<div>1. Table 5c. Recreational Facilities</div> <div>2. Bureau of Economic &amp; Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element</div> <div>Formula: 10,155 persons / (5 acres / 1,000 persons)</div> <div>3. Table 1</div> <div>Tan cell is automatically updated from Table 1 data</div>	

Table 5d. Recreational Impacts - Preliminary & Final Development Orders	
System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	135.48
Acreage Required to Serve Existing Population <sup>2</sup>	50.78
Reserved Capacity <sup>3</sup>	18.25
Available Recreation Acreage	66.46
<div>1. Table 5c. Recreational Facilities</div> <div>2. Bureau of Economic &amp; Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element</div> <div>Formula: 10,155 persons / (5 acres / 1,000 persons)</div> <div>3. Table 1</div> <div>Tan cell is automatically updated from Table 1 data</div>	

Table 5b. Improved Passive Park Space Analysis - Final Development Orders	
System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.60
Existing Improved Passive Park Space Provided <sup>2</sup>	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity <sup>3</sup>	30.44%
<div>1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts</div> <div>2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres)</div> <div>3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders</div>	

Table 5e. Improved Passive Park Space Analysis - Preliminary & Final Development Orders	
System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	13.81
Existing Improved Passive Park Space Provided <sup>2</sup>	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity <sup>3</sup>	39.65%
<div>1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts</div> <div>2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres)</div> <div>3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders</div>	

Table 5c. Recreational Facilities	
Facility Name	Acreage
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Alan Hitchcock Park (Theatre Park)	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Hitchcock Baseball Park at Skinner Field & Downtown City Park	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
San Felasco Conservation Corridor	31.23
Legacy Park (Phases 1 and 2A)	47.53
Total	135.48

**Table 6a. Solid Waste Impacts - Final Development Orders**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	40,620.00	7,413.15
Reserved Capacity <sup>2</sup>	9,324.03	1,701.64
New River Solid Waste Facility Capacity <sup>3</sup>	50 years	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element

Formula: 10,155 persons x 0.73 tons per year

2. Table 1

3. New River Solid Waste Association, April 2019

Tan cell is automatically updated from Table 1 data

**Table 6b. Solid Waste Impacts - Preliminary & Final Development Orders**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	40,620.00	7,413.15
Preojected Reservations & Reserved Capacity <sup>2</sup>	43,595.22	7,956.13
New River Solid Waste Facility Capacity <sup>3</sup>	50 years	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element

Formula: 10,155 persons x 0.73 tons per year

2. Table 1

3. New River Solid Waste Association, April 2019

Tan cell is automatically updated from Table 1 data

**Table 7a. Projects with Valid Public School Capacity Reservations**

Project Name	Elementary Student Stations	Middle Student Stations	High Student Stations
Heritage Oaks Phase II Final Plat	7	3	4
Sanctuary Oaks Minor S/D (Final Plat)	1	1	1
Syer Minor Subdivision Final Plat	1	1	1
San Felasco Tech City Phase 3 SP	10	4	7
Savannah Station Phase II-A 1 Final Plat	5	2	3
Tara Village Final Plat	3	1	2
<b>Total</b>	<b>27</b>	<b>12</b>	<b>18</b>

**Table 7b. Elementary School CSAs: Available Capacity & Level of Service**

Elementary School CSA	2018-2019		2020-2021 (3 <sup>rd</sup> Year)		2022-2023 (5 <sup>th</sup> Year)		2027-2028 (10 <sup>th</sup> Year)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	239	85%	251	85%	243	85%	231	86%
Southwest Alachua	85	98%	124	97%	912	83%	874	84%
Gainesville East Alachua	1,130	86%	1,190	85%	1,197	85%	1,138	86%
<b>ELEMENTARY TOTAL</b>	<b>1,453</b>	<b>90%</b>	<b>1,565</b>	<b>89%</b>	<b>2,352</b>	<b>85%</b>	<b>2,243</b>	<b>85%</b>

Source: 2018-2019 Alachua County Public Schools Five Year District Facilities Plan

**Table 7c. Middle School CSAs: Available Capacity & Level of Service**

Middle School CSA	2018-2019		2020-2021 (3 <sup>rd</sup> Year)		2022-2023 (5 <sup>th</sup> Year)		2027-2028 (10 <sup>th</sup> Year)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	377	65%	343	698	299	72%	303	71%
Fort Clarke	-142	116%	-196	121%	-177	117%	-170	116%
Kanapaha	143	88%	92	92%	137	89%	142	88%
Hawthorne	22	88%	14	92%	68	62%	69	62%
High Springs	106	75%	91	79%	100	76%	102	76%
Lincoln	416	61%	384	64%	301	72%	306	71%
Mebane	424	46%	406	48%	376	52%	378	52%
Oak View	-89	113%	-126	118%	-74	111%	-70	110%
Westwood	73	94%	21	98%	96	92%	102	91%
<b>MIDDLE TOTAL</b>	<b>1,330</b>	<b>82%</b>	<b>1,034</b>	<b>86%</b>	<b>1,154</b>	<b>85%</b>	<b>1,185</b>	<b>84%</b>

Source: 2018-2019 Alachua County Public Schools Five Year District Facilities Plan

**Table 7d. High School CSAs: Available Capacity & Level of Service**



Table 8.Traffic Impacts Segment by Segment

Segment Name/Number Roadway Roadway Description	Segment 1 I-75 South of US 441		Segment 2 I-75 North of US 441		Segment 3/4 US 441 From NW 126th Ave. to SR 235		Segment 5 US 441 From SR 235 to NCL of Alachua		Segment 6 US 441 From CR 25A to NW 126th Ave.		Segment 7 US 441 From MPO Boundary to CR 25A		Segment 8 SR 20
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT
Total Impact (Preliminary Development Orders)	1,039	117	5,196	586	18,158	2,586	22,626	2,284	6,989	705	4,892	212	3,556
Total Impact (Final Development Orders)	759	86	565	48	5,728	668	3,637	383	3,271	249	2,279	192	152
Total Impact (All Development Orders)	1,798	203	5,761	634	23,886	3,254	26,263	2,667	10,260	954	7,171	404	3,708
Preliminary Development Orders - Certificates of LOS Standard													
HighPoint Crossing Rezoning	1,039	117	5,196	586	0	0	10,707	803	0	0	0	0	1,039
Savannah Station Phase II PD-R Preliminary Plat / Final PD Plan	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua West PD-R Preliminary Plat / Final PD Plan	0	0	0	0	0	0	951	101	0	0	0	0	0
Florida Homes Certificate of Appropriateness	0	0	0	0	0	0	0	0	0	0	0	0	0
Tolosa Rezoning	0	0	0	0	360	41	180	26	0	0	0	0	1,261
Hodor Farms Rezoning	0	0	0	0	0	0	0	0	0	0	0	0	0
San Felasco Tech City Rezoning	0	0	0	0	15,702	2,051	9,421	1,231	0	0	0	0	1,256
Crane Certificate of Appropriateness	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscapes Unlimited Special Exception Permit	0	0	0	0	0	0	0	0	0	0	0	0	0
Briarwood Preliminary Plat	0	0	0	0	0	0	1,367	123	0	0	0	0	0
Property 441, LLC Rezoning	0	0	0	0	2,096	494	0	0	6,989	705	4,892	212	0
Final Development Orders - Certificates of Concurrency Compliance													
PePeDogs SP	0	0	0	0	41	11	0	0	0	0	0	0	0
Public Services Operations Center SP	0	0	0	0	586	92	0	0	0	0	0	0	0
Legacy Park, Phase 1 SP	0	0	0	0	0	0	0	0	0	0	0	0	0
Heritage Oaks Phase II Final Plat	109	12	133	14	0	0	419	45	0	0	0	0	0
Sanctuary Oaks Minor S/D (Final Plat)	0	0	0	0	0	0	0	0	23	2	5	1	0
Holiday Inn Express SP	0	0	0	0	0	0	752	56	0	0	0	0	0
Farm Bureau Insurance SP	0	0	19	3	0	0	61	8	0	0	0	0	0
San Felasco State Park Shop Bldg. SP	0	0	0	0	0	0	0	0	0	0	0	0	0
Transmission Doctor & Auto Care SP	0	0	0	0	107	14	0	0	0	0	0	0	0
VyStar Credit Union SP	237	43	0	0	0	0	593	107	0	0	0	0	0
Vemo Auto Auctions SP	0	0	0	0	80	11	0	0	0	0	0	0	0
Syer Minor Subdivision Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0
San Felasco Tech City SP	0	0	0	0	611	71	0	0	0	0	0	0	0
Ellianos SP	0	0	0	0	0	0	542	28	0	0	0	0	0
Legacy Park, Phase 2A SP	0	0	0	0	0	0	0	0	0	0	0	0	0
Hampton Inn SP	413	31	413	31	0	0	825	62	0	0	0	0	0
Copeland Park SP	0	0	0	0	0	0	0	0	0	0	0	0	0
San Felasco Hammock State Park Shop Building SP	0	0	0	0	0	0	0	0	0	0	0	0	0
Upland Industrial Park Lots 2 - 5 SP	0	0	0	0	321	51	0	0	0	0	0	0	0
Alachua Towne Centre Parcel D-2 SP	0	0	0	0	18	3	73	11	0	0	0	18	3
Foundation Park Phase 2 SP	0	0	0	0	1,076	106	0	0	0	0	0	0	0
San Felasco Tech City Phase 2 SP	0	0	0	0	412	83	0	0	0	0	0	0	0
Hague Fire Station #25 SP	0	0	0	0	1	0	0	0	0	0	0	0	0
Alchem Building 3 SP	0	0	0	0	0	0	0	0	0	0	0	0	0
Innovation One SP	0	0	0	0	346	34	0	0	0	0	0	0	0
Pilot Forest Lot 29 Replat	0	0	0	0	0	0	0	0	0	0	0	0	0
Kolomyiko SP	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Retail Center SP	0	0	0	0	743	112	372	66	0	0	0	0	149
San Felasco Tech City Phase 3 Special Exception Permit & SP	0	0	0	0	1,386	80	0	0	0	0	0	0	0
Savannah Station Phase II-A 1 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0
Tara Village Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0
Golf Plaza SP	0	0	0	0	0	0	0	0	3,248	247	2,274	173	0
Sheth SP	0	0	0	0	0	0	0	0	0	0	0	0	0
Dreyer's DKi SP	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

This table is not automatically updated; please add trips to the appropriate segments as needed







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## COMPREHENSIVE PLAN CONSISTENCY

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**To:** Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 18-0431  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** ~~August 29, 2019~~ Amended October 3, 2019  
**RE:** Alachua Retail Center

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This application is for a ±1.24-acre portion of Alachua County Tax Parcels 03583-000-000 and 03583-001-000. The Alachua Retail Center site is located on the north side of US 441, between NW 154<sup>th</sup> Place and 154<sup>th</sup> Avenue. The onsite Future Land Use (FLU) categories is Commercial and the Zoning District classification is Commercial Intensive (CI).

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold**.

### *Future Land Use Element*

Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

**The FLU designation is Commercial and allows the proposed uses are permitted within this category. This application intends to develop commercial uses that include retail sales and services and/or commercial shopping centers. Development shall be consistent with the standards set forth by the Commercial FLU and CI Zoning District standards.**

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

**The application proposes two access points: a right-in, right-out access on US 441; and a full-directional access on NW 154<sup>th</sup> Place. Internal vehicular circulation allows vehicles to visit all onsite uses without having to access US 441.**

2. Buffering from adjacent existing/potential uses;

**The project site is bound by US 441 to the west, NW 154<sup>th</sup> Place to the north, NW 142<sup>nd</sup> Terrace to the east, NW 154<sup>th</sup> Avenue to the south. The southwest corner of this block, a restaurant is not subject to the application. A 15' buffer is proposed along the NW 154<sup>th</sup> Place and 142<sup>nd</sup> Terrace rights-of-way. A 7.5' buffer is proposed adjacent to the restaurant.**

3. Open space provisions and balance of proportion between gross floor area and site size;

**The proposed development will have ±49.5% of pervious/landscaped area, including 34.6% open space. This exceeds the required 10% of open space (Land Development Regulations (LDR) Table 6.7-1.) The ±1.24-acre site has a proposed building area of ±8,450 sq. ft.**

4. Adequacy of pervious surface area in terms of drainage requirements;

**The proposed development has three (3) SMF's located on the eastern, southern, and northwestern portions of the site to address onsite surface water drainage. Approximately 49.5% of the site's total area will be landscaping and open space.**

5. Placement of signage;

**All proposed internal signage will be designed and will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.**

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

**Any proposed lighting will be designed and will adhere to the policies stated in Section 6.4 of Article 6 in the City of Alachua LDR.**

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;

**The site's internal vehicular circulation is accessed from the two (2) proposed access points. Drive aisles wrap around the proposed building. There are 5' sidewalks along US 441 and NW 154<sup>th</sup> Avenue, 6' sidewalks proposed along NW 154<sup>th</sup> Place and 142<sup>nd</sup> Terrace, and 6' sidewalks wrapping the building to provide safe pedestrian access from the parking area and street to the building. To further reduce any points of conflict between vehicles and pedestrians, the loading zone has been placed toward the rear of the site.**

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

**Per Future Land Use Element (FLUE), Policy 2.4.a states that the minimum landscaped area shall be 30% of the site. The proposed development will have  $\pm 49.5\%$  of landscaping and open space, exceeding the required 30% of landscaping and 10% of open space (Land Development Regulations (LDR) Table 6.7-1.).**

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and

**The project site consists of two (2) soils: Arrendondo-Fine Sand, 0 to 5% slopes (hydro group: A) and Arrendondo-Urban Land Complex 0 to 5% slopes (hydro group: A). There are no concerns with these soils for the type of proposed nonresidential development. There is no significant vegetation existing onsite and the site is not within a historic district or have identified historic structures.**

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

**The site currently retains Commercial FLU and CI Zoning District designations. The proposed development is consistent with Comprehensive Plan policies and LDR regulations.**

11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

**The  $\pm 1.24$ -acre project site has a proposed building area of 8,450 sq. ft., which has a Floor Area Ratio (FAR) of 0.15. Proposed development onsite will not exceed the permitted FAR.**

### *Transportation Element*

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

**The project site is located along the northern R.O.W. line of US 441. The proposed development will not cause US 441 to fall below the Level of Service (LOS) standards. Further explanation is provided in the companion concurrency report submitted with this application.**

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

**Two access points are proposed: One (1) access point on US 441 and one (1) access point on NW 154<sup>th</sup> Place. All access points are located on different streets and are the sole access points on their respective block faces.**

#### *Conservation and Open Space Element*

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

**The site has two underlying types of soils:**

- **Arrendondo-Fine Sand, 0 to 5% slopes (hydro group: A) and**
- **Arrendondo-Urban Land Complex 0 to 5% slopes (hydro group: A)**

**According to the NRCS soil database, the two soil types mentioned above are conducive to the proposed development with minimal limitations.**

GOAL 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

**The site is located within the Central City Area as well as the Community Redevelopment Area.**

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

**The site's redevelopment will yield a higher leasable square footage than what is currently located onsite. Existing curb cuts will be reduced, which improves both vehicular and pedestrian safety. Existing buildings will be replaced with modern, new construction. And, the proposed building is located along the street, which defines the streetscape along US 441.**

Objective 4.2: Community Redevelopment Area: The City of Alachua shall encourage development and redevelopment within the Community Redevelopment Area in accordance with the adopted redevelopment plan.

**The site's redevelopment increases intensity where sufficient public facilities are located and seeks the highest and best use that remains compatible with adjacent properties.**



Objective 4.3: Redevelopment: The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

**This application seeks to redevelop two existing buildings within the Central City Area and Community Redevelopment Area.**

Objective 4.4: Central City Area: The City shall encourage infill, redevelopment and neighborhood preservation within an area that shall be designated the Central City Area.

**This application seeks to redevelop two existing buildings within the Central City Area and Community Redevelopment Area.**

## COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

**The site is currently and will continue to be served by the City of Alachua's wastewater system.**

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 ft of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

**The site is currently and will continue to be served by the City of Alachua's water system.**



Burger King® | Chili's® | Papa Vino's® | Spageddies®

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January 30, 2020

Mr. Justin Tabor, AICP  
City of Alachua  
Planning and Community Development Department  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32616 -0009

Re: **BURGER KING @ 16130 NW US HWY 441**  
Parcel ID: 03061-004-001

Mr. Tabor,

We are in receipt of your completeness review letter dated January 22, 2020. Below are responses to your comments.

Comment 1- Site Plan Attachment #1.p., Architectural Plans: Architectural plans were not submitted with the application. Architectural plans must be provided, and must demonstrate how the proposed building will comply with the requirements of Section 6.8.2. Also note the property is in the Gateway Overlay District and thus is subject to the building design and orientation requirements as set forth in Section 3.7.2(C)(5)(a). Architectural plans must demonstrate compliance with these standards as well.

***Response: Enclosed are the Architectural Plans.***

Comment 2- Site Plan Attachment #3, Fire Department Access & Water Supply: No documentation provided to indicate the minimum fire flow required or the available flow to property. Engineer must provide fire flow calculations (signed and sealed) and coordinate with water purveyor (City of Alachua) to determine available flow to the property.

***Response: The signed and sealed fire flow calculations are enclosed.***

Comment 3- Site Plan Attachment #4, Concurrency Impact Analysis: Analysis of impacts to public facilities not included with submittal. See example of such analysis (attached to the electronic copy of this letter). Reference the January 2019 Development Monitoring Report (attached to the electronic copy of this letter) for existing capacities, existing demand, and reserved capacities.

***Response: The Concurrency Impact Analysis is enclosed.***

Comment 4- Site Plan Attachment #5, Comprehensive Plan Consistency Analysis: Analysis of the application's consistency with the City of Alachua Comprehensive Plan not included with submittal. See example of such analysis (attached to the electronic copy of this letter).

***Response: The Comprehensive Plan Analysis is enclosed.***

Comment 5- Site Plan Attachment #6, Mailing Labels: Provide one set of mailing labels for all properties within 400 feet of the subject property and of those persons and organizations registered with the City to receive notice of development applications.

***Response: Enclosed are the mailing labels.***

Comment 6- Site Plan Attachment #7, Neighborhood Meeting Materials: A sign-in sheet was provided, but a summary of the discussion and issues related to the development and any public comment has not been provided.

***Response: Enclosed is the Neighborhood Meeting Summary.***

Comment 7- Site Plan Attachment #10: Proof of Payment of Taxes: Include within the application package proof that taxes through 2019 have been paid.

***Response: Enclosed is proof of 2019 taxes being paid.***

Comment 8- Site Plan Attachment #11, Environmental Resource Permit: Submit documentation which indicates that an application for an Environmental Resource Permit has been submitted to the Suwannee River Water Management District.

***Response: We will submit the Self-Certification for a Stormwater Management System in Uplands Serving Less Than 10 Acres Total Land Area and Less Than 2 Acres Impervious under Section 403.814(12), F.S. within 30 days of construction as required.***

Comment 9- Site Plan Attachment #12, Access Management Permit: Submit documentation which indicates that an application for the access connection and driveway modification has been submitted to the Florida Department of Transportation, District 2.

***Response: Enclosed is documentation from the FDOT.***

Should you have any questions or require further information please call me.

Sincerely,



Robin Kendall  
BravoFlorida, LLC  
3018 U.S. Highway 301 N.  
Tampa, FL. 33619  
(Direct) 813-559-8256  
(Cell) 813-690-4913  
rkendall@qdi.com



# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 3, 2020

Also sent by electronic mail to [rkendall@qdi.com](mailto:rkendall@qdi.com)

Robin Kendall  
Bravoflorida, LLC  
3018 U.S. Highway 30 N.  
Suite 100  
Tampa, FL 33614

RE: Second Completeness Review and Application Acceptance:  
Burger King Site Plan

Dear Mr. Kendall:

On January 30, 2020, the City of Alachua received your revised application for a proposed Burger King quick service restaurant with drive through facility. The application proposes the construction of a ±3,349 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±1.19 acre subject property, consisting of Tax Parcel Number 03061-004-001, located at 16130 NW US Highway 441. The revised application received on January 30, 2020, was submitted to address the findings of the first completeness review as detailed in a letter dated January 22, 2020 and in response to the materials received on January 21, 2020.

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 completed a second completeness review of the revised application and materials, and finds the application to be **complete**.

Please note that the content of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File

## City of Alachua

Development Review Team (DRT) Meeting

**Project Name:** Burger King Site Plan

**Meeting Date:** February 12, 2020 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]



# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Burger King

**APPLICATION TYPE:** Site Plan

**PROPERTY OWNER:** T&H Property Group, LLC

**APPLICANT/AGENT:** Robin Kendall, Quality Dining, Inc.

**DRT MEETING DATE:** February 12, 2020

**DRT MEETING TYPE:** Staff

**FLUM DESIGNATION:** Commercial

**ZONING:** Commercial Intensive (CI)

**OVERLAY:** Gateway

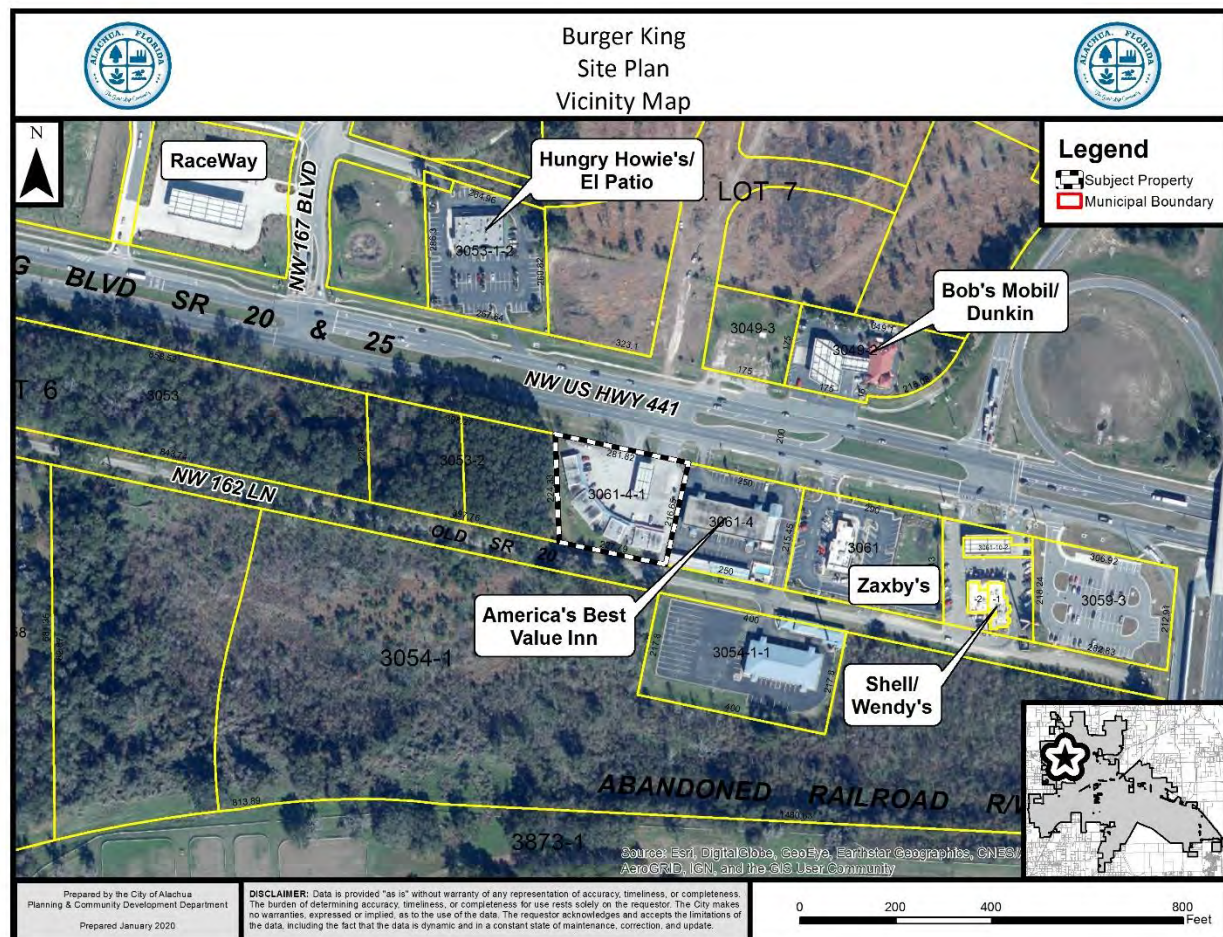
**ACREAGE:** ±1.19 acres

**PARCEL:** 03061-004-001

**PROJECT SUMMARY:** A request to construct a ±3,349 square foot building with associated parking, stormwater, landscaping, and site improvements

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Tuesday, March 3, 2020.**

**TENTATIVE PZB DATE:** If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 PZB Meeting.**



## ***Deficiencies to be Addressed***

\*\* Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. \*\*

### 1. Section 3.7.2(C)(5), Gateway Overlay District Standards

- a. Section 3.7.2(C)(5)(a)(v) requires glazing to constitute a minimum of 35% of the ground floor area when a building faces and is substantially visible from US Highway 441. For the proposed development, this standard is applicable to the north, east, and west elevations, however, only 16.4% of the west elevation and 20% of the east elevation is comprised of glazing. Please address.
- b. Per Section 3.7.2(C)(5)(d), live oak shall be used as the required canopy tree. Revise the landscape plan to incorporate live oak as the primary canopy tree utilized for the plan.
- c. Per Section 3.7.2(C)(5)(b) the only fencing permitted in front yard areas are ornamental fencing. Provide detail of the “impressions flagstone wall” noted on Sheet L-1 to demonstrate the wall is “ornamental”.
- d. Section 3.7.2(C)(5)(g) requires cross access between the subject property and adjacent parcels. A cross access easement shall be required. Coordinate preparation of the easement with Compliance & Risk Management (386-418-6118).
  - i. There appears to be no limitations which restrict the installation of the eastern connection. A connection shall be required to the property east of the subject property.
  - ii. The driveway connecting the subject property to the parcel to its west shall extend to the subject property’s west property line.

### 2. Section 6.1, Off-Street Parking & Loading Standards

- a. Per Section 6.1.4(B)(5), the maximum number of parking spaces permitted is 28 spaces. The Site Plan proposes a total of 31 spaces. Please address.
- b. Depict and dimension the minimum required drive-through stacking spaces. Per Section 6.1.8, a minimum 4 stacking spaces are required from the entrance of the drive through to the order boxes and from the order boxes to the pick-up window. The minimum dimension of each stacking space is 9 feet by 20 feet, and shall not impede other on-site traffic movements or movements into or out of parking spaces.

### 3. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Per Section 6.2.3(E), 4 canopy trees and 3 understory trees are required for every 100 lineal feet of arterial road frontage. The width of the driveway at the property line may be excluded from the calculation. Based upon the preceding, 10 canopy trees and 8 understory trees are required to meet the arterial screening requirement (9 canopy trees and 6 understory trees proposed). Please address.
- b. Parking lot buffer requirements are not met for parking area located west of the building. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be located immediately adjacent to the curb or pavement and shall have a minimum of 4 canopy trees and 2 understory trees for every 100 lineal feet.
- c. Provide calculations of interior parking lot landscaping requirements as set forth in Section 6.2.2(D)(2). Trees are required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area, with a minimum of 10 shrubs per landscaped island. Parking lot area is calculated as the paved or unpaved area dedicated to the short- or long-term parking or unloading of vehicles, including associated drive-aisles adjacent to parking bays or loading areas. Note that, per Section 6.2.2(D)(2)(a)(iii)f. this requirement is reduced by 50% when all parking bays are to the side or rear of the property.
- d. Provide calculations of perimeter buffer requirements as set forth in Section 6.2.2(D)(3). Identify the applicable buffer type (A – D) and the option (1 – 3) selected as set forth in Table

- 6.2-1. It appears additional canopy trees will be required along the east perimeter to meet the minimum landscape requirements as set forth in Table 6.2-1.
- e. Per Section 6.2.2(C)(8), include a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan.
4. Section 6.4, Exterior Lighting Standards
- Per Section 6.4.4(C)(2), the maximum initial horizontal illumination in parking lots is 5 footcandles. This is exceeded in several areas throughout the parking lot.
  - Photometric plan does not provide data proximate to wall mounted fixtures. Confirm the plan accounts for wall mounted fixtures and that data points are provided proximate to wall mounted fixtures.
  - Per Section 6.4.4(D)(2), the maximum initial lamp lumens shall not exceed 24,000 lumens.
    - The Photometric Plan indicates pole-mounted fixtures are proposed at 36,000 lumens. Please address.
    - Provide the maximum lumens produced by the proposed wall mounted fixtures.
  - Per Section 6.4.5(A), the maximum mounting height of all light fixtures other than those for architectural purposes is 15 feet. The Photometric Plan shows pole mounted fixtures proposed at 34 feet. Please address.
5. Section 6.8, Design Standards for Business Uses
- Per Section 6.8.2(A)(2)(a)(i)a., 20% of the ground floor façade area shall be comprised of glazing when the façade faces a publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the east and west facades, however, only 16.4% of the west elevation is comprised of glazing. Note the Gateway Overlay District development standards requires a minimum 35% glazing of this elevation. See comment above.
  - Confirm total glazing area (185 square feet) is correct. Staff calculated 150.5 square feet. Provide architectural sheet that dimensions each typical window.
  - Per Section 6.8.2(A)(3), mechanical equipment shall be fully concealed from visibility from a street. A/C units are visible above the top of parapet walls of the east and west elevations, and will be visible from US 441. Please address.
6. Concurrency Impact Analysis
- Please cite the source of the AADT and PM Peak pass-by trip generations rate used in Table 1 or provide a narrative describing how they have been derived/estimated to be representative of pass-by trips to this site.
  - Segments 1 and 2 (I-75 north and south of US 441) are affected roadway segments, however, 0% of project trips are assigned to these segments. It is reasonable to presume a percentage of project trips will be created by the proximity of the subject property to Interstate 75 and the traveling public. Staff recommends a minimum of 10% of project trips be assigned to each roadway segment.
7. Comprehensive Plan Consistency Analysis
- Please address Policy 1.3.f of the Future Land Use Element (Gateway Activity Center).
8. Miscellaneous
- Identify the purpose of the fenced area located in the southeast corner of the property. Gates shall not open outward into the ROW of NW 162<sup>nd</sup> Lane.
  - Provide documentation which indicates the underground storage tanks which previously existed on-site were properly closed and any contamination has been addressed.
9. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated February 11, 2020.
- b. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue, in an email dated February 12, 2020.
- c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated February 11, 2020.

10. General Information

- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:  
<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>
- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:  
[https://library.municode.com/fl/alachua\\_county/codes/code\\_of\\_ordinances?nodeId=PTIIADCO\\_TIT7HESA\\_CH77WAQUSTMAPR\\_ARTIIISTTRCO](https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIIISTTRCO)

11. Minor Revisions

- a. Sheet C04: Update Note 7 to reflect dimensions of standard parking spaces (not all spaces are 9' x 18').
- b. Sheet EP-1: Ensure references to County Land Development Code and other jurisdictions are updated to City of Alachua Land Development Regulations / City of Alachua.
- c. Concurrency Impact Analysis: Conclusion under transportation narrative does not account for pass-by trips.
- d. Concurrency Impact Analysis: The date of the Development Monitoring Report used to prepare the analysis is January 2020 – see p. 2.
- e. Concurrency Impact Analysis: Please cite the source of solid waste impact/generation.
- f. Comprehensive Plan Consistency Analysis: Correct the reference in the first paragraph to Alachua County.
- g. Comprehensive Plan Consistency Analysis: Revise response to Policy 1.3.d.2. of the Future Land Use Element to reflect cross-access connection to the east.





## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** Feb 11, 2020

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director  
Tom Ridgik, P.E.  
Engineering Supervisor

*TR 2/11/2020*

**RE:** Burger King Site Plan

Public Services has reviewed the Burger King Site Plan (Jan 12th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C02:</b></p> <p>Minor Comment, Referenced Specifications: Please change Note 4 to "City of Alachua, Department of Public Services, Design and Construction Manual, Public Utilities, 2020".</p> <p>Minor Comment, General Note 11: Please replace "City of Alachua Water &amp; Sewer District" with "City of Alachua Public Services Department".</p> <p>Please add the following note: "XX. Electric service provided by the City of Alachua".</p>
2.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C04:</b></p> <ul style="list-style-type: none"> <li>On the lower right of property is a fenced (8-foot high PVC fence) area. What is its purpose? Other than the gate facing the road, does it need another gate so it can be accessed from the Burger King building?</li> <li>The gate is shown as the "swing-out" type. Please change to a "swing-in" type so it</li> </ul>

NO.	COMMENTS
	reduces staff-traffic interface.
3.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C05A:</b> To enhance clarity, suggest changing the pavement legend text to:</p> <ul style="list-style-type: none"> <li>• “Standard Duty Asphalt (See U.S. 441 Driveway Pavement Detail)”</li> <li>• “U.S. 441 Shoulder Asphalt (See Shoulder Pavement Detail)”</li> </ul>
4.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Note 4: Please review meaning of “conveyed”? Should it instead be “connected”?</li> <li>• Sheet C06, General Utility Note 9: Please add “electric service”.</li> <li>• Sheet C06, Please add the following general note: “In the right-of-way, to both the 2-inch water line and 6-inch gravity sewer main, install 2-pair, 10- gauge tracer wire with enough unwrapped wire to allow connection to test device.”</li> </ul>
5.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Electrical: The electric service will not be provided from the overhead line and power pole. Instead show a pad-mounted transformer close to where the power pole is. Also, show a new underground electric line from the Utility Box to the pad-mounted transformer.</li> <li>• Sheet C05, Electrical: Please add the following General Utility Note: “The City of Alachua will procure and install the pad- mounted transformer, the pad and also the conduit &amp; conductors from the utility box to the pad-mounted transformer. This work shall be done at no cost to the City, who will backcharge the Contractor. All electric work “downstream” the transformer shall be the responsibility of the Contractor”.</li> </ul>
6.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Electrical, The City of Alachua will provide 277/460 Volt 3-phase electrical power at the transformer. Please confirm that this is acceptable. Other power types may be available.</li> <li>• Sheet C06: Please provide a load schedule so that the City can size the transformer. When will the load schedule be available?</li> </ul>
7.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• <b>Sheet C06, Cleanout:</b> A cleanout is shown within the property line in the lower left. Please either:</li> <li>• Relocate the cleanout so it is in the right-of-way, or:</li> <li>• Keep as is, but add a second cleanout in the right of way, or.</li> <li>• Keep as is, but grant an easement to access the cleanout.</li> </ul>



NO.	COMMENTS
8.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06: Where the new 2-inch water line connects to the existing 16-inch DIP, a corporation stop is called out. As per CoA standards, please replace with a 2-inch resilient seat gate valve with valve box.</li> </ul>
9.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06: A dashed line is shown about 10 feet within the property line. What does it represent? Please show on legend sheet.</li> </ul>
10.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06: Minor Comment: A rectangular symbol has been called out as a "Power Transformer". This is on the lower left near the "OHW" &amp; "PP". This is actually a "SWITCHGEAR". Please change text.</li> </ul>
11.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C06:</b> There is an existing underground electric line (UEL) that is not shown on any of the submitted drawings. Please address the following issues:</p> <ul style="list-style-type: none"> <li>Attached is Figure 1, which is a GIS output. Black is the property line. Red is an overhead electric line that has either has already been demolished or will soon be demolished. The dashed blue line shows an existing UEL, portions of which either coincide with or are very close to the west property line.</li> <li>Please verify that construction of the stormwater basin does not interfere with the UEL. The basin outline is at 80 ft. EL and is east of the UEL. But there appears to be some earthwork required west of the basin that may impact the underground electric line. Note that the underground electric line must have at least 4-feet of cover.</li> <li>There is a C-Inlet near the NW corner of the stormwater basin. If this C-Inlet impacts the UEL, please relocate.</li> <li>Landscaping sheet L-1 shows that trees will be planted near the property line (and buried underground electric line). The distance between trees and the property line/underground electric line appears to be about 7-8 ft., which coincidentally follows the old City standard of 7.5 ft. separation from underground electric utilities. The City is not insisting that the new standard of 15-feet separation be followed. However, could these trees be moved several feet to the east? Also, please verify that these trees (wax myrtle and red maple) have shallow roots.</li> <li>Based upon a preliminary review, there does not currently appear to be an easement for this UEL. Please obtain an public utility easement (PUE). The CoA notes that both the Burger King property and the parcel west of the Burger King property are owned by the same entity; namely, T&amp;H Property Group. Could the PUE be obtained for the UEL for both parcels?</li> <li>CoA suggests that this UEL be shown on the drawings. Suggested approach is to</li> </ul>

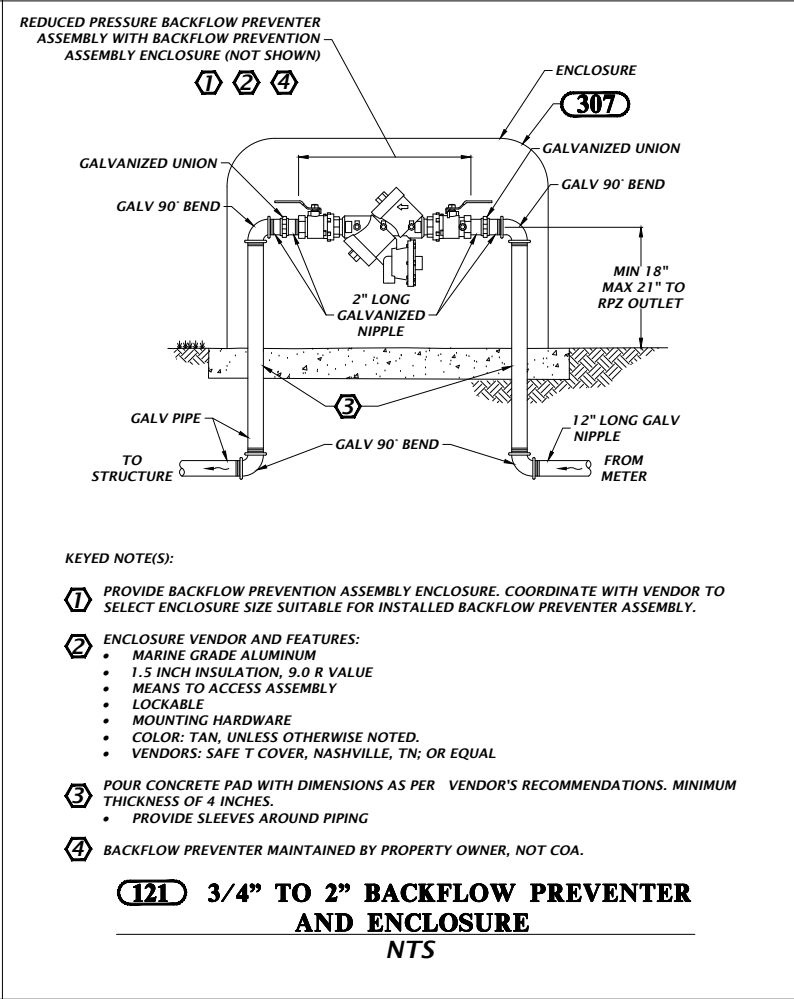
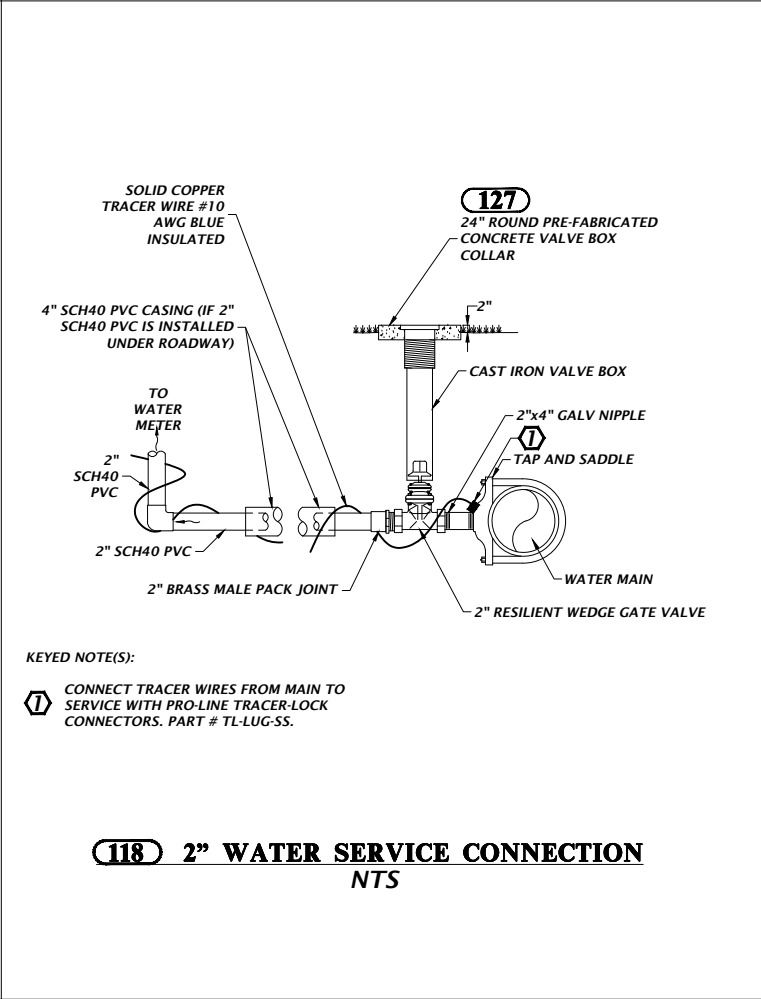
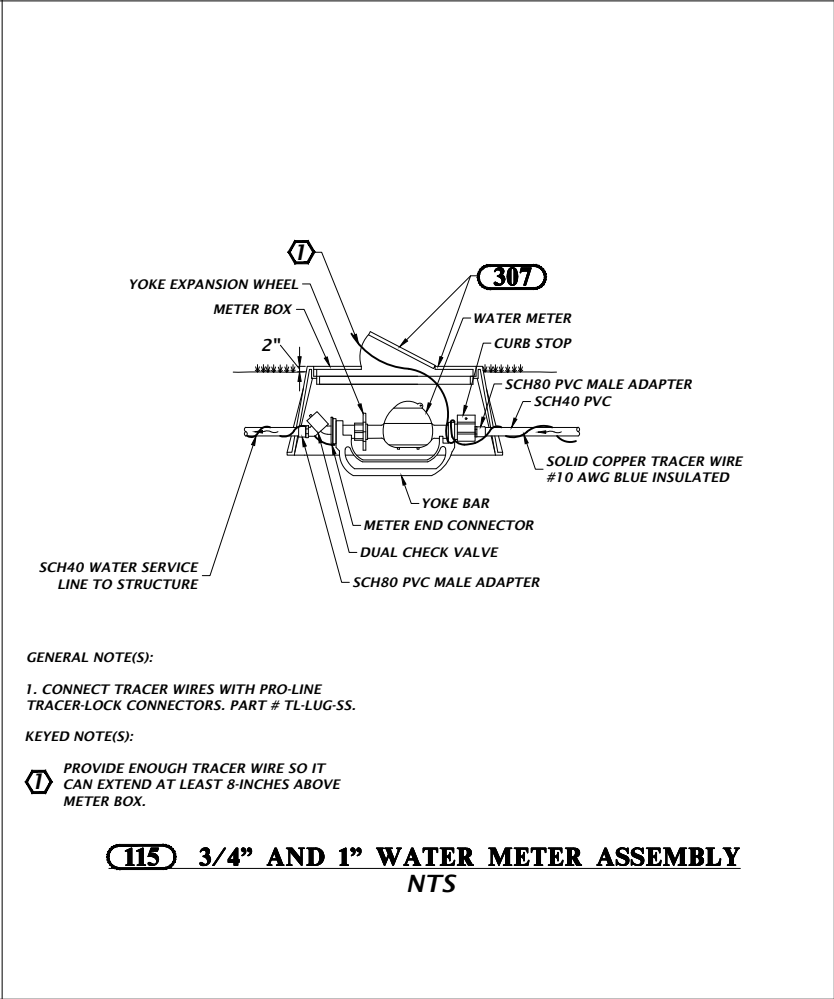
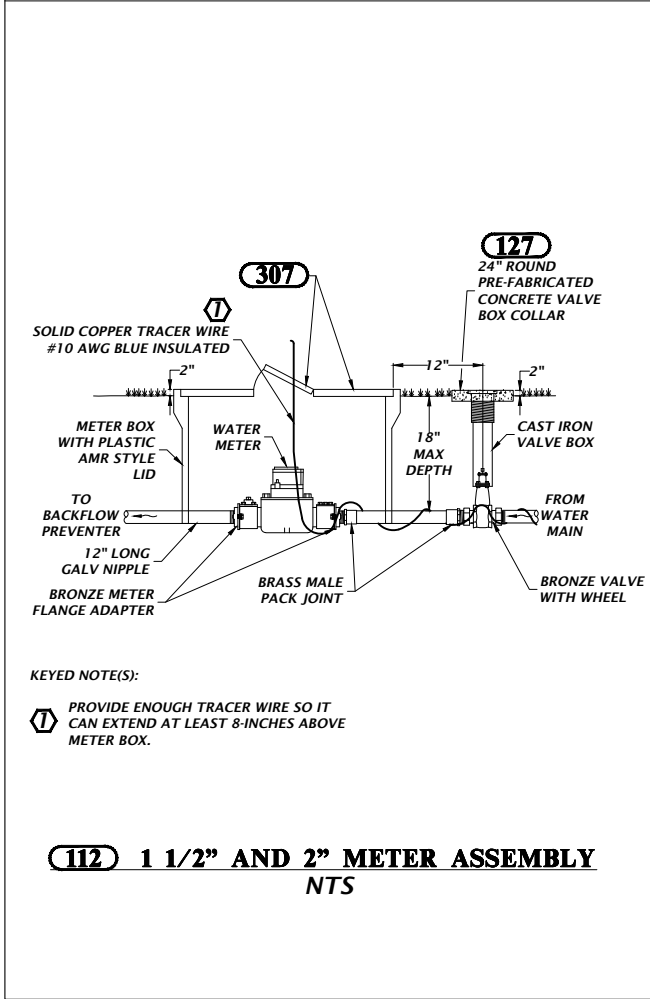
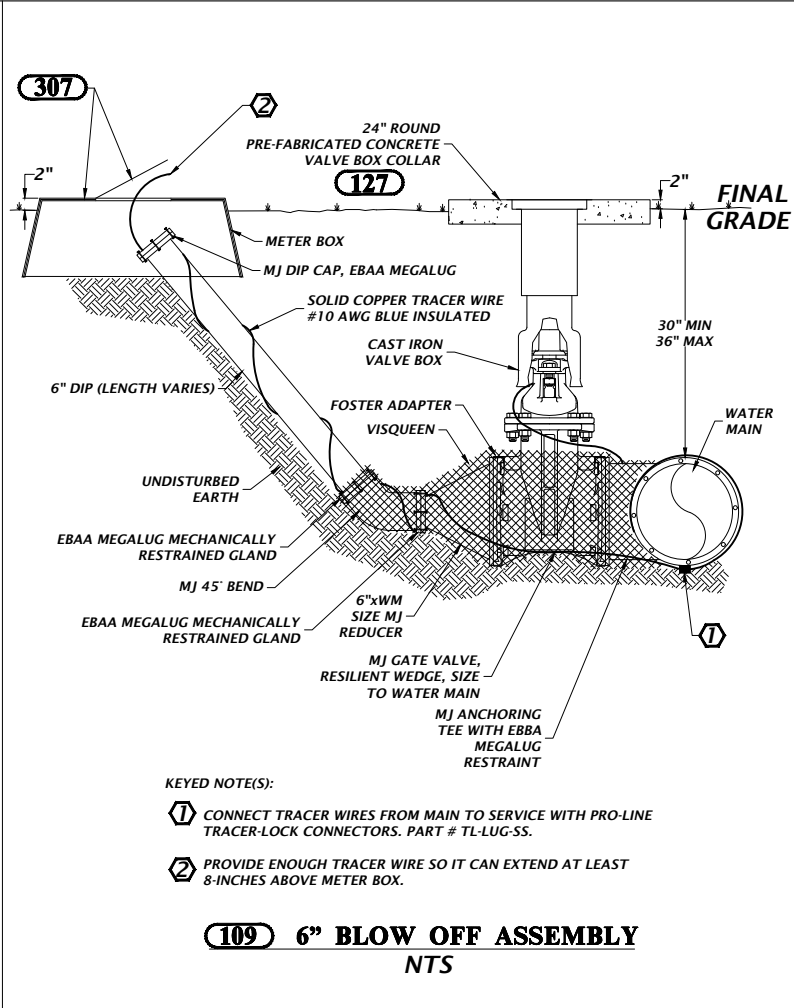
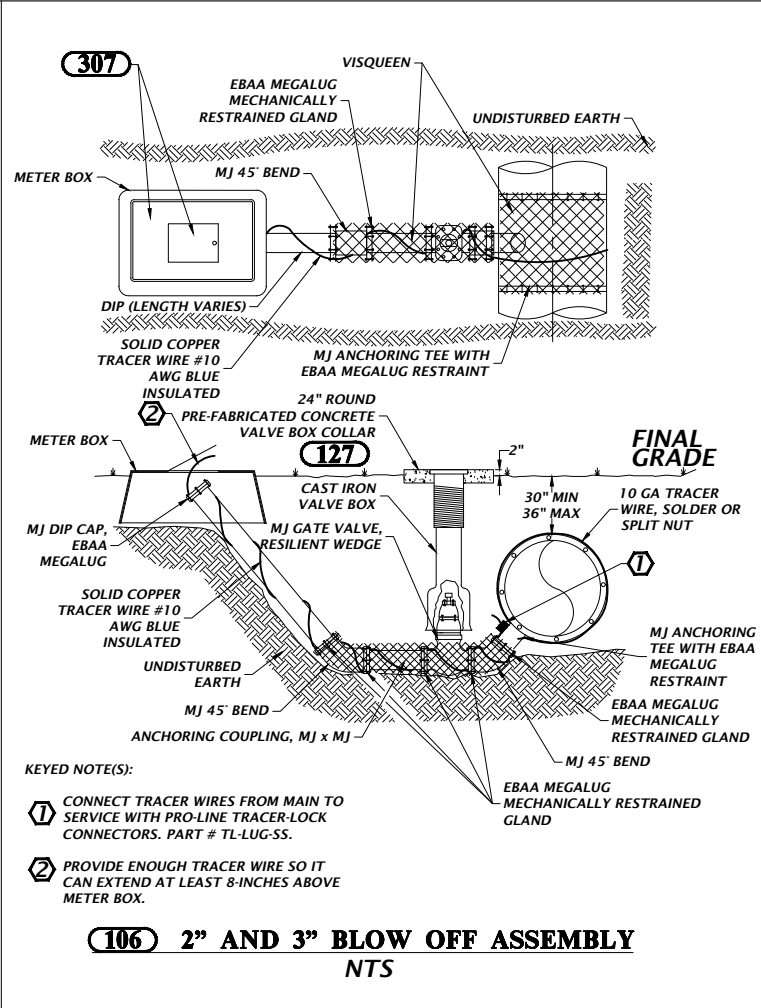
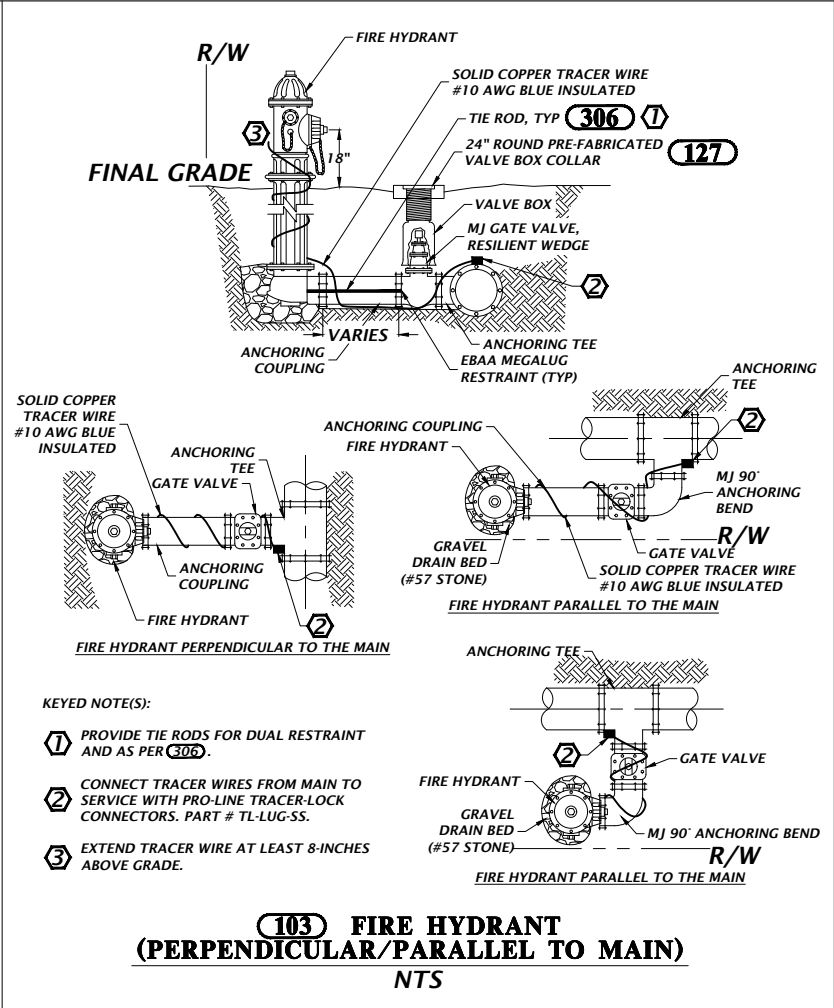
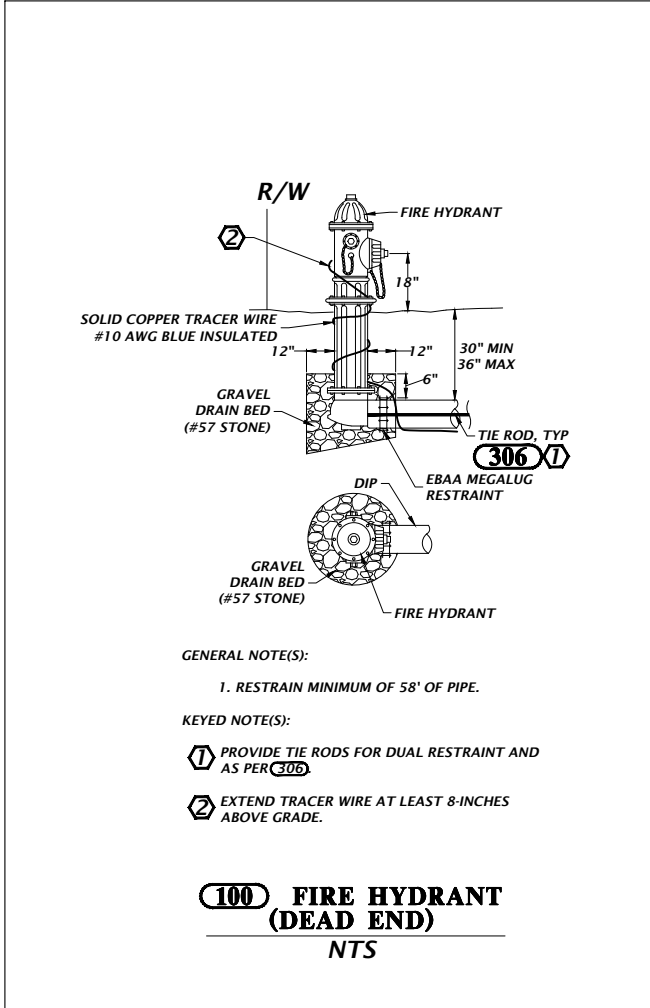
NO.	COMMENTS
	request a 811 Line Locator design ticket, which will prompt CoA staff to locate the UEL with visible marking paint and flags at grade. The developer would then instruct the surveyor to update the applicable drawings.
12.	<p><b>Comment on Jan 12th Submittal</b></p> <p>Sheet C09 shows Civil Details, which are based on CoA Standard Details, 2017 Version. Please replace with the updated 2020 standard details, as follows:</p> <ul style="list-style-type: none"> <li>Partly because the updated 2020 standard details cross-reference other sheets, the required number of details has increased from 4 to 6. These 6 detail sheets are attached in PDF format.</li> <li>All CoA standard details are also attached in AutoCad format, version 2014. The Engineer may prefer to use details in AutoCad, which could edited so just the details required for the project would become part of the Contract Documents.</li> </ul>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

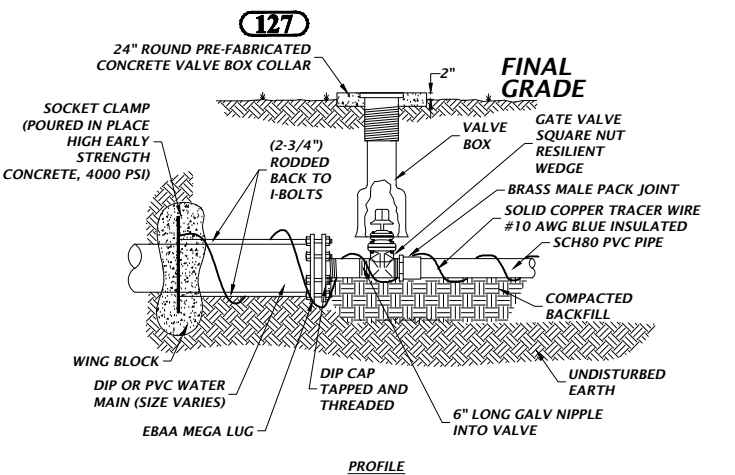
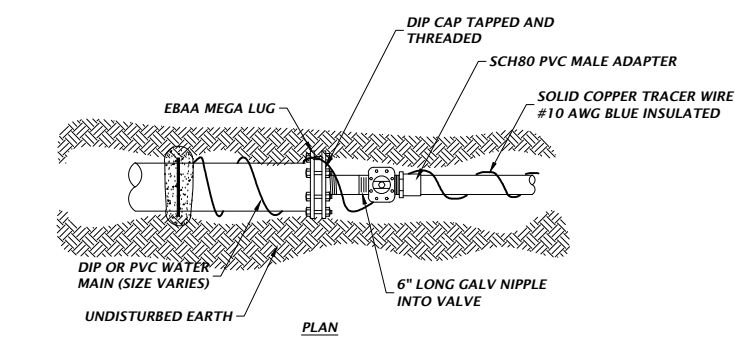
cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

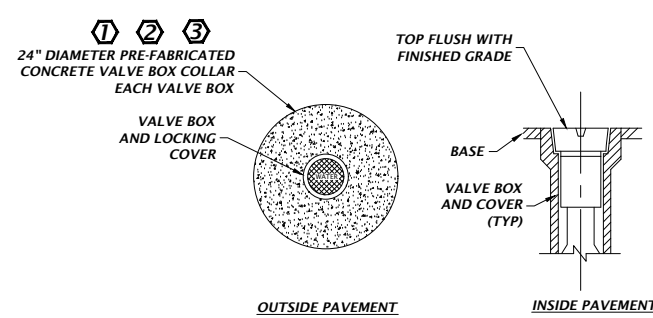
Harry Dillard – Lead Engineering Technician







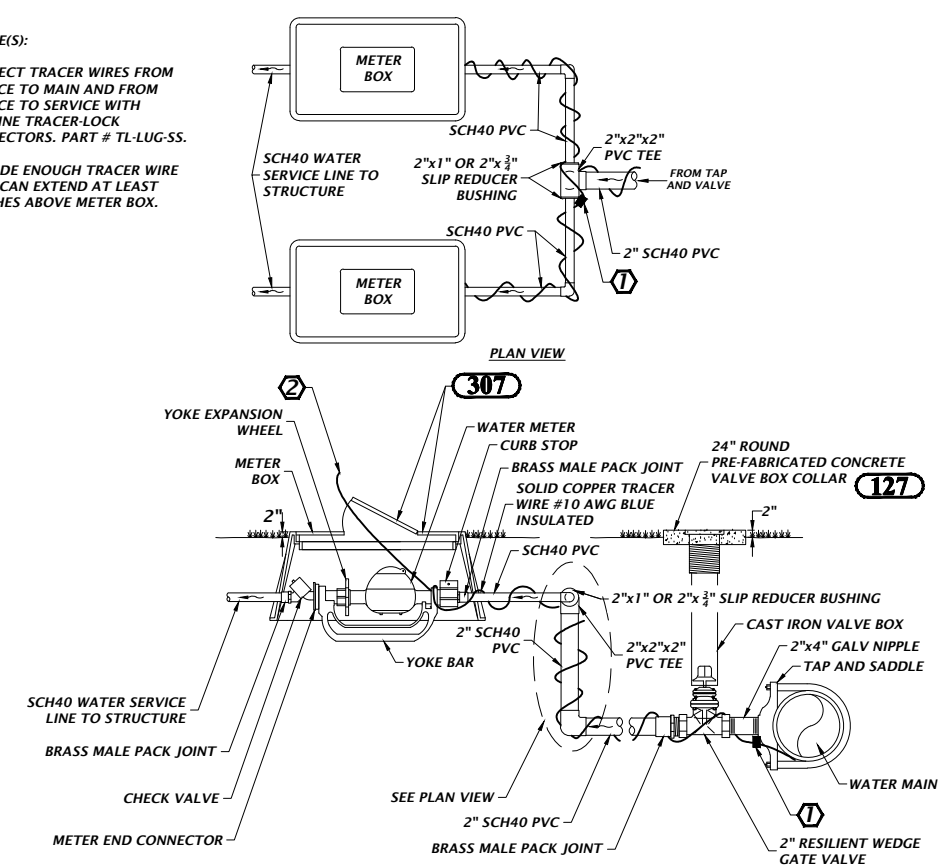
**124 WATER MAIN REDUCTION OF LINE SIZE**  
NTS



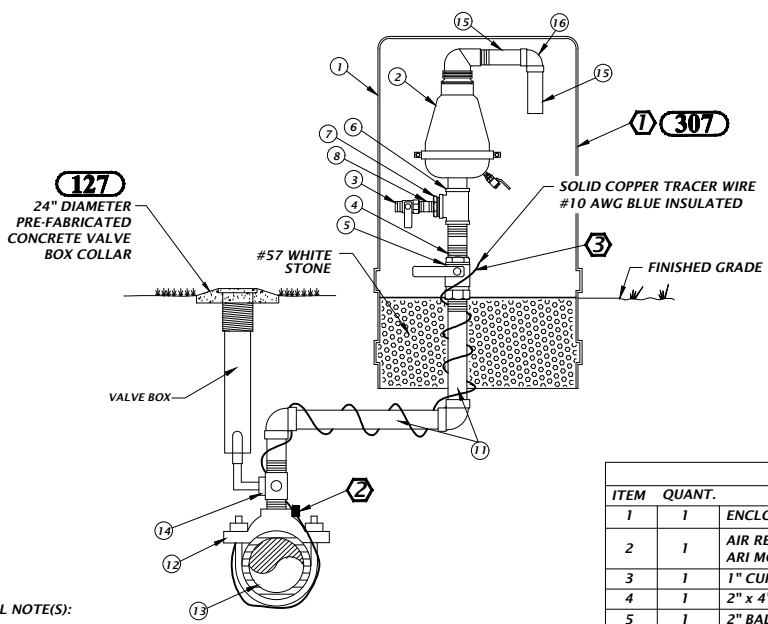
- KEYED NOTE(S):
- 1 VALVE BOX COLLAR FEATURES:
    - 24" DIAMETER, 11" INNER OPENING
    - 4" THICK
    - TWO RINGS OF #3 REBAR
    - 4000 PSI TEST CONCRETE
  - 2 SUPPLIER AND PRODUCT:
    - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
    - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
    - PART: MSVB-24 OR EQUAL
  - 3 PAINT VALVE BOX COVER AND COLLAR AS PER 307

**127 VALVE BOX COLLAR**  
NTS

- KEYED NOTE(S):
- 1 CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
  - 2 PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.



**130 DUAL WATER SERVICE CONNECTION**  
NTS



- GENERAL NOTE(S):
- AIR RELEASE VALVES 2" IN DIAMETER SHALL BE USED ON 4" THROUGH 16" DIAMETER WATER OR RECLAIMED MAINS.
- KEYED NOTE(S):
- 1 ENCLOSURE SHALL BE COLOR CODED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER.
  - 2 CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
  - 3 PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE GRADE.

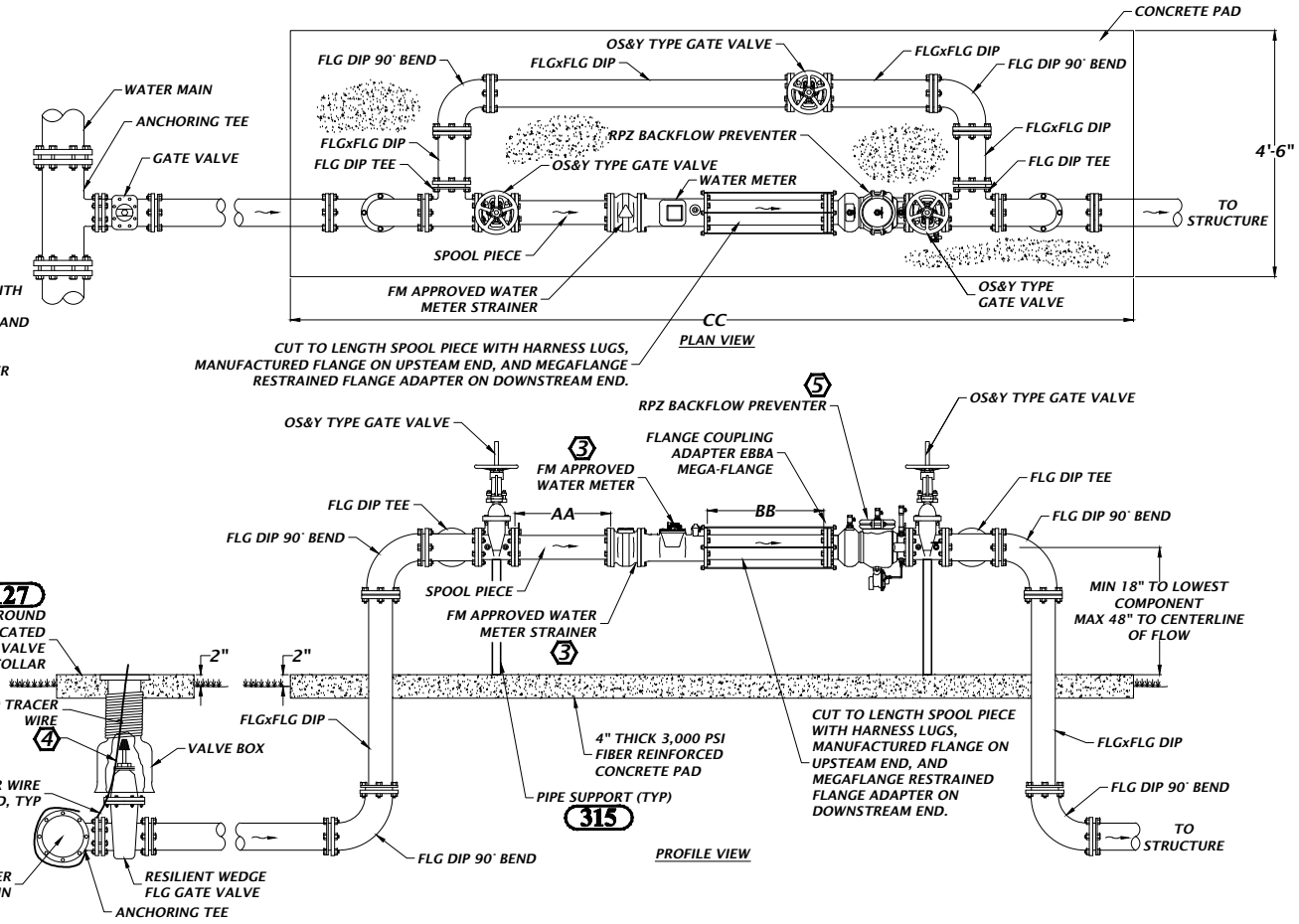
**133 POTABLE WATER OR RECLAIMED AIR RELEASE VALVE**  
NTS

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #131632
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-040 FOR WATER OR RECLAIMED WATER.
3	1	1" CURB STOP, S.S.
4	1	2" x 4" NIPPLE, S.S.
5	1	2" BALL VALVE, PVC OR SST (WITH SST HANDLE AND SST NUTS)
6	1	2" TEE, S.S.
7	1	2" X 1" REDUCER, S.S.
8	1	1" SHORT NIPPLE, S.S.
9	2	3" PIPE, PVC, LENGTH AS SHOWN,PERFORATED TOP HALF ONLY
10	2	3" CAP, PVC
11	1	2" PIPE, S.S. LENGTH AS REQUIRED
12	1	2" DOUBLE STRAP TAPPING SADDLE, STAINLESS STEEL
13	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
14	1	AMERICAN MODEL 4001 2" SST FLANGED BALL VALVE WITH GEAR OPERATOR, 90° WITH 2" OPERATING NUT
15	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
16	1	1-1/2" x 90° ELBOW, PVC

METER SIZE	DIMENSION		
	1	2	CC
3"	AA	BB	CC
3"	18"	9"	12'
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

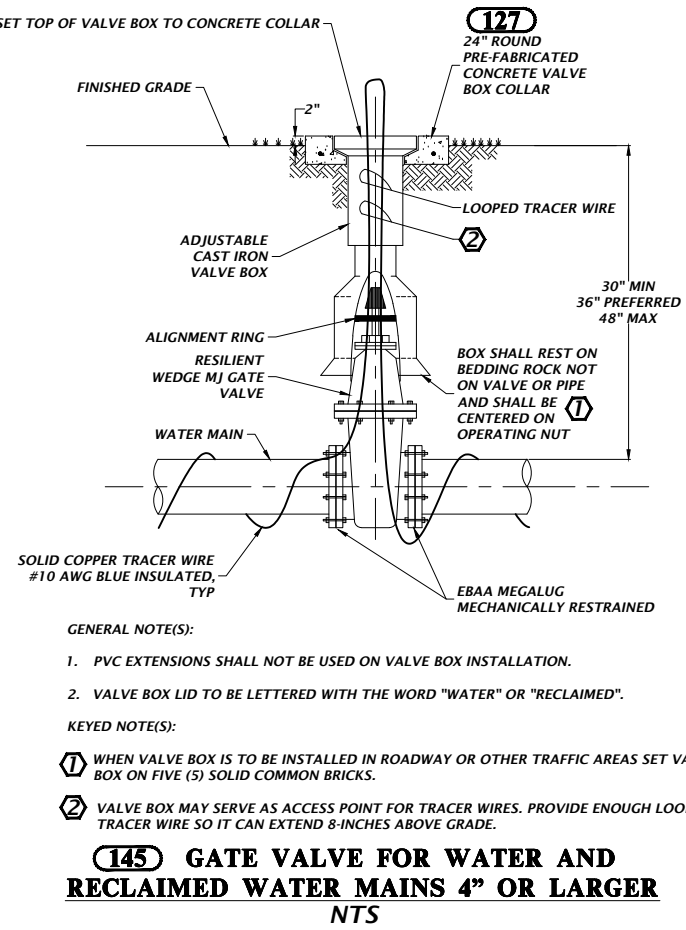
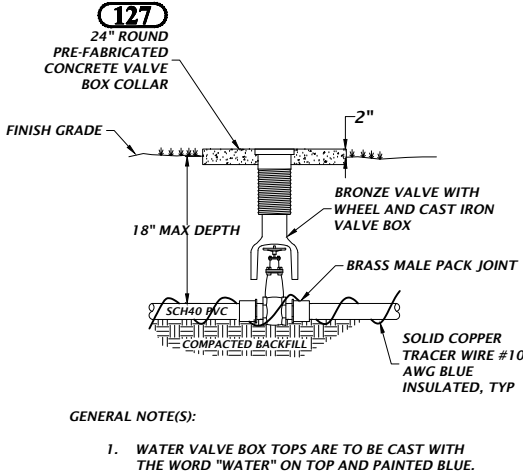
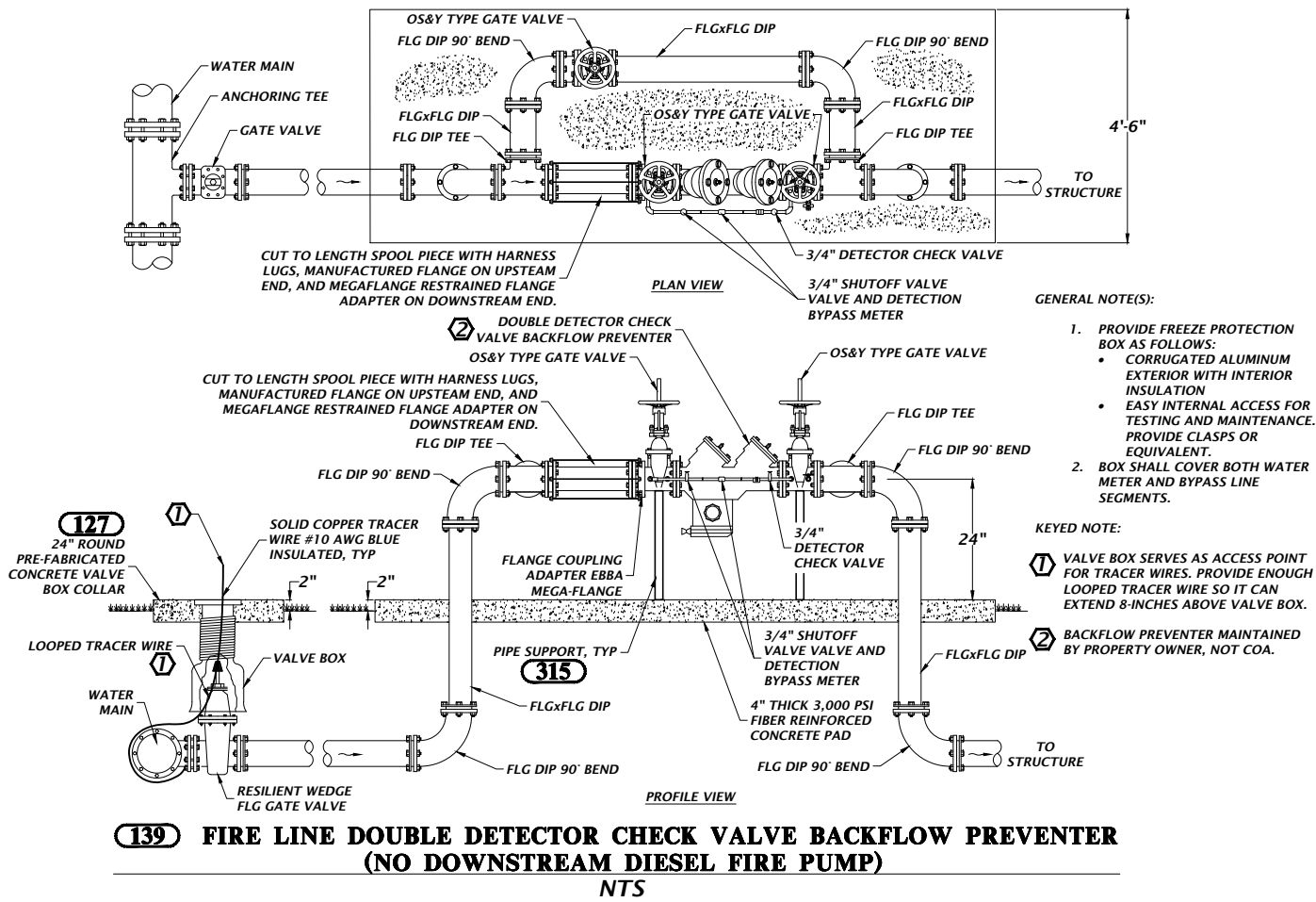
- GENERAL NOTE(S):
- PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
    - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
    - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
    - BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

- KEYED NOTE(S):
- 1 DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
  - 2 DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).
  - 3 WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.
  - 4 VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRE. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE VALVE BOX.
  - 5 BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.



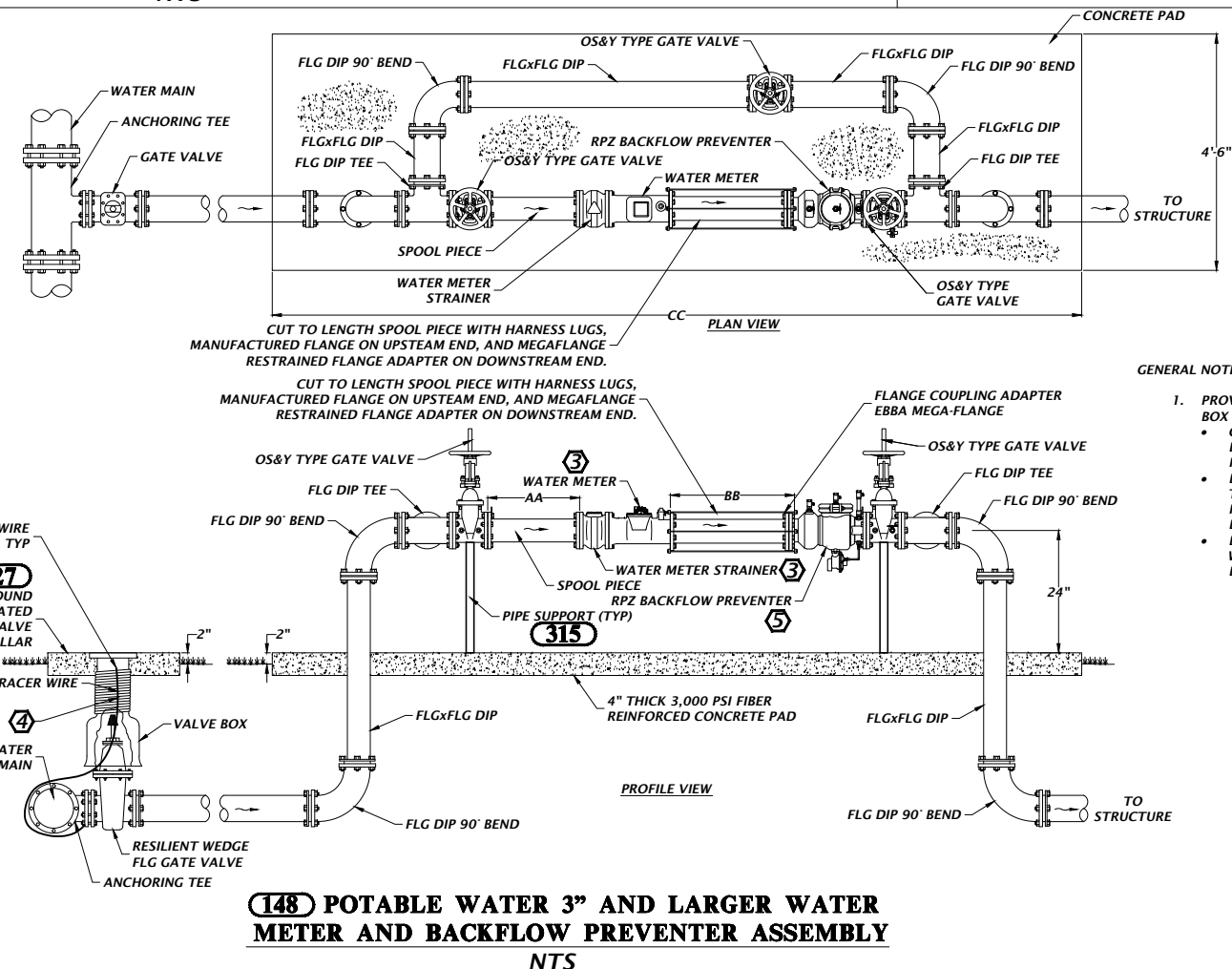
**136 FIRE LINE 3" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY (WITH DOWNSTREAM DIESEL FIRE PUMP)**  
NTS

O1B WATER DETAILS - SEE 151 FOR ABBREVIATIONS



DIMENSION			
METER SIZE	1	2	CC
3"	18"	9"	12"
4"	24"	12"	14"
6"	36"	18"	18"
8"	48"	24"	22"
10"	60"	30"	27"

- KEYED NOTE(S):**
- 1 DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
  - 2 DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).
  - 3 WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.
  - 4 VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.
  - 5 BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.

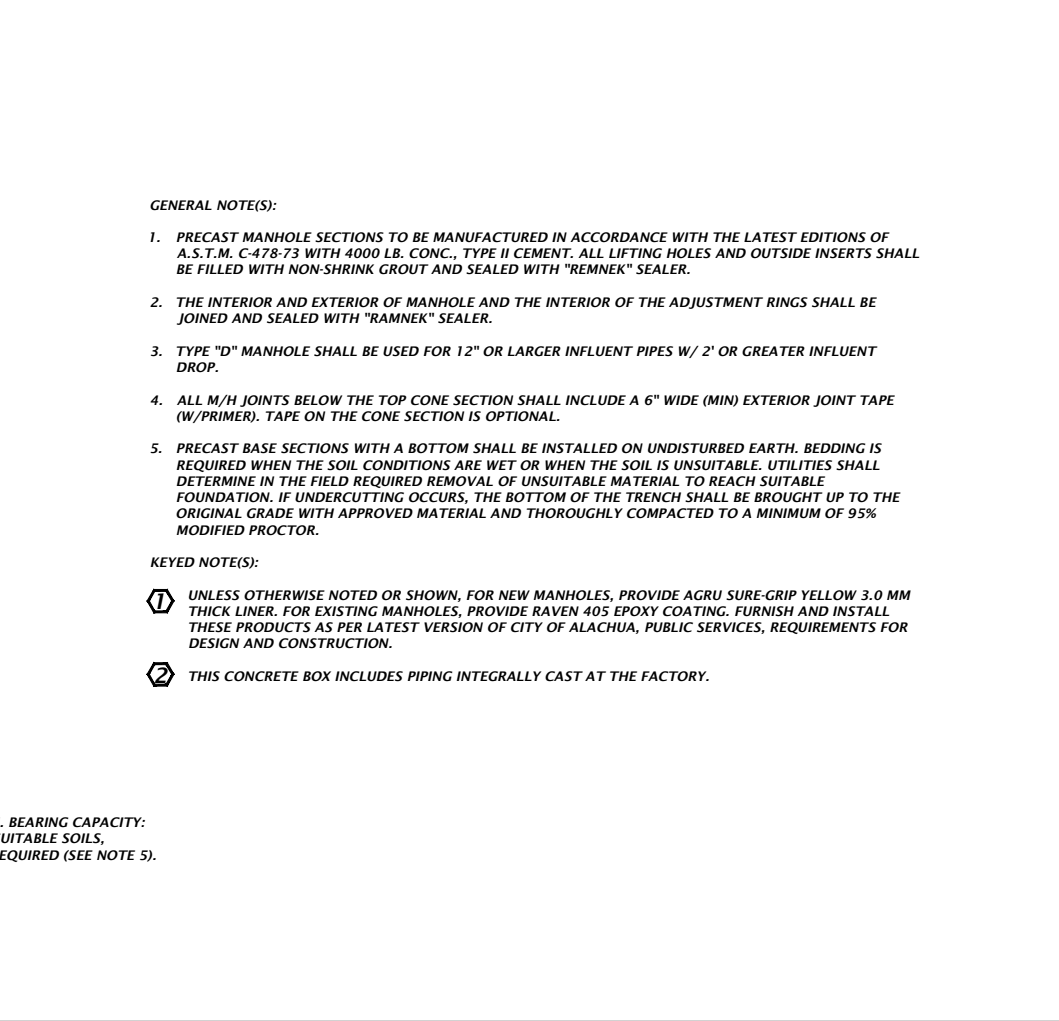
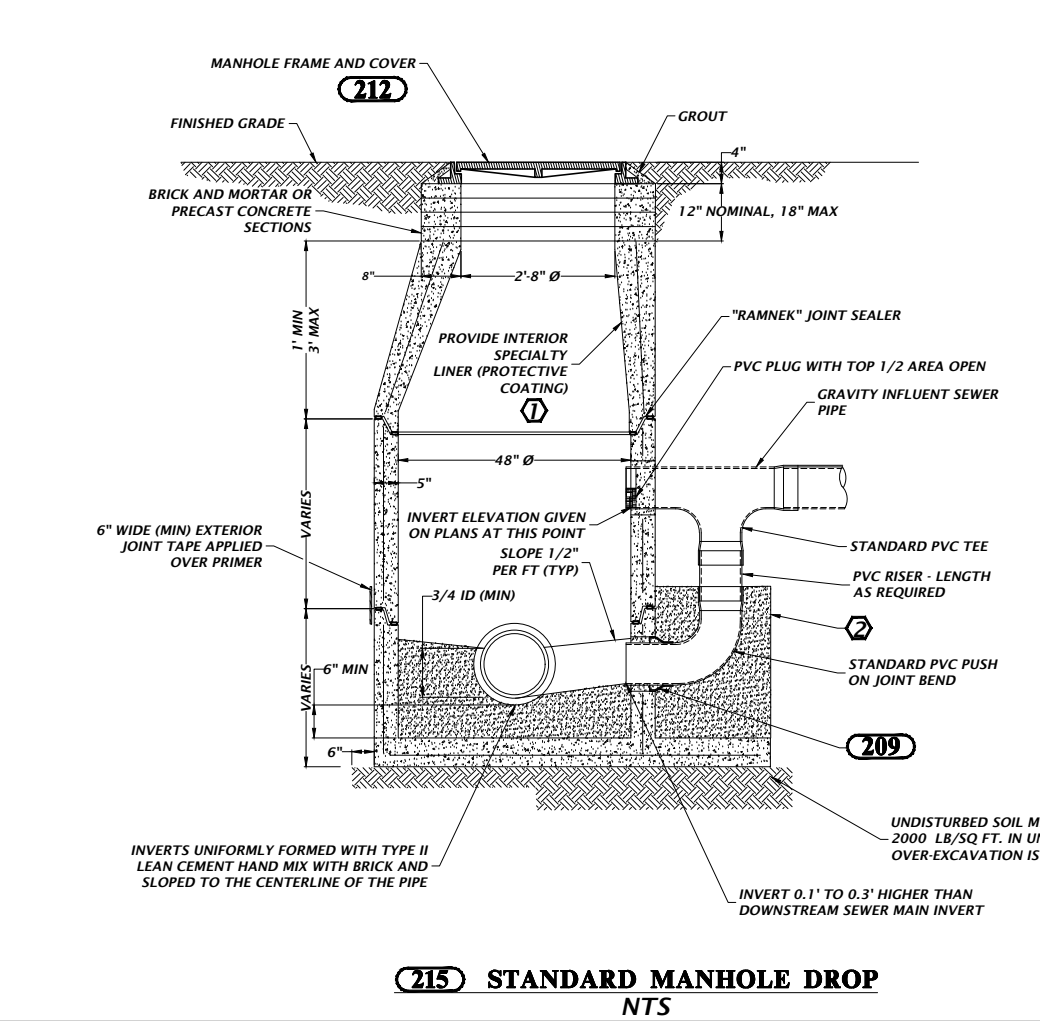
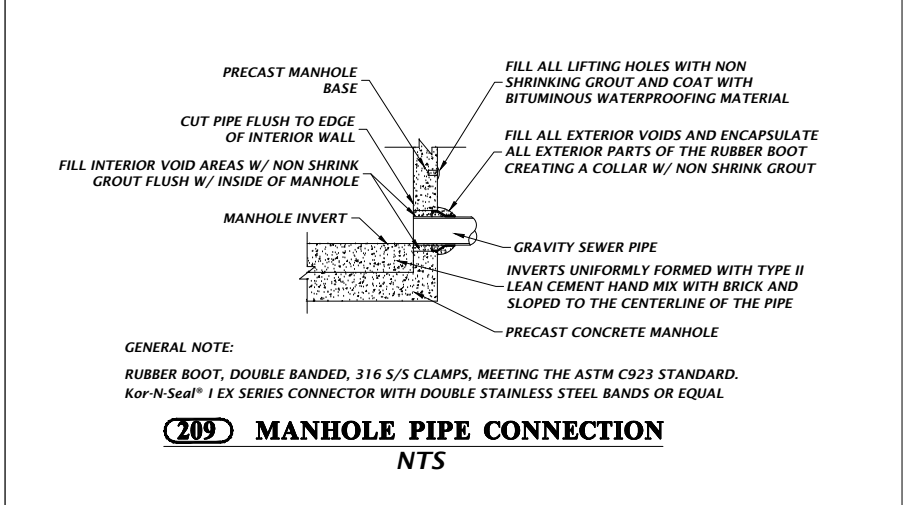
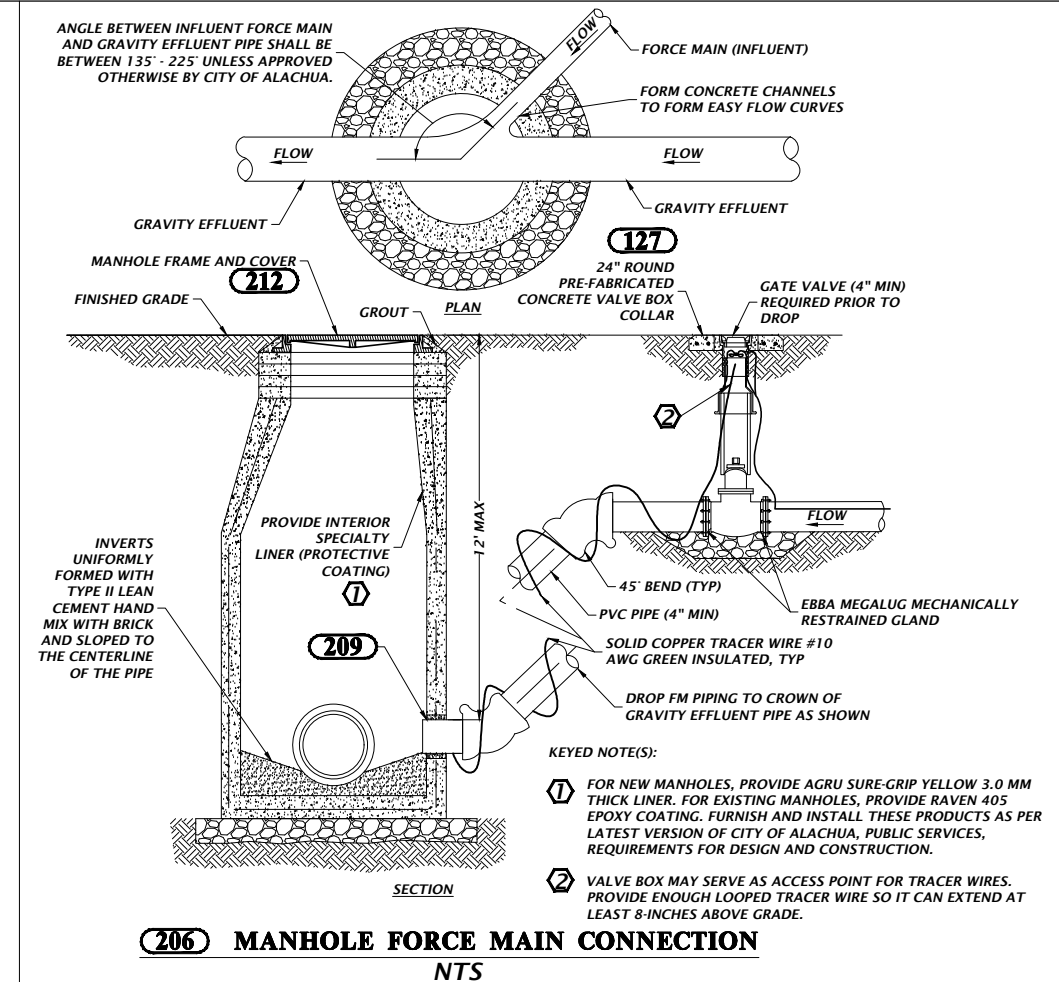
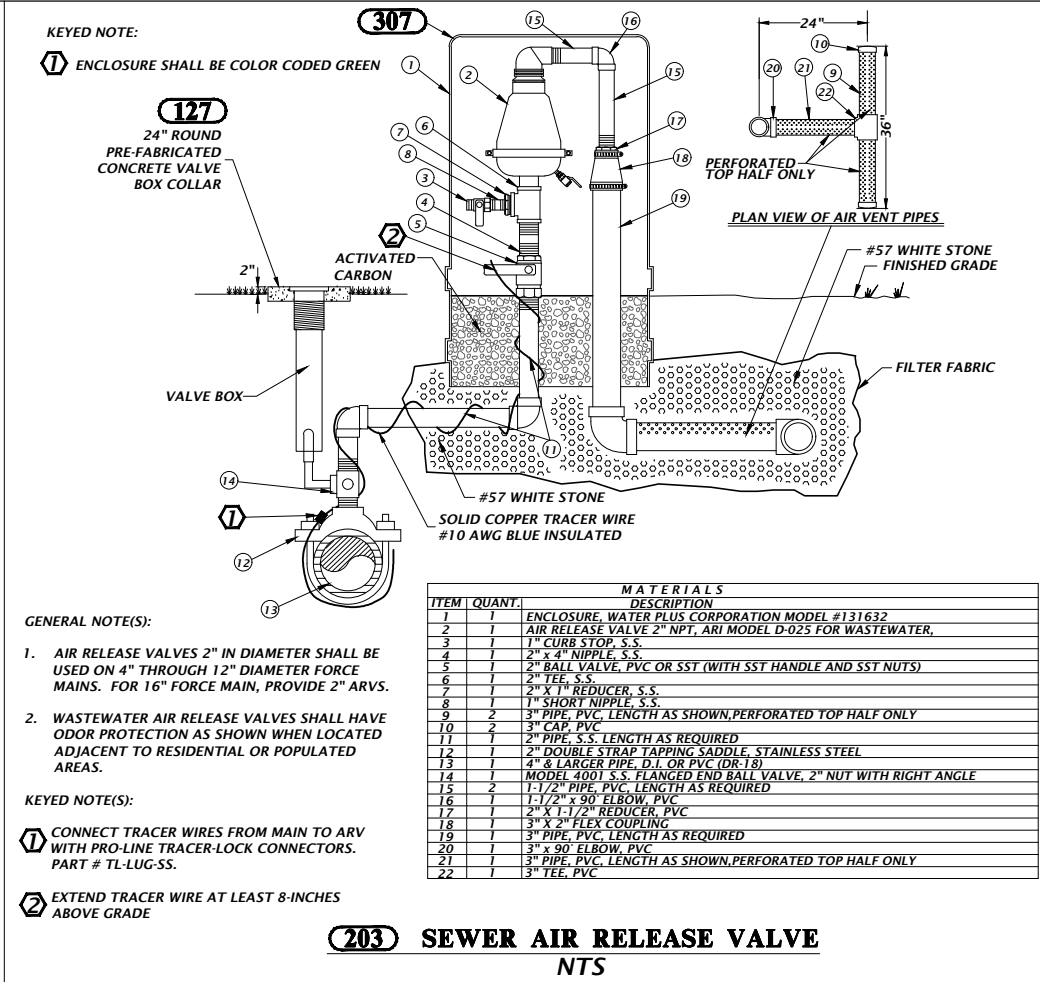
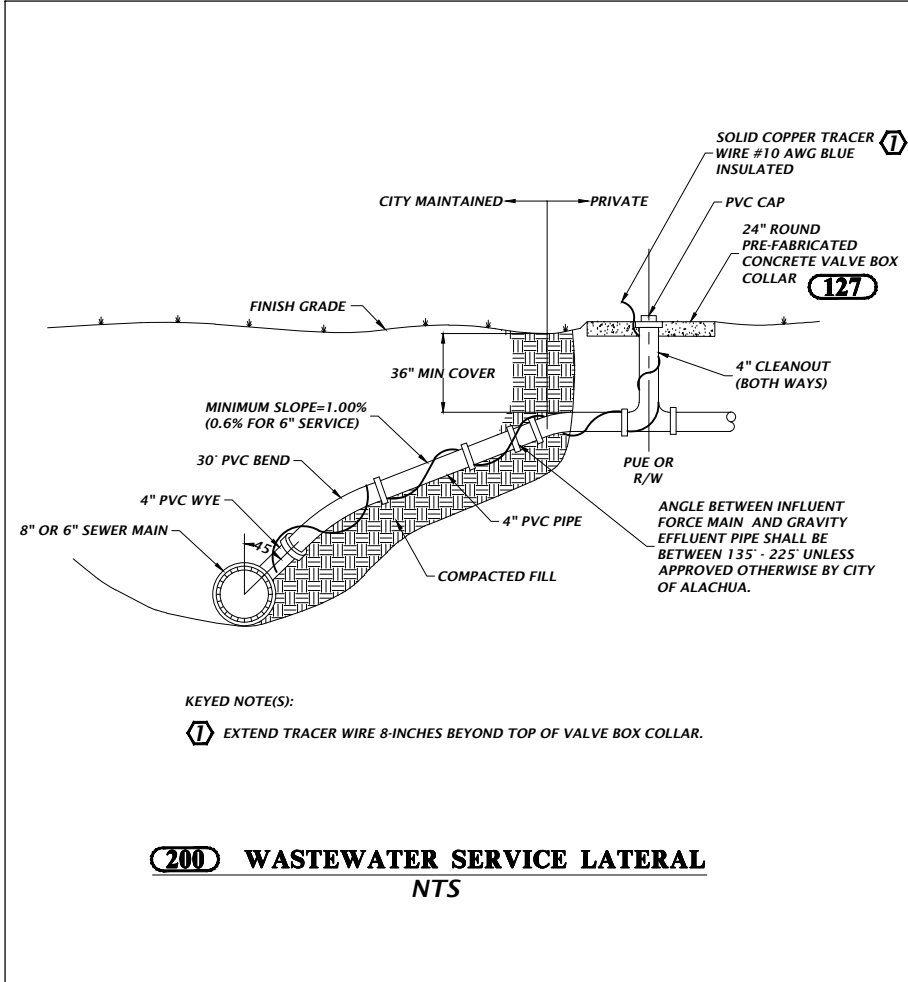


**ABBREVIATIONS**

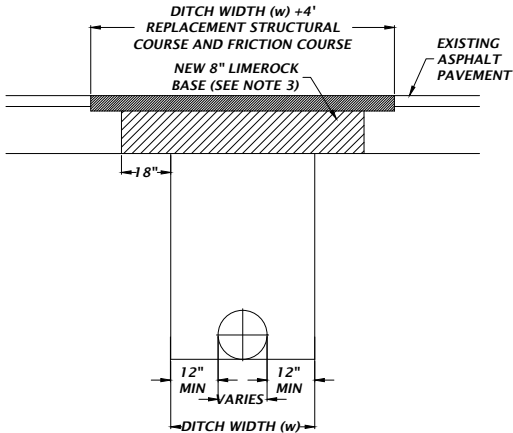
APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

**151 DETAIL ABBREVIATIONS**  
NTS









GENERAL NOTE(S):

- SEE BEDDING AND TRENCHING DETAIL **(305)** FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.
- NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
- UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
- THE TYPE AND THICKNESS OF NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
- THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX.

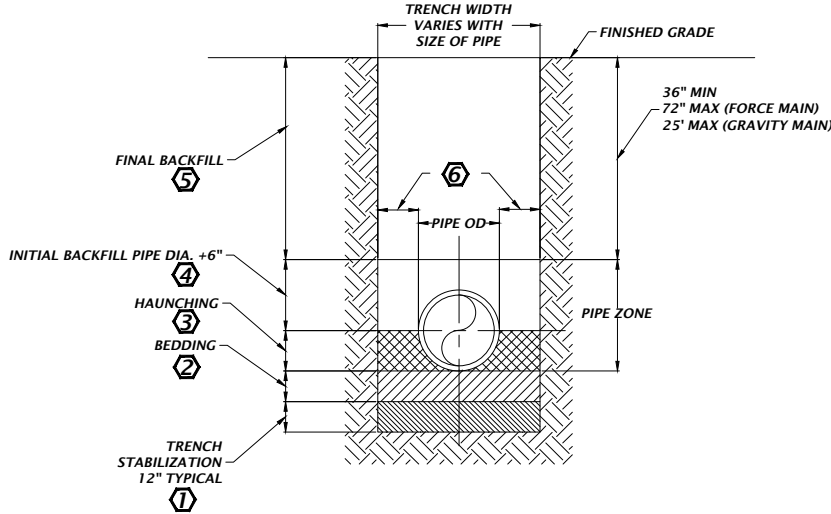
**(300) BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL**  
NTS

GENERAL NOTE(S):

- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
- FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

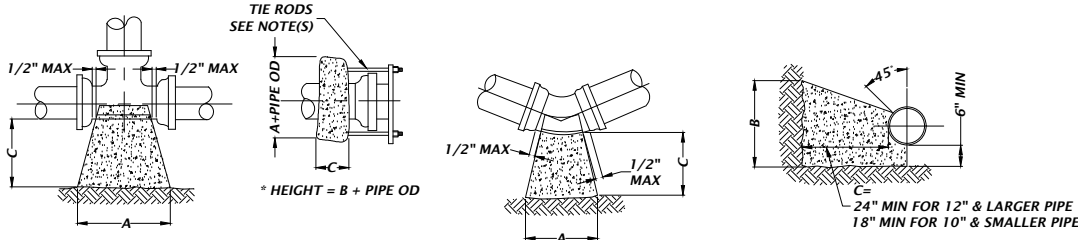
KEYED NOTE(S):

- TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
- BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
- HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
- INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
- FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
- 12" MINIMUM



**(303) BEDDING AND TRENCHING DETAIL**  
NTS

THRUST BLOCK FOR TEES AND PLUGS					
SIZE	90° BEND			SF BEARING SURFACE	
	A	B	C		
4"	16"	16"	18"	1.78	
6"	20"	24"	18"	3.33	
8"	26"	32"	18"	5.78	
10"	32"	40"	18"	8.89	
12"	36"	48"	24"	12.00	
14"	40"	56"	24"	15.56	
16"	48"	60"	24"	20.00	
18"	56"	64"	24"	24.89	
20"	60"	76"	24"	31.67	
24"	72"	90"	24"	45.00	
30"	86"	102"	24"	60.67	
36"	116"	108"	24"	86.11	



GENERAL NOTE(S):

- ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
- THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
- POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
- BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
- THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
- CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:  
  
3" - 8"  
10" - 12"  
14" - 16"  
18" - 20"  
24"  
30" - 36"  
42" - 48"  
54"  
  
DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 12 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 14 TIE RODS REQUIRED PER JOINT (1" ROD)  
DIAMETER MAIN - 16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)  
DIAMETER MAIN - 18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
- MAXIMUM TEST PRESSURE TO BE 150 PSI.

**(306) THRUST BLOCK AND TIE ROD DETAILS**  
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

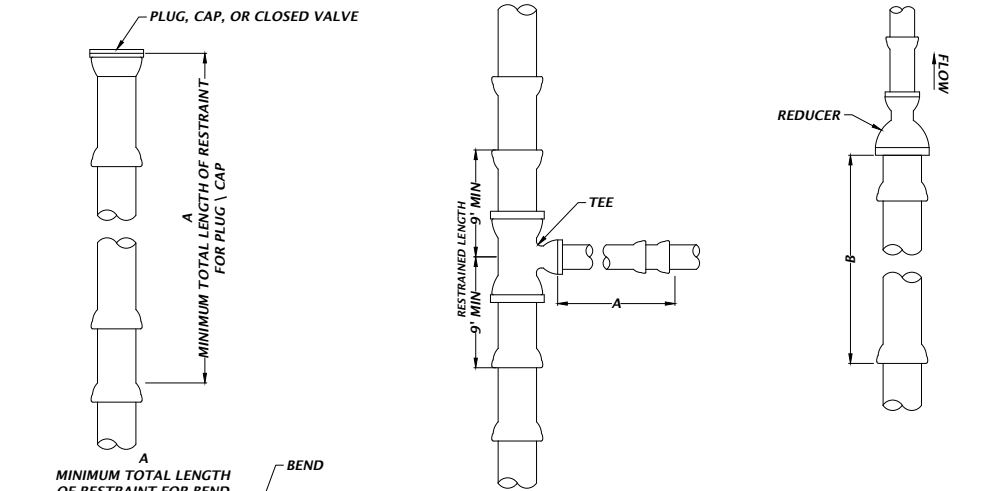
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

**(307) PAINT SYSTEM NO. 5**  
NTS



NOTE: THIS TABLE IS FOR DIP ONLY;  
SEE NOTE(S) BELOW FOR PVC

RESTRAIN LENGTH "A" (LF)									
FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
1 1/4" BEND	3	4	5	6	8	9	10	12	13
2 1/2" BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

GENERAL NOTE(S):

- THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT <http://www.ebaa.com/engineering.htm> AND THE FOLLOWING INPUT VARIABLES:
  - MAXIMUM TEST PRESSURE OF 150 PSI
  - LAYING CONDITION TYPE 3
  - POOR SOIL CONDITIONS (SOIL TYPE ML)
  - USING DIP
  - 2 FEET OF COVER
  - HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
  - SAFETY FACTOR = 1.5 TO 1

- FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
- FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
- RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.
- ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.

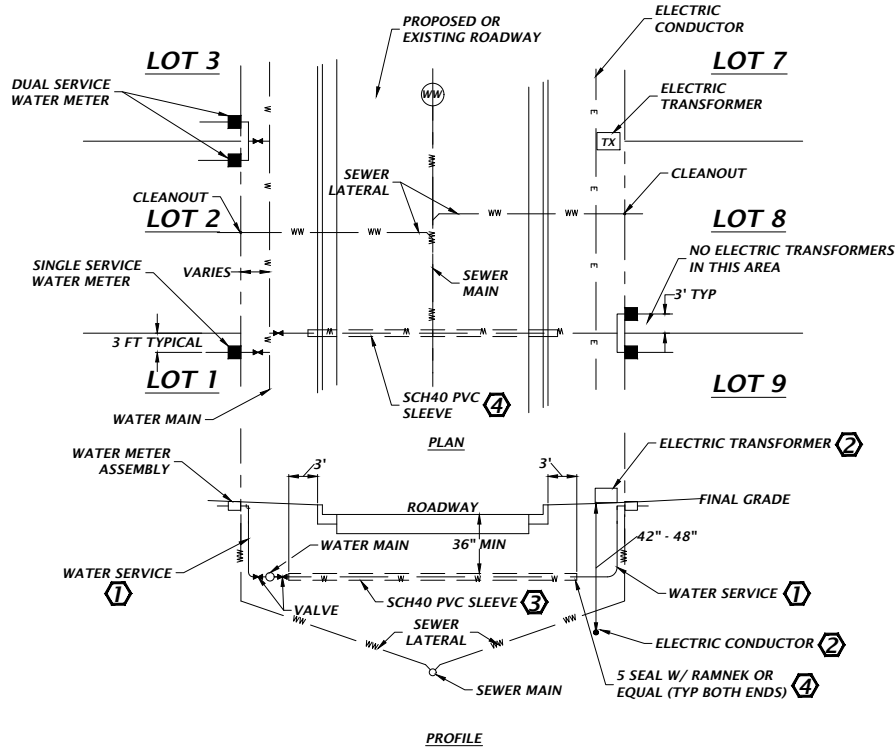
**309 JOINT RESTRAINT**  
NTS

FITTING SIZE	RESTRAIN (LF)	
	TEE "A"	REDUCER "B"
4x4	21	*
6x4	10	30
6x6	37	*
8x4	A.T.	54
8x6	28	32
8x8	54	*
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	*
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	*
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	*
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	*
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	*
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	*

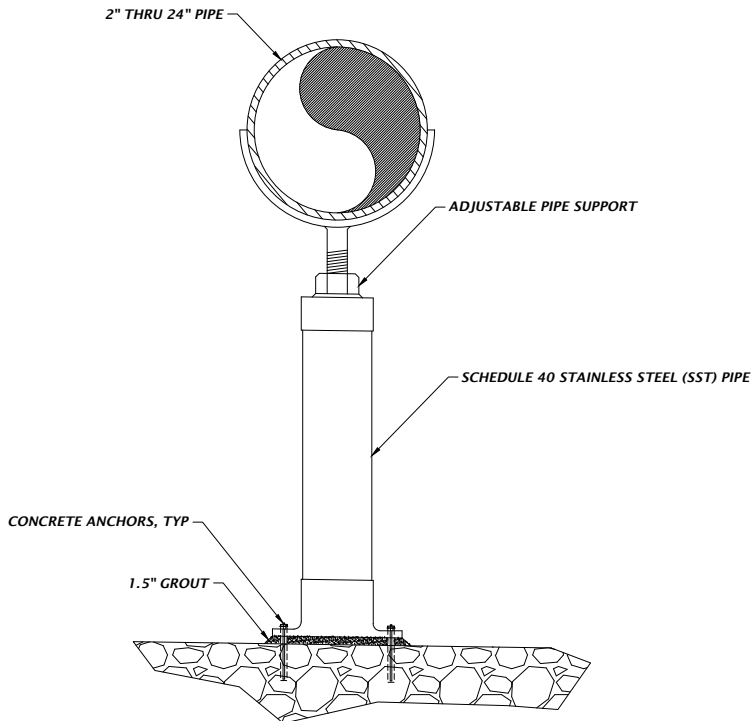
A.T.=RESTRAINT REQUIRED AT TEE ONLY.  
\*-NOT APPLICABLE

KEYED NOTE(S):

- WATER METER SERVICE SHALL BE 2" PVC, OATEY PRIMER AND SOLVENT WELD JOINTS AND BE LOCATED TO AVOID CONFLICT WITH LOCATIONS OF ELECTRIC TRANSFORMERS AND FIRE HYDRANTS.
- ELECTRIC CONDUCTORS MAY BE ON EITHER SIDE OF THE ROADWAY. WATERMAIN SHOULD BE ON THE OPPOSITE SIDE OF TRANSFORMERS.
- PVC SLEEVE TO BE 4" BLUE SCHEDULE 40 PVC SOLVENT WELD.
- SEAL BOTH ENDS OF 4" SLEEVE WITH RAMNEK OR EQUAL.



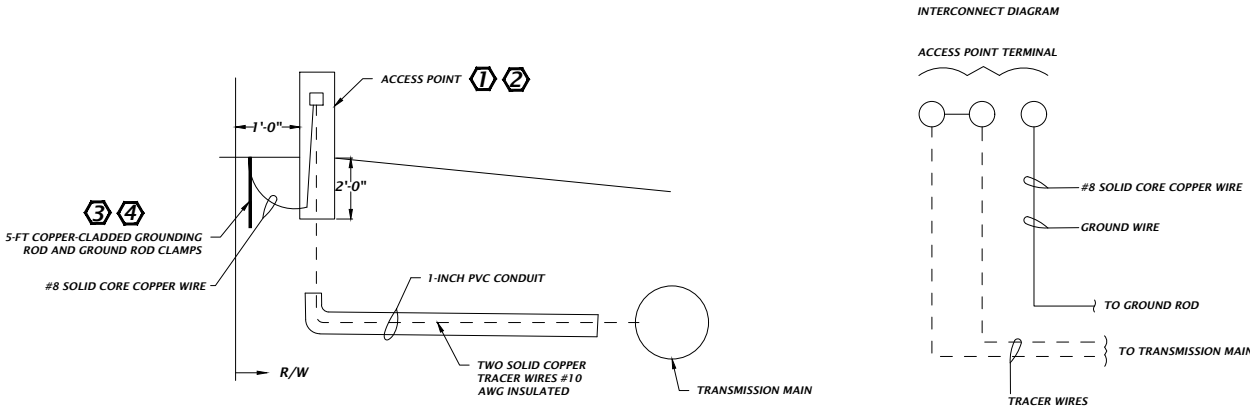
**312 SUBDIVISION SERVICE CONNECTIONS & 2-INCH OR LESS WATER SERVICE UNDER ROADWAY**  
NTS



GENERAL NOTE(S):

- ALL PIPE SUPPORT PARTS SHALL BE 304L SST.
- MANUFACTURER AND PRODUCT:
  - STANDON PIPE SUPPORTS, FOREST GROVE, OREGON OR EQUAL
  - MODEL S92

**315 PIPE SUPPORT**  
NTS



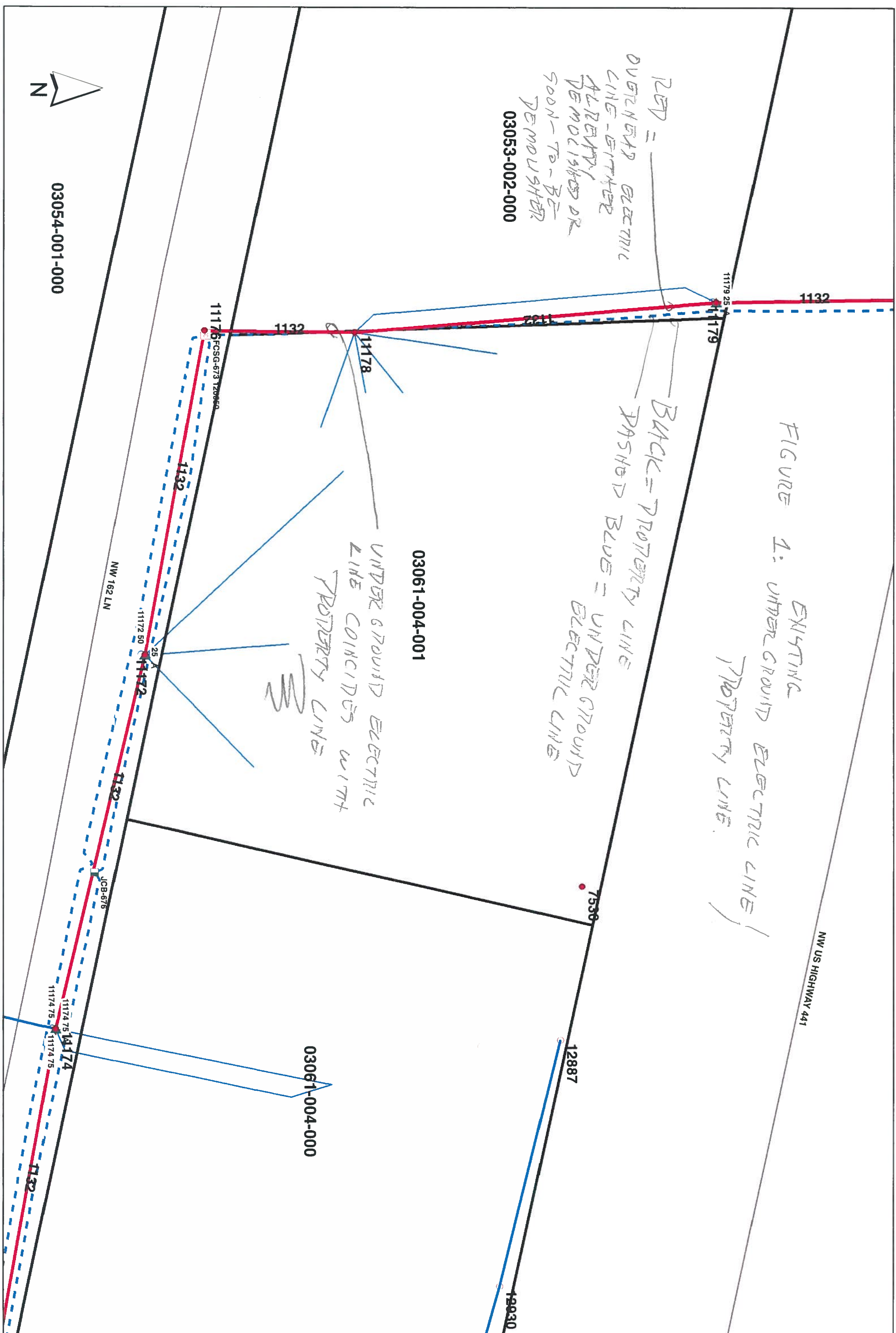
GENERAL NOTE(S):

- THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

KEYED NOTE(S):

- PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.
- COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.
- INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.
- DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

**318 ACCESS POINT FOR TRANSMISSION MAIN**  
NTS



Zimbra

ju\_tabor@cityofalachua.org

---

**RE: Request for Review: Burger King Site Plan**

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**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Request for Review: Burger King Site Plan  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Wed, Feb 12, 2020 10:35 AM

 7 attachments

Justin,

The location of a fire hydrant needs to be shown on the plans.



**Brian Green**

Plans Review- Inspector, Fire Rescue  
PO Box 5038, Gainesville, FL 32627-5038  
352.384.3103 (office) 352.494-3140 (cell)





February 11, 2020

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re:

Dear Mr. Tabor:

As you requested, we have reviewed the Burger King Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by MPH Inc. and dated 12/20/2019. Our review generated a few minor comments and recommendations that are outlined below.

## **C03**

1. The demo legend and the plan view do not match. The legend shows a much darker hatch which is easier to see than the one on the plan view. Please revise for clarity.
2. The 16" palm behind the existing building should be marked for removal.
3. There are at least 10 monitoring wells on the site or adjacent to the site. Please provide the status for abandoning these wells. Does this site have an active cleanup program?
4. Consider providing silt fence downstream of the eastern mitered end section.
5. Provide a detail for the inlet protection that will be used on the inlets.
6. Has any consideration been placed to put the construction entrance near the gravel pad on the south side of the property?
7. Add demolition limits within NW 162<sup>nd</sup> lane for the sewer and water connections.

## **C04**

1. Clarify existing curb vs. proposed curb, especially within the new median on US-441.
2. Identify the type of proposed curb that will be located on US 441 within the new median.
3. Is there a more accessible location for the dumpster? We have concerns for accessing the dumpster for pickups. Is there enough room to contain waste and recyclables in this location?
4. Call out the width of the median and drive widths on US-441.
5. Provide a width dimension on the angled parking spaces.



**C05**

1. Show the proposed type of curb callouts on this sheet.
2. The inverts at ST-3 and ST-4 appear to be higher than they should, given the contours.
3. Provide stormwater dissipation pads at the outfalls of the mitered end sections into the stormwater basin for erosion control.
4. Specify proposed vs. existing asphalt within the parking lot and within the right of way. Perhaps hatching the proposed pavement will clarify.
5. Call out the transitions from Type F standard curb to Type F spill out curb throughout the project.

**C05B**

1. Identify sodding limits on typical sections.

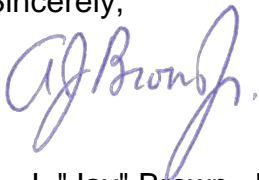
**C06**

1. Consider altering the sewer configuration to go 45 degree at the tie in cleanout and run parallel to parking centerline. This will avoid the sewer line running under the corner of the retention basin.
2. Show asphalt to be removed and replaced on 162<sup>nd</sup> lane where the utility connections will come through.
3. Please verify that a fire line is not required.
4. Is an onsite electrical transformer required?

**C06**

1. Provide minimum LBR values in typical asphalt pavement section.

Sincerely,



A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Duane Milford





# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 13, 2020

Also sent by electronic mail to [rkendall@qdi.com](mailto:rkendall@qdi.com)

Robin Kendall  
Bravoflorida, LLC  
3018 U.S. Highway 30 N.  
Suite 100  
Tampa, FL 33614

RE: Development Review Team (DRT) Summary: Burger King Site Plan

Dear Mr. Kendall:

On January 30, 2020, the City of Alachua received your revised application for a Site Plan for a proposed Burger King quick service restaurant with drive through facility. The application proposes the construction of a ±3,349 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±1.19 acre subject property, consisting of Tax Parcel Number 03061-004-001, located at 16130 NW US Highway 441. The revised application received on January 30, 2020 was submitted to address the findings of the first completeness review as detailed in a letter dated January 22, 2020 and in response to the materials received on January 21, 2020. The application was determined to be complete on February 3, 2020.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Tuesday, February 18, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, March 3, 2020**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. Section 3.7.2(C)(5), Gateway Overlay District Standards

- a. Section 3.7.2(C)(5)(a)(v) requires glazing to constitute a minimum of 35% of the ground floor area when a building faces and is substantially visible from US Highway 441. For the proposed development, this standard is applicable to the north, east, and west elevations, however, only 16.4% of the west elevation and 20% of the east elevation is comprised of glazing. Please address.
- b. Per Section 3.7.2(C)(5)(d), live oak shall be used as the required canopy tree. Revise the landscape plan to incorporate live oak as the primary canopy tree utilized for the plan.

- c. Per Section 3.7.2(C)(5)(b) the only fencing permitted in front yard areas are ornamental fencing. Provide detail of the “impressions flagstone wall” noted on Sheet L-1 to demonstrate the wall is “ornamental”.
  - d. Section 3.7.2(C)(5)(g) requires cross access between the subject property and adjacent parcels. A cross access easement shall be required. Coordinate preparation of the easement with Compliance & Risk Management (386-418-6118).
    - i. There appear to be no limitations which restrict the installation of the eastern connection. A connection shall be required to the property east of the subject property.
    - ii. The driveway connecting the subject property to the parcel to its west shall extend to the subject property’s west property line.
2. Section 6.1, Off-Street Parking & Loading Standards
- a. Per Section 6.1.4(B)(5), the maximum number of parking spaces permitted is 28 spaces. The Site Plan proposes a total of 31 spaces. Please address.
  - b. Depict and dimension the minimum required drive-through stacking spaces. Per Section 6.1.8, a minimum 4 stacking spaces are required from the entrance of the drive through to the order boxes and from the order boxes to the pick-up window. The minimum dimension of each stacking space is 9 feet by 20 feet, and shall not impede other on-site traffic movements or movements into or out of parking spaces.
3. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
- a. Per Section 6.2.3(E), 4 canopy trees and 3 understory trees are required for every 100 lineal feet of arterial road frontage. The width of the driveway at the property line may be excluded from the calculation. Based upon the preceding, 10 canopy trees and 8 understory trees are required to meet the arterial screening requirement (9 canopy trees and 6 understory trees proposed). Please address.
  - b. Parking lot buffer requirements are not met for parking area located west of the building. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be located immediately adjacent to the curb or pavement and shall have a minimum of 4 canopy trees and 2 understory trees for every 100 lineal feet.
  - c. Provide calculations of interior parking lot landscaping requirements as set forth in Section 6.2.2(D)(2). Trees are required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area, with a minimum of 10 shrubs per landscaped island. Parking lot area is calculated as the paved or unpaved area dedicated to the short- or long-term parking or unloading of vehicles, including associated drive-aisles adjacent to parking bays or loading areas. Note that, per Section 6.2.2(D)(2)(a)(iii)f. this requirement is reduced by 50% when all parking bays are to the side or rear of the property.
  - d. Provide calculations of perimeter buffer requirements as set forth in Section 6.2.2(D)(3). Identify the applicable buffer type (A – D) and the option (1 – 3) selected as set forth in Table 6.2-1. It appears additional canopy trees will be required along the east perimeter to meet the minimum landscape requirements as set forth in Table 6.2-1.
  - e. Per Section 6.2.2(C)(8), include a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan.
4. Section 6.4, Exterior Lighting Standards
- a. Per Section 6.4.4(C)(2), the maximum initial horizontal illumination in parking lots is 5 footcandles. This is exceeded in several areas throughout the parking lot.
  - b. Photometric plan does not provide data proximate to wall mounted fixtures. Confirm the plan accounts for wall mounted fixtures and that data points are provided proximate to wall mounted fixtures.

- c. Per Section 6.4.4(D)(2), the maximum initial lamp lumens shall not exceed 24,000 lumens.
    - i. The Photometric Plan indicates pole-mounted fixtures are proposed at 36,000 lumens. Please address.
    - ii. Provide the maximum lumens produced by the proposed wall mounted fixtures.
  - d. Per Section 6.4.5(A), the maximum mounting height of all light fixtures other than those for architectural purposes is 15 feet. The Photometric Plan shows pole mounted fixtures proposed at 34 feet. Please address.
5. Section 6.8, Design Standards for Business Uses
  - a. Per Section 6.8.2(A)(2)(a)(i)a., 20% of the ground floor façade area shall be comprised of glazing when the façade faces a publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the east and west facades, however, only 16.4% of the west elevation is comprised of glazing. Note the Gateway Overlay District development standards requires a minimum 35% glazing of this elevation. See comment above.
  - b. Confirm total glazing area of the west elevation (185 square feet) is correct. Staff calculated 150.5 square feet. Provide architectural sheet that dimensions each typical window.
  - c. Per Section 6.8.2(A)(3), mechanical equipment shall be fully concealed from visibility from a street. A/C units are visible above the top of parapet walls of the east and west elevations, and will be visible from US 441. Please address.
6. Concurrency Impact Analysis
  - a. Please cite the source of the AADT and PM Peak pass-by trip generation rate used in Table 1 or provide a narrative describing how they have been derived/estimated to be representative of pass-by trips to this site.
  - b. Segments 1 and 2 (I-75 north and south of US 441) are affected roadway segments, however, 0% of project trips are assigned to these segments. It is reasonable to presume a percentage of project trips will be created by the proximity of the subject property to Interstate 75 and the traveling public. Staff recommends a minimum of 10% of project trips be assigned to each roadway segment.
7. Comprehensive Plan Consistency Analysis
  - a. Please address Policy 1.3.f of the Future Land Use Element (Gateway Activity Center).
8. Miscellaneous
  - a. Identify the purpose of the fenced area located in the southeast corner of the property. Gates shall not open outward into the ROW of NW 162<sup>nd</sup> Lane.
  - b. Provide documentation which indicates the underground storage tanks which previously existed on-site were properly closed and any contamination has been addressed.
9. Public Services / Fire Rescue / Engineering Review Comments
  - a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated February 11, 2020.
  - b. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue, in an email dated February 12, 2020.
  - c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated February 11, 2020.
10. General Information
  - a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the

applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:

<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>

- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:

[https://library.municode.com/fl/alachua\\_county/codes/code\\_of\\_ordinances?nodeId=PTIIADCO\\_TIT7HESA\\_CH77WAQUSTMAPR\\_ARTIISTTRCO](https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIISTTRCO)

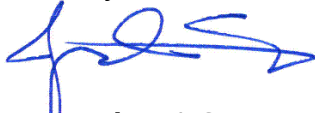
11. Minor Revisions

- a. Sheet C04: Update Note 7 to reflect dimensions of standard parking spaces (not all spaces are 9' x 18').
- b. Sheet EP-1: Ensure references to County Land Development Code and other jurisdictions are updated to City of Alachua Land Development Regulations / City of Alachua.
- c. Concurrency Impact Analysis: Conclusion under transportation narrative does not account for pass-by trips.
- d. Concurrency Impact Analysis: The date of the Development Monitoring Report used to prepare the analysis is January 2020 – see p. 2.
- e. Concurrency Impact Analysis: Please cite the source of solid waste impact/generation.
- f. Comprehensive Plan Consistency Analysis: Correct the reference in the first paragraph to Alachua County.

Comprehensive Plan Consistency Analysis: Revise response to Policy 1.3.d.2. of the Future Land Use Element to reflect cross-access connection to the east.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

Attachments:      Memorandum from Tom Ridgik, P.E., dated February 11, 2020  
                         Email from Brian Green, Alachua County Fire Rescue, dated February 12, 2020  
                         Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated February 11, 2020

- c:      Adam Boukari, City Manager *(by electronic mail)*  
         Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
         Adam Hall, AICP, Planner *(by electronic mail)*  
         Project File



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** Feb 11, 2020

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director  
Tom Ridgik, P.E.  
Engineering Supervisor

*TR 2/11/2020*

**RE:** Burger King Site Plan

Public Services has reviewed the Burger King Site Plan (Jan 12th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C02:</b></p> <p>Minor Comment, Referenced Specifications: Please change Note 4 to "City of Alachua, Department of Public Services, Design and Construction Manual, Public Utilities, 2020".</p> <p>Minor Comment, General Note 11: Please replace "City of Alachua Water &amp; Sewer District" with "City of Alachua Public Services Department".</p> <p>Please add the following note: "XX. Electric service provided by the City of Alachua".</p>
2.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C04:</b></p> <ul style="list-style-type: none"><li>On the lower right of property is a fenced (8-foot high PVC fence) area. What is its purpose? Other than the gate facing the road, does it need another gate so it can be accessed from the Burger King building?</li><li>The gate is shown as the "swing-out" type. Please change to a "swing-in" type so it</li></ul>



NO.	COMMENTS
	reduces staff-traffic interface.
3.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C05A:</b> To enhance clarity, suggest changing the pavement legend text to:</p> <ul style="list-style-type: none"> <li>• “Standard Duty Asphalt (See U.S. 441 Driveway Pavement Detail)”</li> <li>• “U.S. 441 Shoulder Asphalt (See Shoulder Pavement Detail)”</li> </ul>
4.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Note 4: Please review meaning of “conveyed”? Should it instead be “connected”?</li> <li>• Sheet C06, General Utility Note 9: Please add “electric service”.</li> <li>• Sheet C06, Please add the following general note: “In the right-of-way, to both the 2-inch water line and 6-inch gravity sewer main, install 2-pair, 10- gauge tracer wire with enough unwrapped wire to allow connection to test device.”</li> </ul>
5.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Electrical: The electric service will not be provided from the overhead line and power pole. Instead show a pad-mounted transformer close to where the power pole is. Also, show a new underground electric line from the Utility Box to the pad-mounted transformer.</li> <li>• Sheet C05, Electrical: Please add the following General Utility Note: “The City of Alachua will procure and install the pad- mounted transformer, the pad and also the conduit &amp; conductors from the utility box to the pad-mounted transformer. This work shall be done at no cost to the City, who will backcharge the Contractor. All electric work “downstream” the transformer shall be the responsibility of the Contractor”.</li> </ul>
6.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Electrical, The City of Alachua will provide 277/460 Volt 3-phase electrical power at the transformer. Please confirm that this is acceptable. Other power types may be available.</li> <li>• Sheet C06: Please provide a load schedule so that the City can size the transformer. When will the load schedule be available?</li> </ul>
7.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• <b>Sheet C06, Cleanout:</b> A cleanout is shown within the property line in the lower left. Please either:</li> <li>• Relocate the cleanout so it is in the right-of-way, or:</li> <li>• Keep as is, but add a second cleanout in the right of way, or.</li> <li>• Keep as is, but grant an easement to access the cleanout.</li> </ul>

NO.	COMMENTS
8.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06: Where the new 2-inch water line connects to the existing 16-inch DIP, a corporation stop is called out. As per CoA standards, please replace with a 2-inch resilient seat gate valve with valve box.</li> </ul>
9.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06: A dashed line is shown about 10 feet within the property line. What does it represent? Please show on legend sheet.</li> </ul>
10.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06: Minor Comment: A rectangular symbol has been called out as a "Power Transformer". This is on the lower left near the "OHW" &amp; "PP". This is actually a "SWITCHGEAR". Please change text.</li> </ul>
11.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C06:</b> There is an existing underground electric line (UEL) that is not shown on any of the submitted drawings. Please address the following issues:</p> <ul style="list-style-type: none"> <li>Attached is Figure 1, which is a GIS output. Black is the property line. Red is an overhead electric line that has either has already been demolished or will soon be demolished. The dashed blue line shows an existing UEL, portions of which either coincide with or are very close to the west property line.</li> <li>Please verify that construction of the stormwater basin does not interfere with the UEL. The basin outline is at 80 ft. EL and is east of the UEL. But there appears to be some earthwork required west of the basin that may impact the underground electric line. Note that the underground electric line must have at least 4-feet of cover.</li> <li>There is a C-Inlet near the NW corner of the stormwater basin. If this C-Inlet impacts the UEL, please relocate.</li> <li>Landscaping sheet L-1 shows that trees will be planted near the property line (and buried underground electric line). The distance between trees and the property line/underground electric line appears to be about 7-8 ft., which coincidentally follows the old City standard of 7.5 ft. separation from underground electric utilities. The City is not insisting that the new standard of 15-feet separation be followed. However, could these trees be moved several feet to the east? Also, please verify that these trees (wax myrtle and red maple) have shallow roots.</li> <li>Based upon a preliminary review, there does not currently appear to be an easement for this UEL. Please obtain an public utility easement (PUE). The CoA notes that both the Burger King property and the parcel west of the Burger King property are owned by the same entity; namely, T&amp;H Property Group. Could the PUE be obtained for the UEL for both parcels?</li> <li>CoA suggests that this UEL be shown on the drawings. Suggested approach is to</li> </ul>

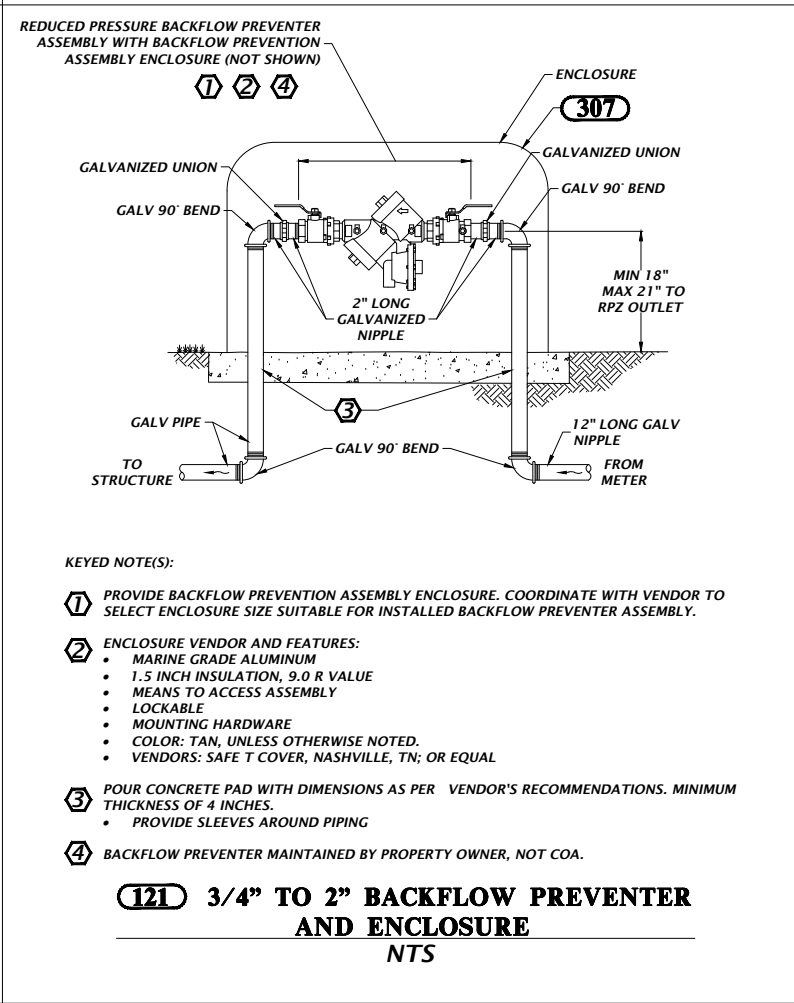
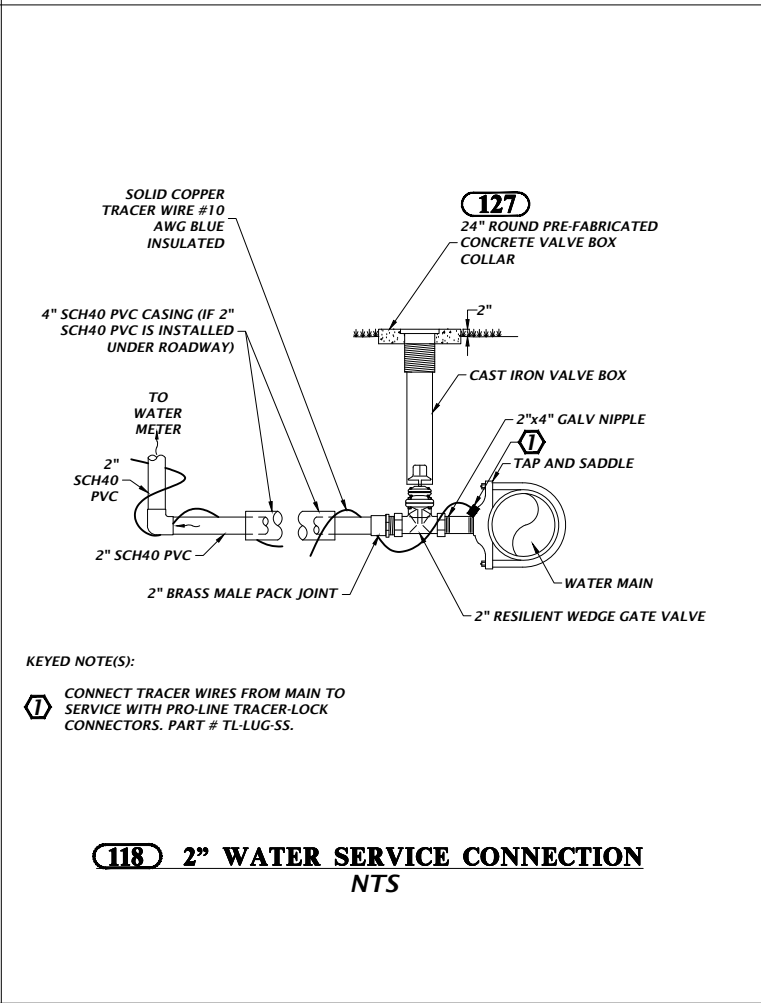
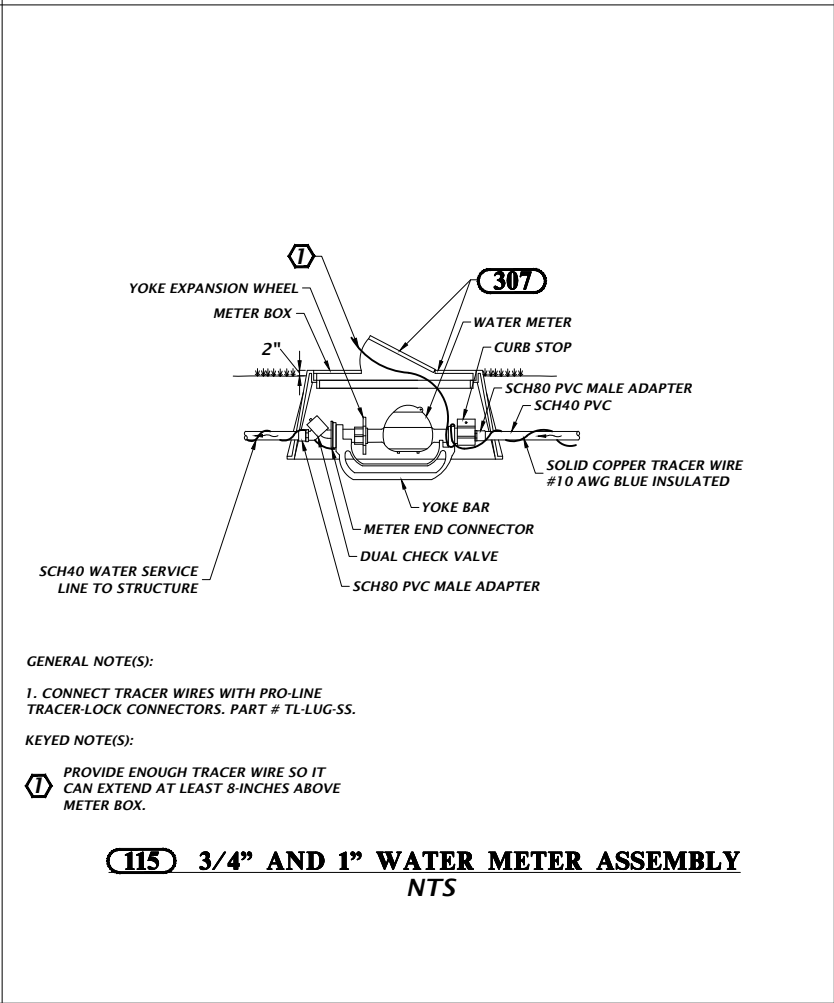
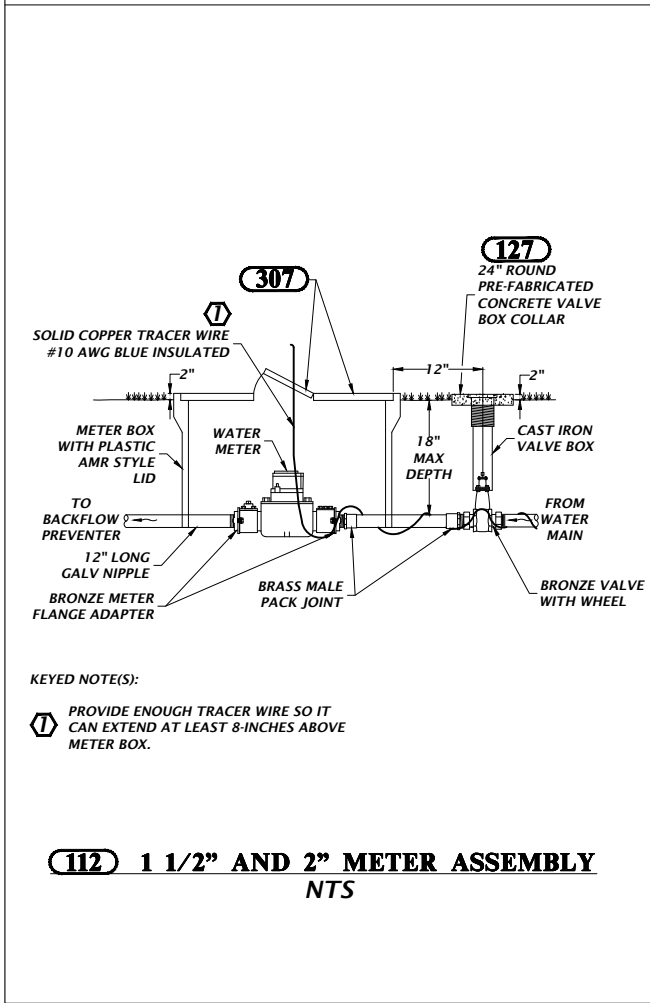
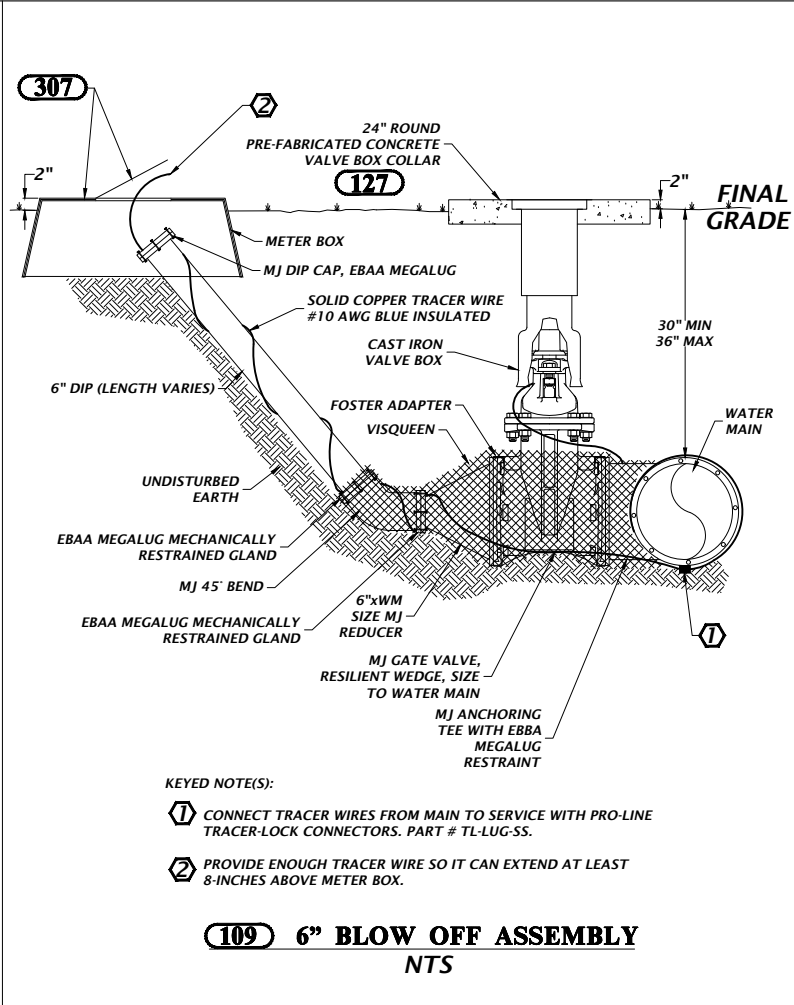
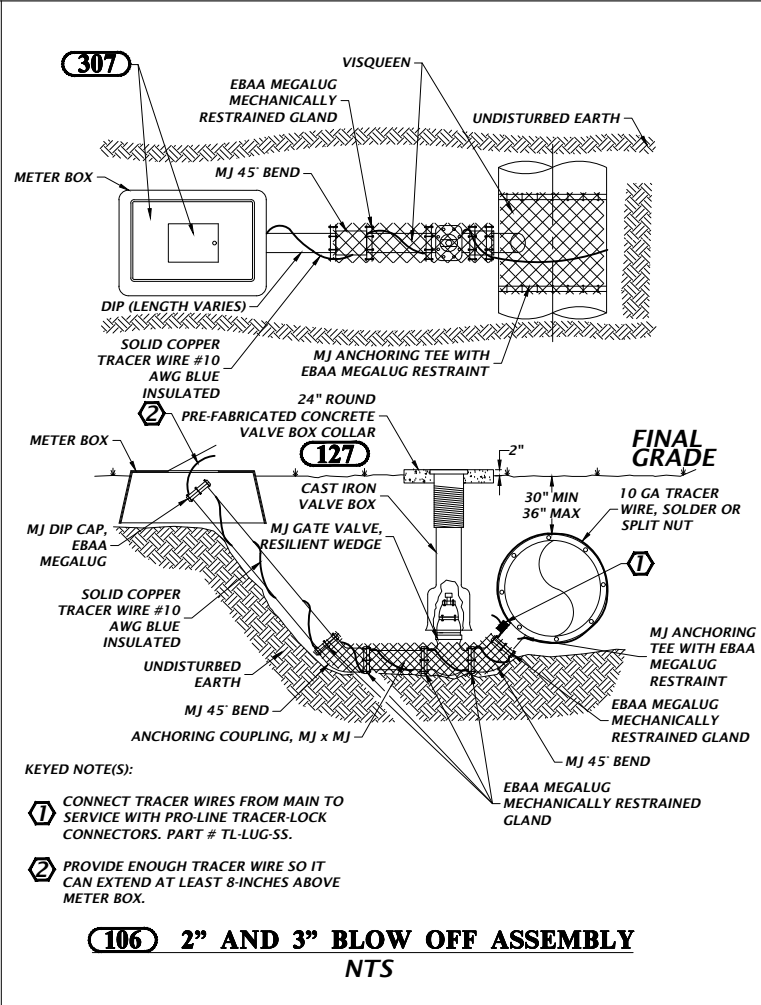
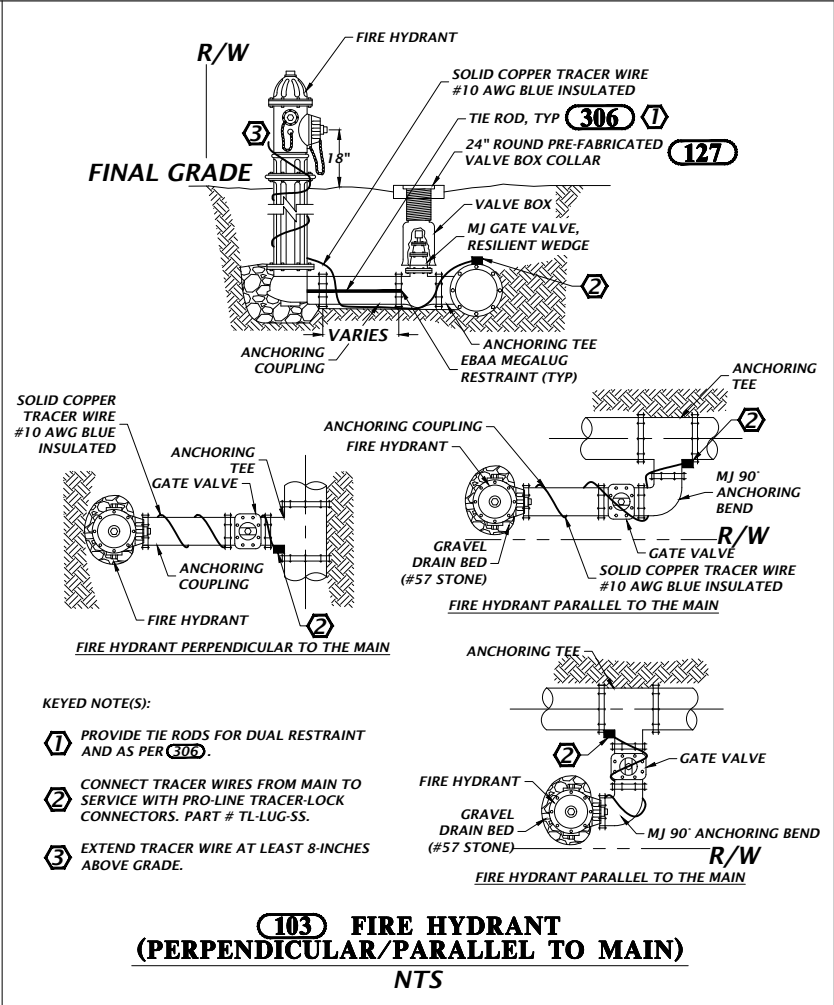
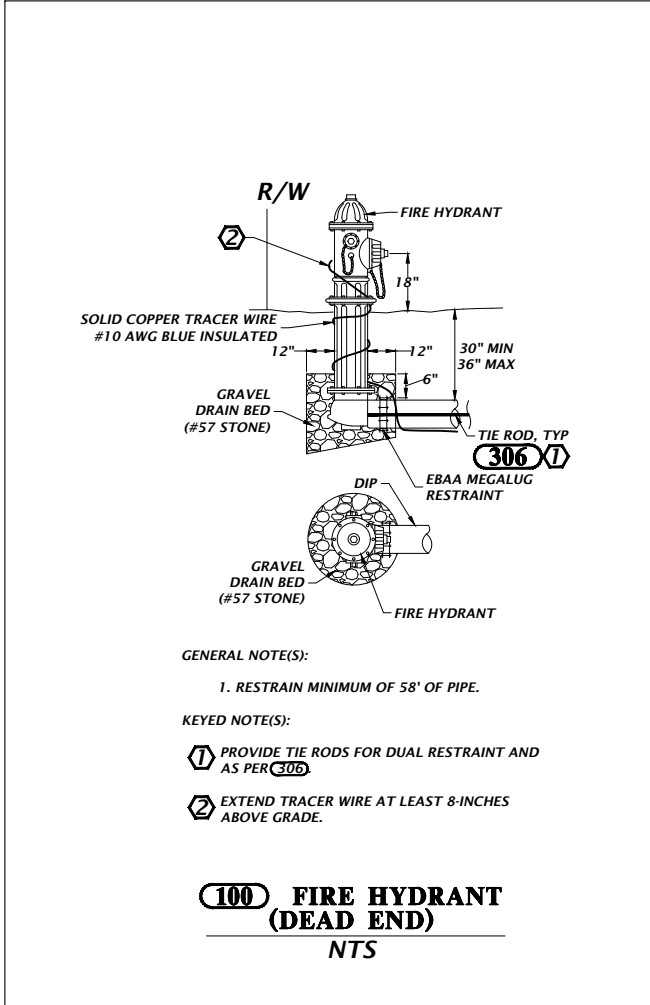
NO.	COMMENTS
	request a 811 Line Locator design ticket, which will prompt CoA staff to locate the UEL with visible marking paint and flags at grade. The developer would then instruct the surveyor to update the applicable drawings.
12.	<p><b>Comment on Jan 12th Submittal</b></p> <p>Sheet C09 shows Civil Details, which are based on CoA Standard Details, 2017 Version. Please replace with the updated 2020 standard details, as follows:</p> <ul style="list-style-type: none"> <li>• Partly because the updated 2020 standard details cross-reference other sheets, the required number of details has increased from 4 to 6. These 6 detail sheets are attached in PDF format.</li> <li>• All CoA standard details are also attached in AutoCad format, version 2014. The Engineer may prefer to use details in AutoCad, which could edited so just the details required for the project would become part of the Contract Documents.</li> </ul>
END OF COMMENTS	

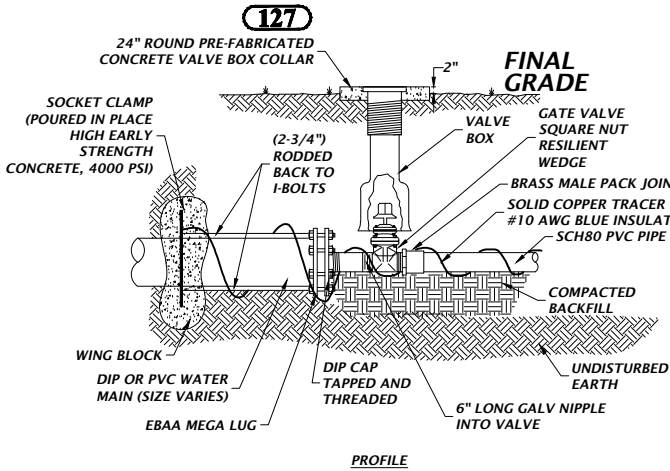
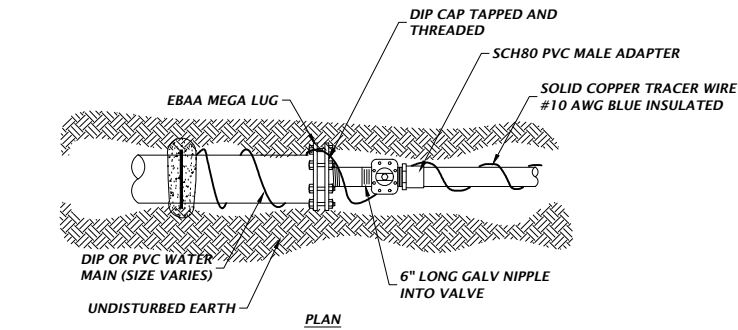
Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

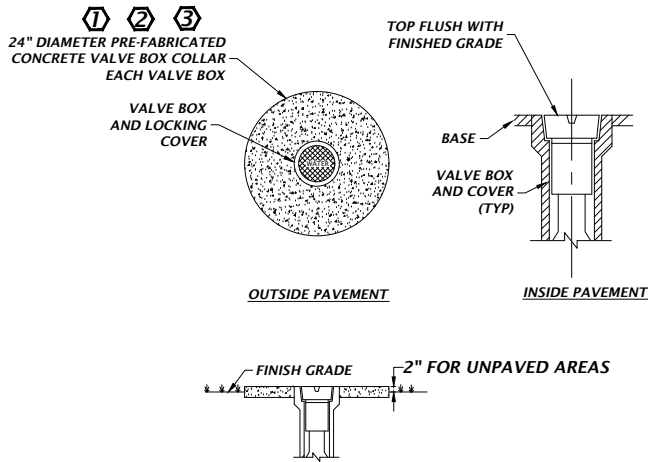
Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician





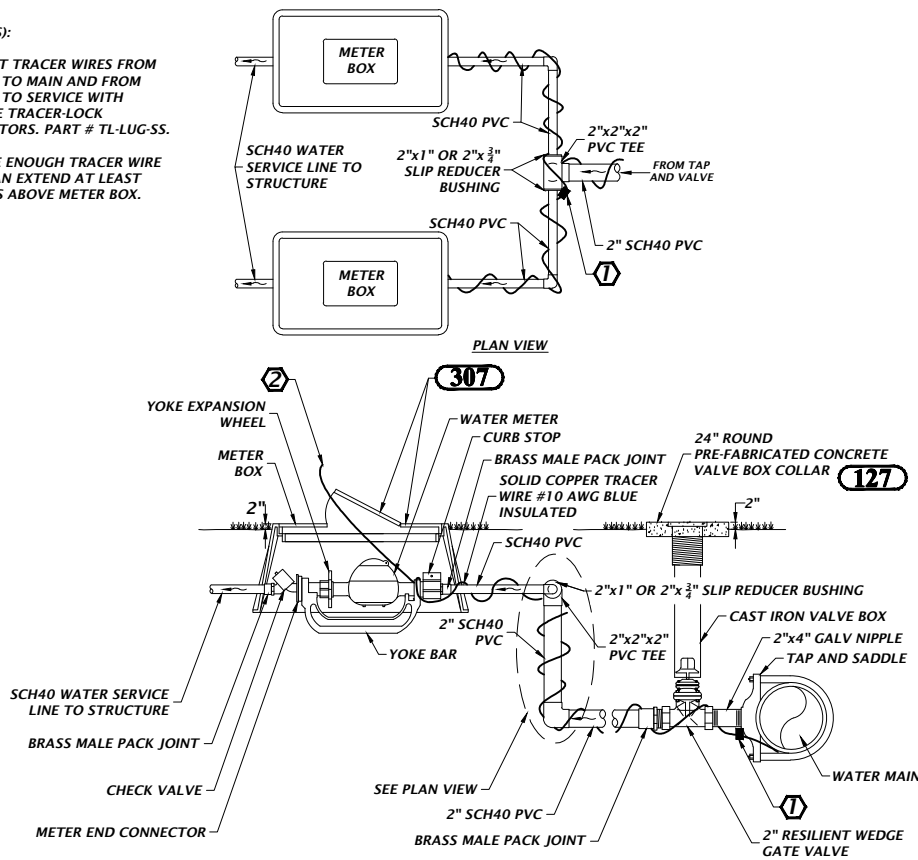
**124 WATER MAIN REDUCTION OF LINE SIZE**  
NTS



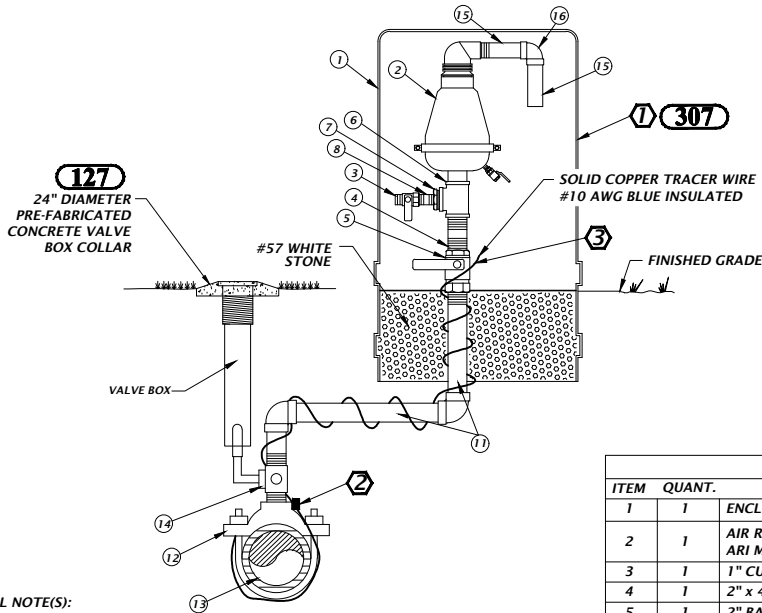
- KEYED NOTE(S):
- VALVE BOX COLLAR FEATURES:
    - 24" DIAMETER, 11" INNER OPENING
    - 4" THICK
    - TWO RINGS OF #3 REBAR
    - 4000 PSI TEST CONCRETE
  - SUPPLIER AND PRODUCT:
    - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
    - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
    - PART: MSVB-24 OR EQUAL
  - PAINT VALVE BOX COVER AND COLLAR AS PER 307

**127 VALVE BOX COLLAR**  
NTS

- KEYED NOTE(S):
- CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
  - PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.



**130 DUAL WATER SERVICE CONNECTION**  
NTS



- GENERAL NOTE(S):
- AIR RELEASE VALVES 2" IN DIAMETER SHALL BE USED ON 4" THROUGH 16" DIAMETER WATER OR RECLAIMED MAINS.
- KEYED NOTE(S):
- ENCLOSURE SHALL BE COLOR CODED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER.
  - CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
  - PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE GRADE.

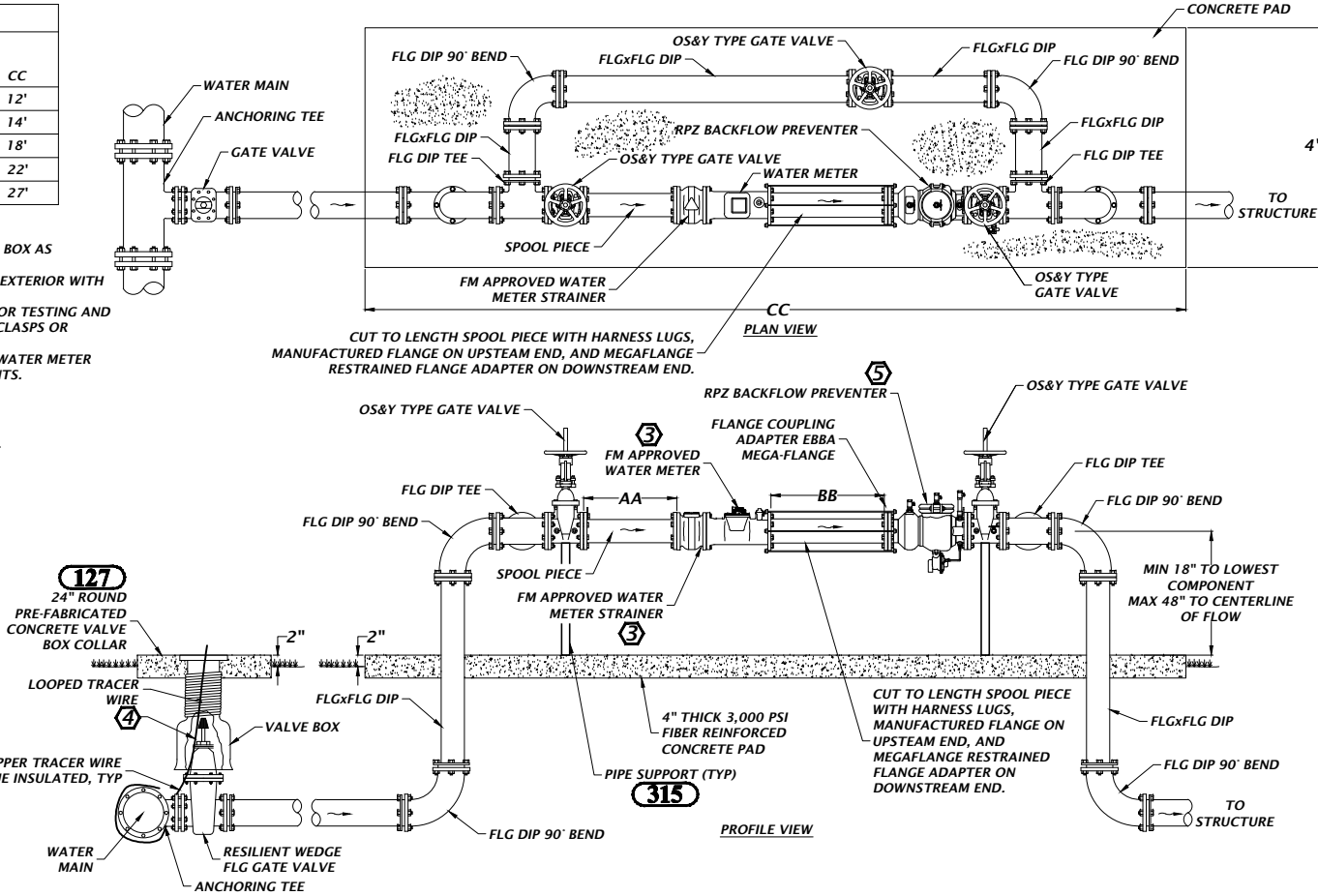
**133 POTABLE WATER OR RECLAIMED AIR RELEASE VALVE**  
NTS

M A T E R I A L S		
ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #131632
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-040 FOR WATER OR RECLAIMED WATER.
3	1	1" CURB STOP, S.S.
4	1	2" x 4" NIPPLE, S.S.
5	1	2" BALL VALVE, PVC OR SST (WITH SST HANDLE AND SST NUTS)
6	1	2" TEE, S.S.
7	1	2" X 1" REDUCER, S.S.
8	1	1" SHORT NIPPLE, S.S.
9	2	3" PIPE, PVC, LENGTH AS SHOWN,PERFORATED TOP HALF ONLY
10	2	3" CAP, PVC
11	1	2" PIPE, S.S. LENGTH AS REQUIRED
12	1	2" DOUBLE STRAP TAPPING SADDLE, STAINLESS STEEL
13	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
14	1	AMERICAN MODEL 4001 2" SST FLANGED BALL VALVE WITH GEAR OPERATOR, 90° WITH 2" OPERATING NUT
15	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
16	1	1-1/2" x 90° ELBOW, PVC

METER SIZE	DIMENSION		
	1	2	3
3"	18"	9"	12'
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

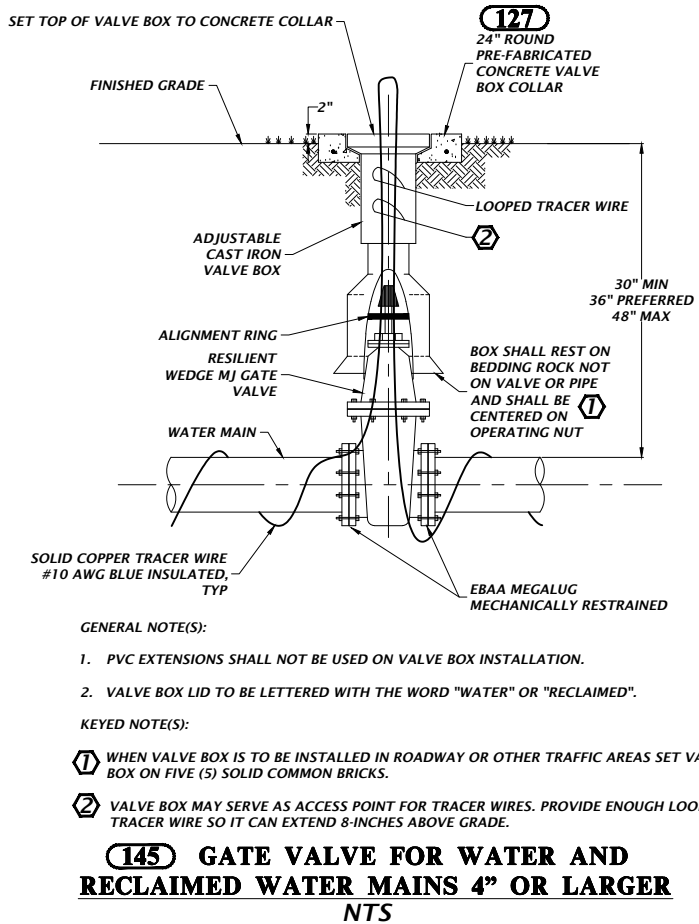
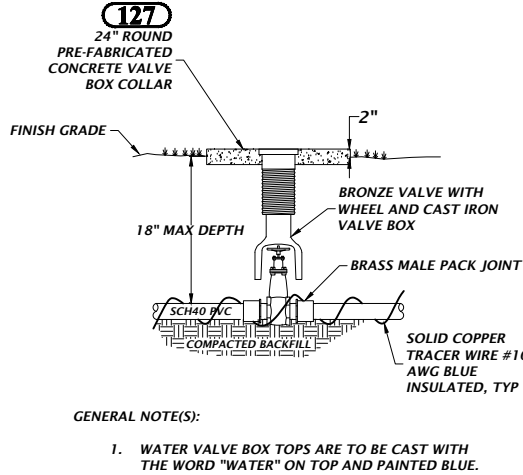
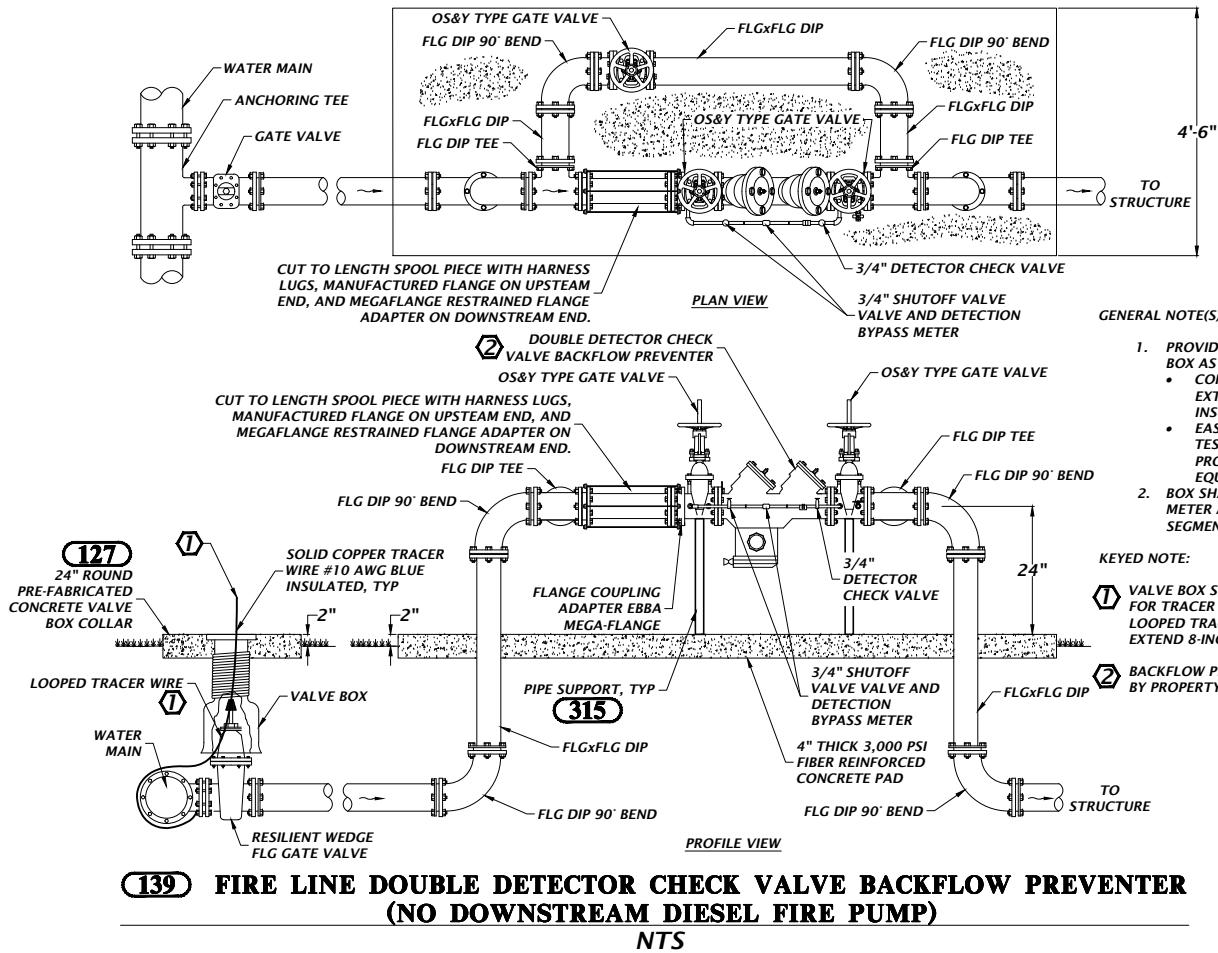
- GENERAL NOTE(S):
- PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
    - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
    - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
    - BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

- KEYED NOTE(S):
- DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
  - DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).
  - WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.
  - VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRE. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE VALVE BOX.
  - BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.



**136 FIRE LINE 3" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY**  
(WITH DOWNSTREAM DIESEL FIRE PUMP)  
NTS



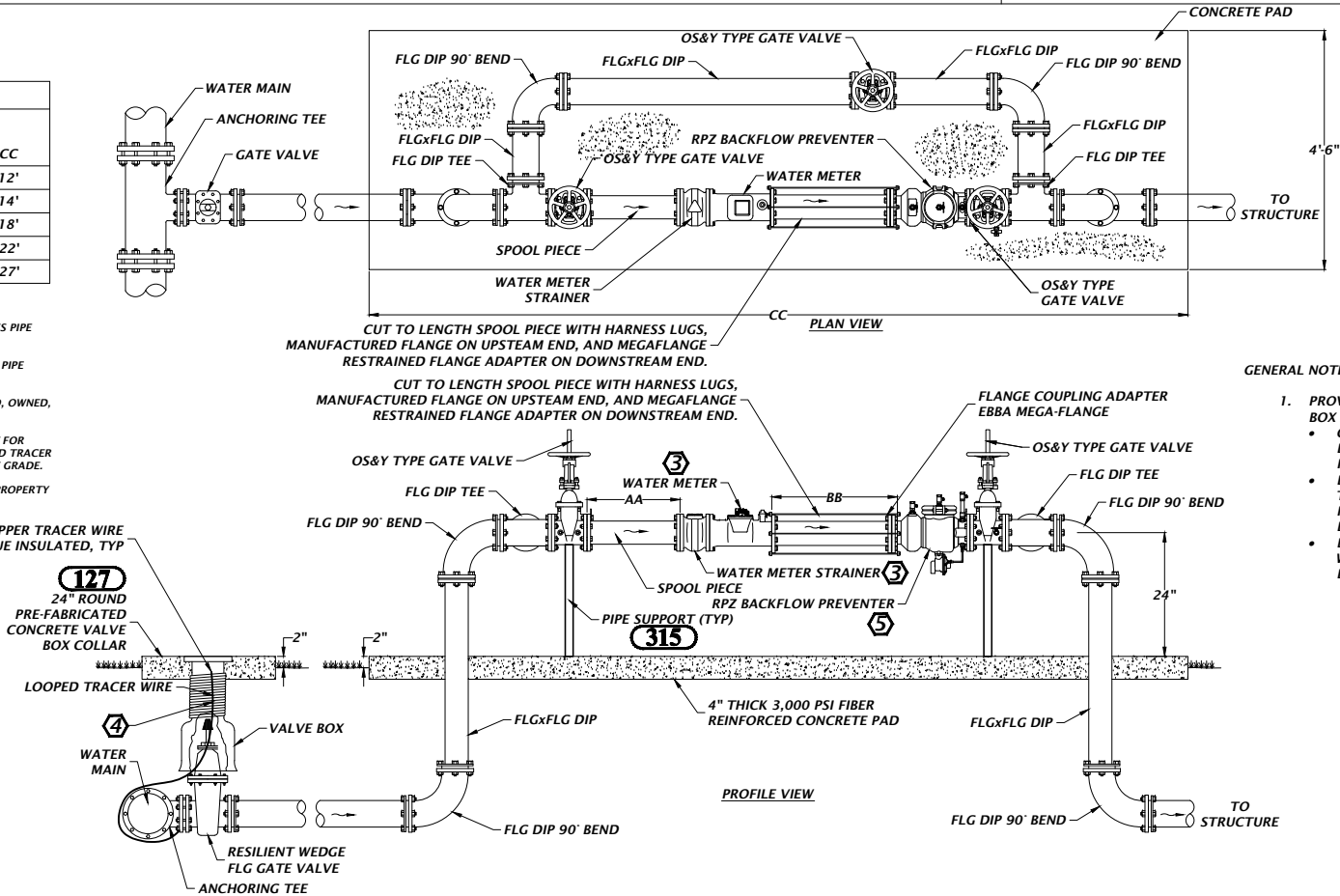


DIMENSION			
METER SIZE	①	②	CC
3"	18"	9"	12"
4"	24"	12"	14"
6"	36"	18"	18"
8"	48"	24"	22"
10"	60"	30"	27"

**KEYED NOTE(S):**

- DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
- DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).
- WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.
- VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.
- BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.

④ SOLID COPPER TRACER WIRE #10 AWG BLUE INSULATED, TYP

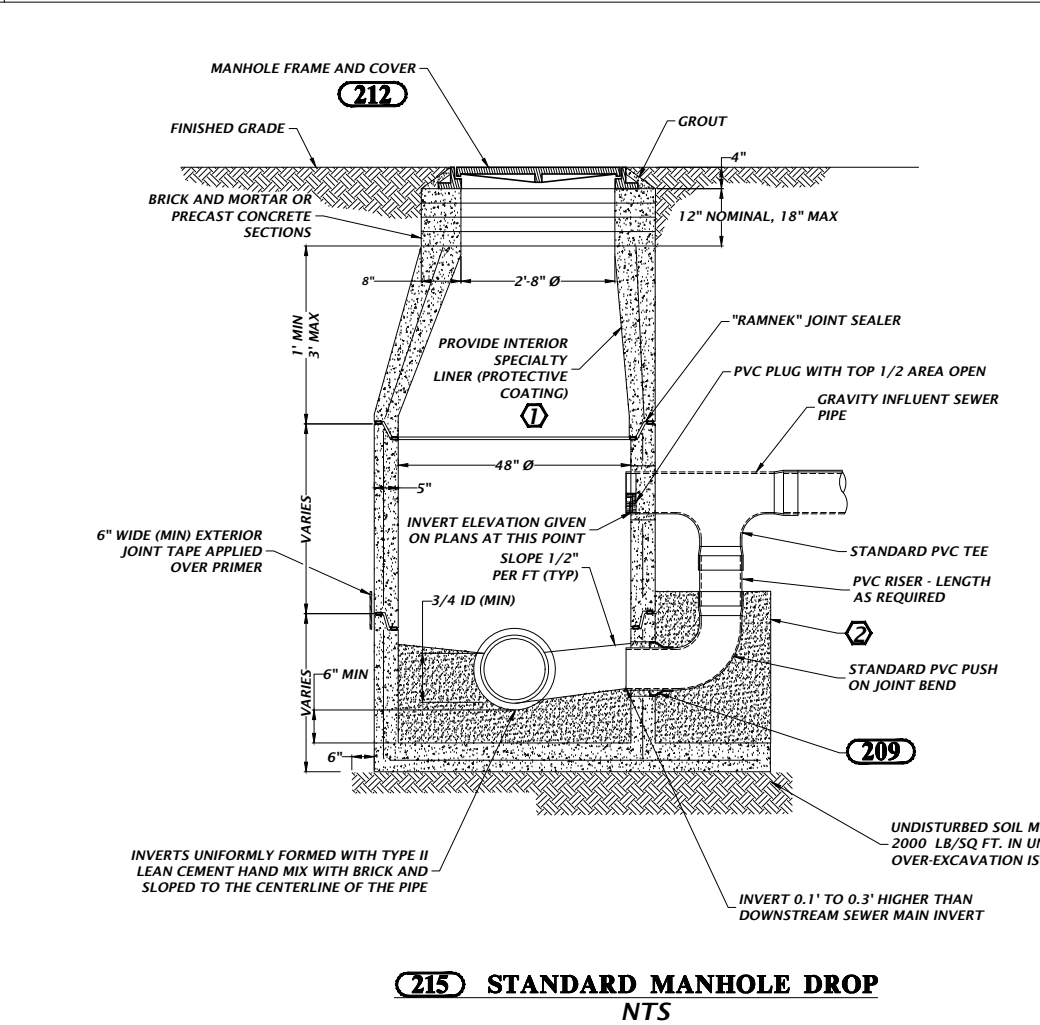
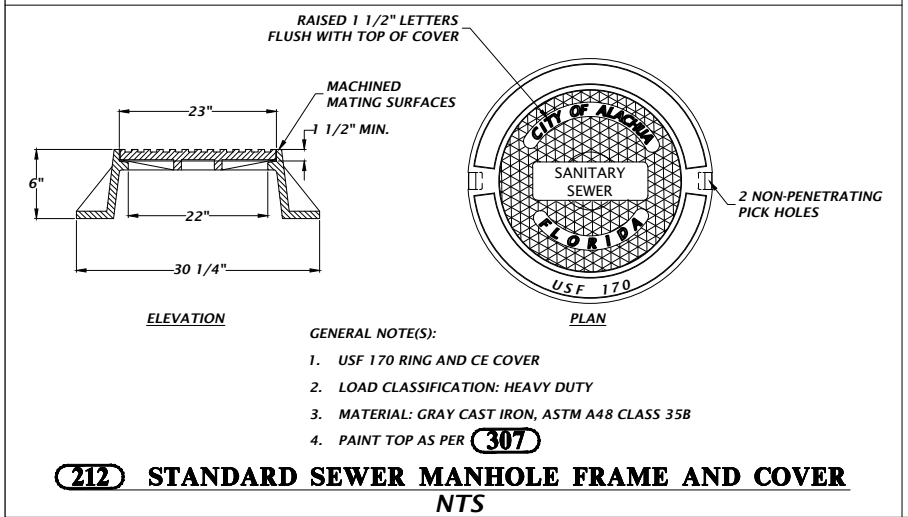
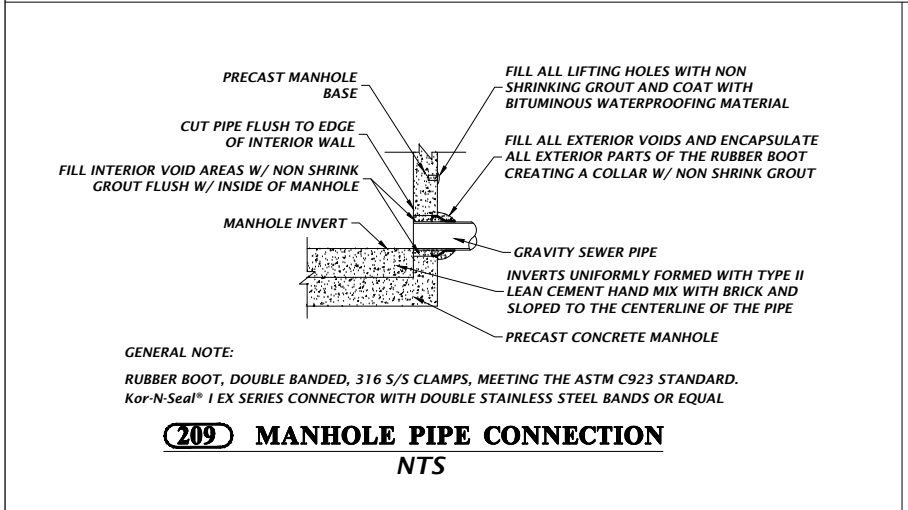
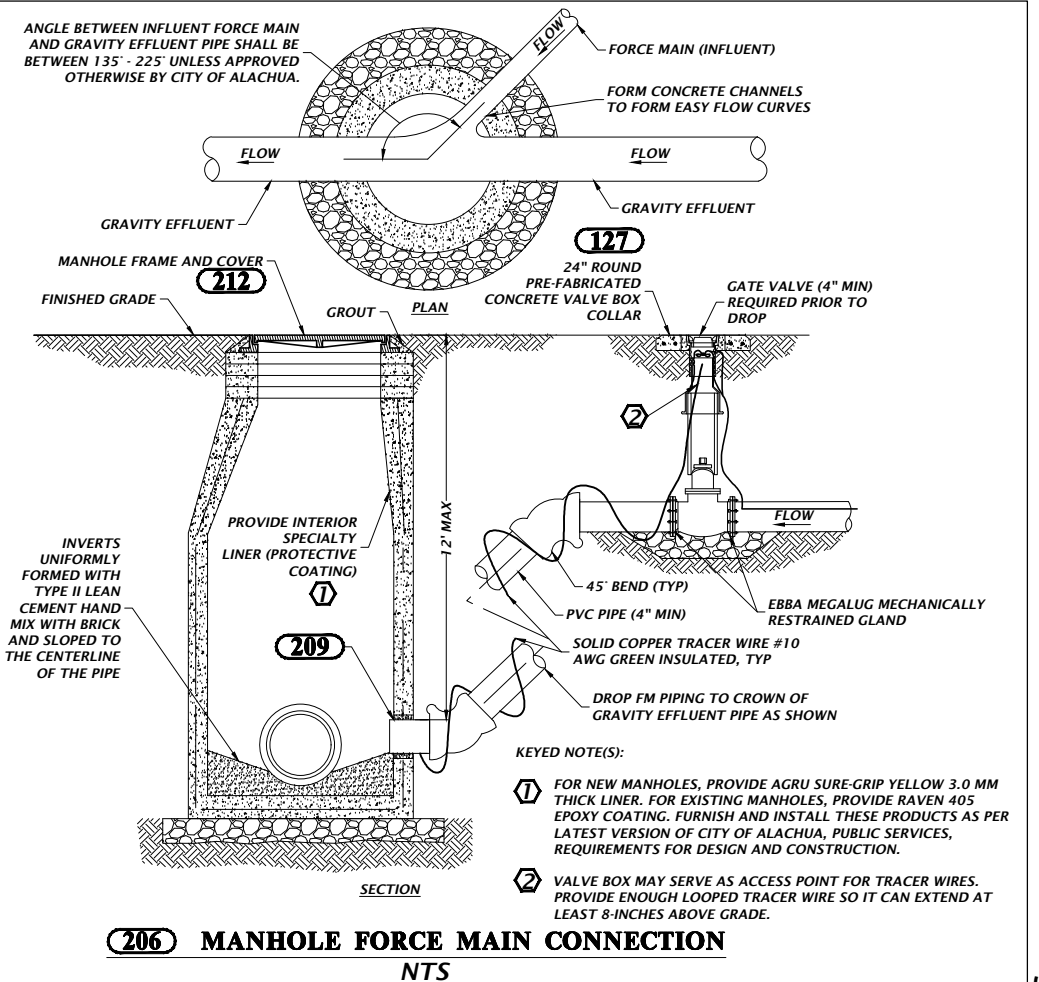
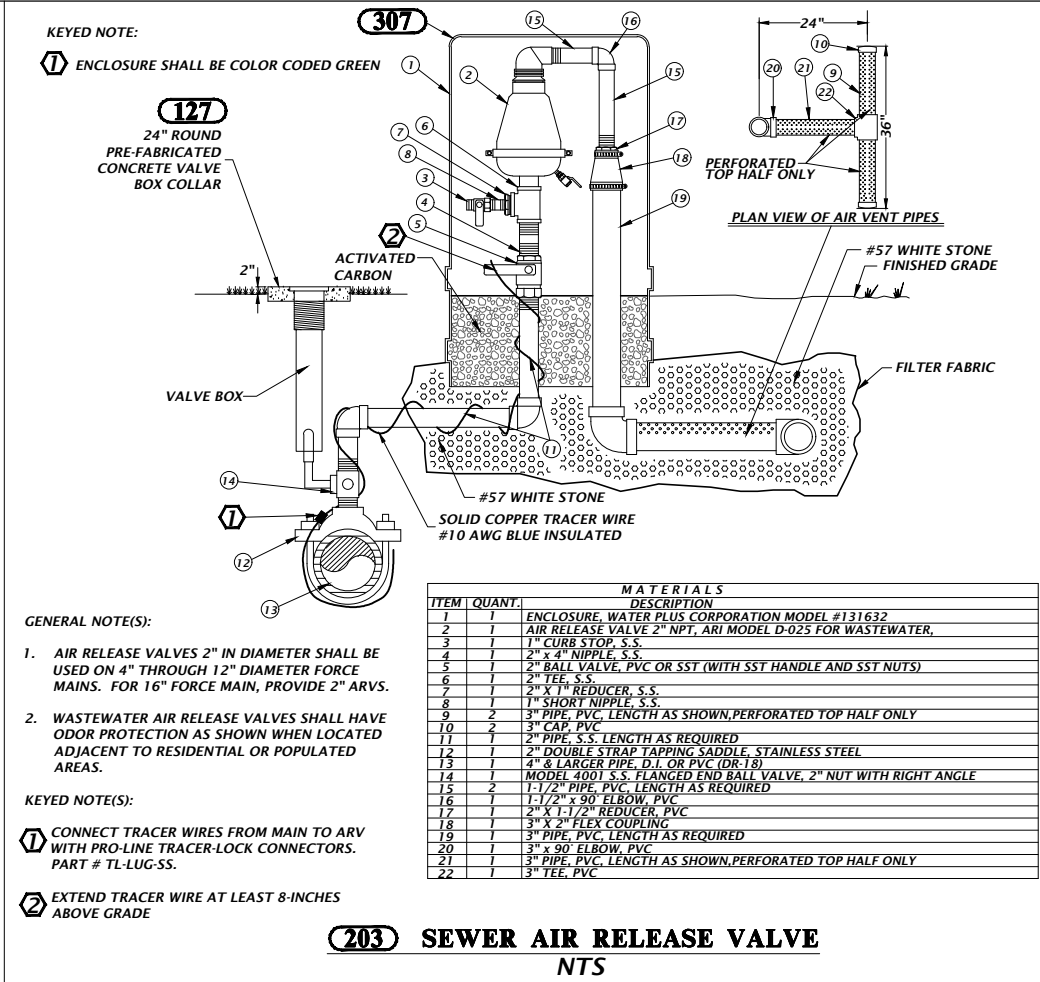
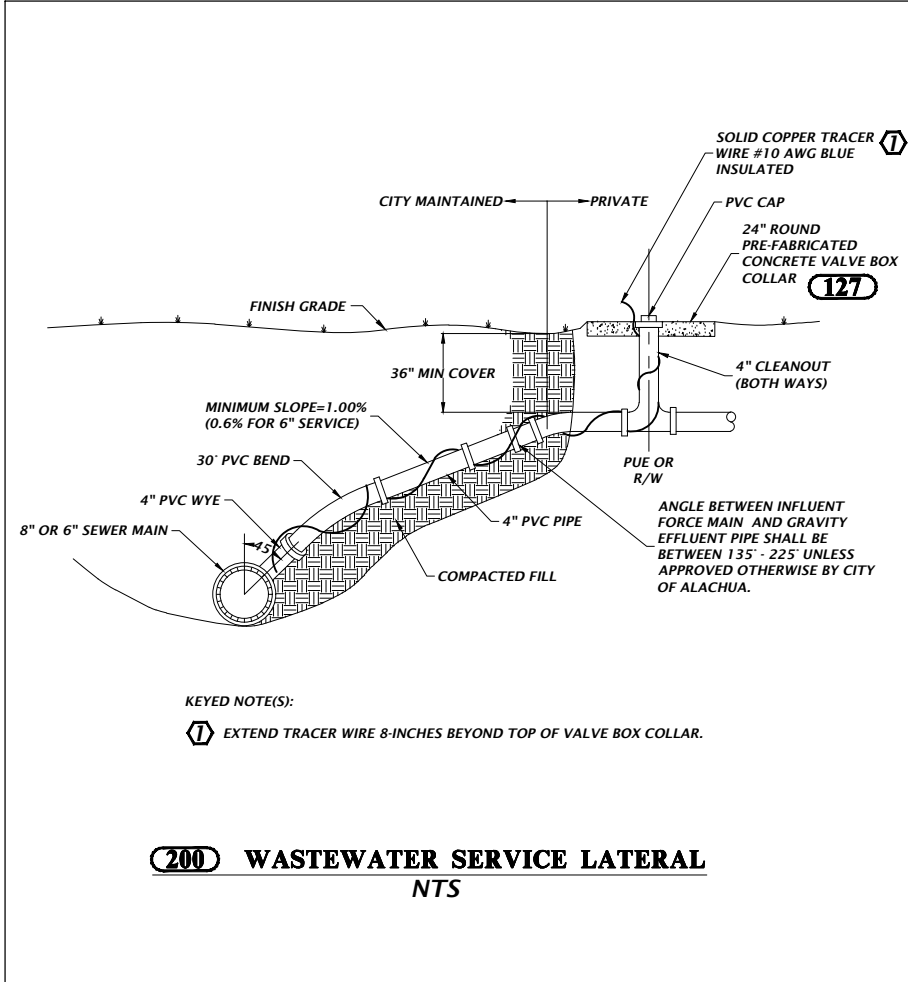


#### ABBREVIATIONS

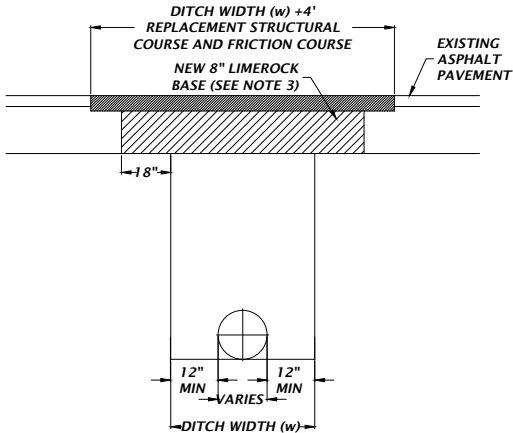
APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

#### 151 DETAIL ABBREVIATIONS

NTS



02A WASTEWATER DETAILS - SEE 151 FOR ABBREVIATIONS



GENERAL NOTE(S):

- SEE BEDDING AND TRENCHING DETAIL **(303)** FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.
- NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
- UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
- THE TYPE AND THICKNESS OF NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
- THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX.

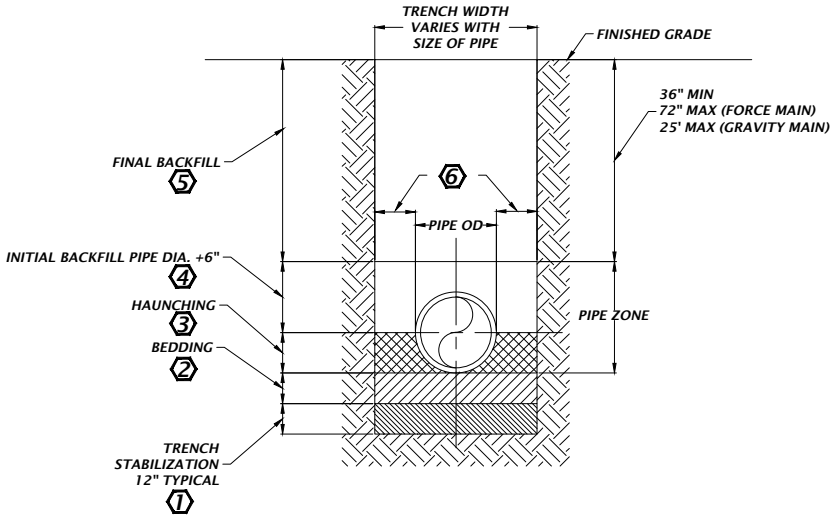
**(300) BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL**  
NTS

GENERAL NOTE(S):

- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
- FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

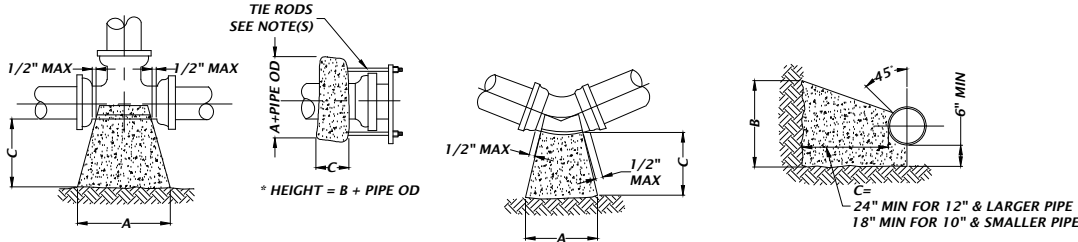
KEYED NOTE(S):

- (1)** TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
- (2)** BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
- (3)** HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
- (4)** INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
- (5)** FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
- (6)** 12" MINIMUM



**(303) BEDDING AND TRENCHING DETAIL**  
NTS

THRUST BLOCK FOR TEES AND PLUGS					
SIZE	90° BEND			SF BEARING SURFACE	
	A	B	C		
4"	16"	16"	18"	1.78	
6"	20"	24"	18"	3.33	
8"	26"	32"	18"	5.78	
10"	32"	40"	18"	8.89	
12"	36"	48"	24"	12.00	
14"	40"	56"	24"	15.56	
16"	48"	60"	24"	20.00	
18"	56"	64"	24"	24.89	
20"	60"	76"	24"	31.67	
24"	72"	90"	24"	45.00	
30"	86"	102"	24"	60.67	
36"	116"	108"	24"	86.11	



GENERAL NOTE(S):

- ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
- THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
- POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
- BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
- THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
- CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:  

3" - 8"  
10" - 12"  
14" - 16"  
18" - 20"  
24"  
30" - 36"  
42" - 48"  
54"

DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 12 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 14 TIE RODS REQUIRED PER JOINT (1" ROD)  
DIAMETER MAIN - 16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)  
DIAMETER MAIN - 18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
- MAXIMUM TEST PRESSURE TO BE 150 PSI.

**(306) THRUST BLOCK AND TIE ROD DETAILS**  
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

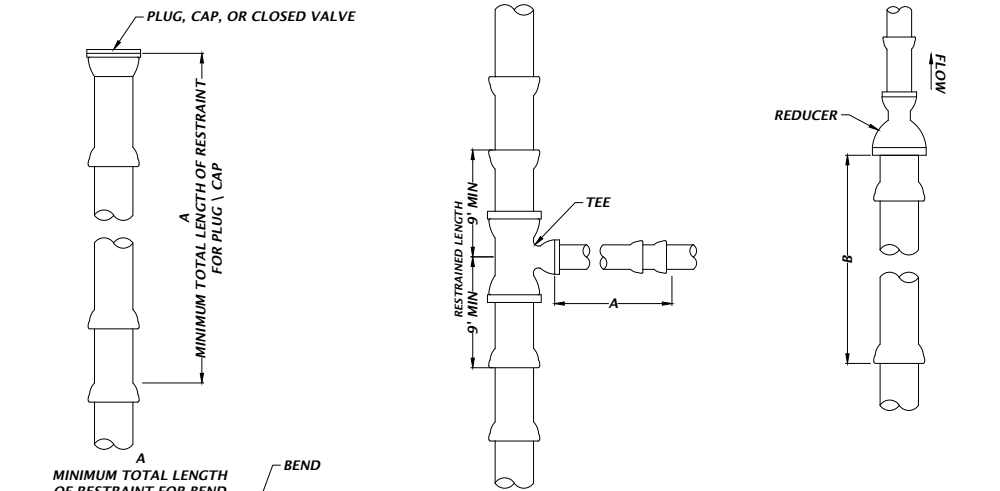
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

**(307) PAINT SYSTEM NO. 5**  
NTS



NOTE: THIS TABLE IS FOR DIP ONLY;  
SEE NOTE(S) BELOW FOR PVC

RESTRAIN LENGTH "A" (LF)									
FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
1 1/4" BEND	3	4	5	6	8	9	10	12	13
2 1/2" BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

GENERAL NOTE(S):

- THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT <http://www.ebaa.com/engineering.htm> AND THE FOLLOWING INPUT VARIABLES:
  - MAXIMUM TEST PRESSURE OF 150 PSI
  - LAYING CONDITION TYPE 3
  - POOR SOIL CONDITIONS (SOIL TYPE ML)
  - USING DIP
  - 2 FEET OF COVER
  - HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
  - SAFETY FACTOR = 1.5 TO 1

- FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
- FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
- RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.
- ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.

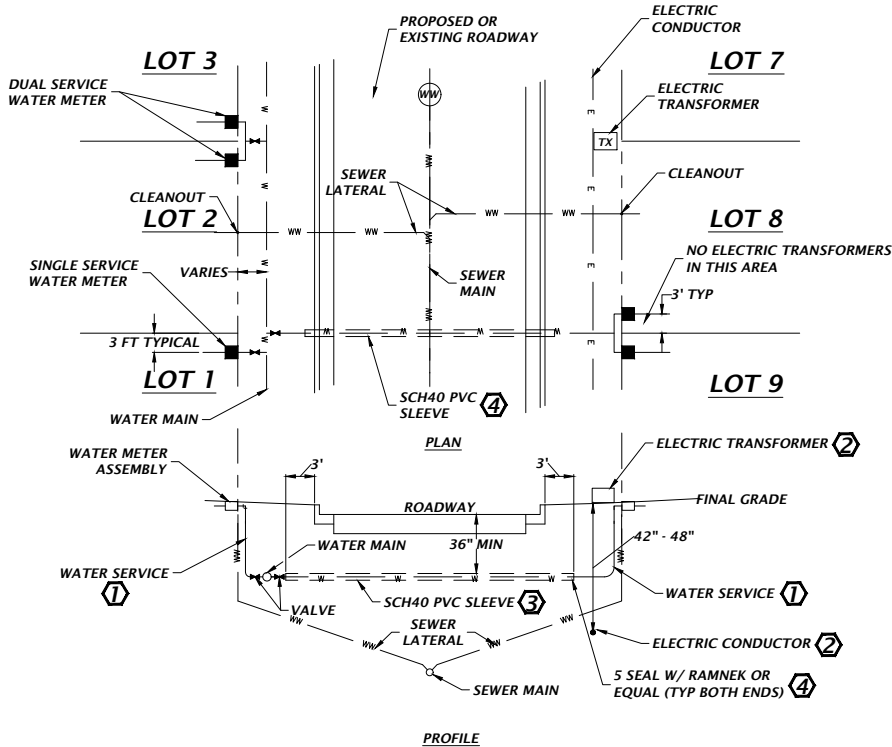
**309 JOINT RESTRAINT**  
NTS

FITTING SIZE	RESTRAIN (LF)	
	TEE "A"	REDUCER "B"
4x4	21	*
6x4	10	30
6x6	37	*
8x4	A.T.	54
8x6	28	32
8x8	54	*
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	*
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	*
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	*
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	*
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	*
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	*

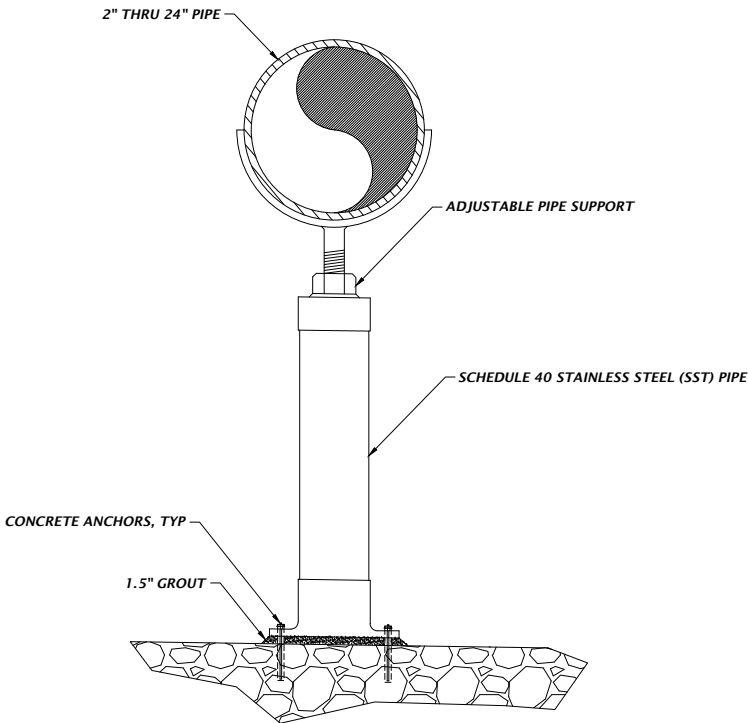
A.T.=RESTRAINT REQUIRED AT TEE ONLY.  
\*-NOT APPLICABLE

KEYED NOTE(S):

- WATER METER SERVICE SHALL BE 2" PVC, OATEY PRIMER AND SOLVENT WELD JOINTS AND BE LOCATED TO AVOID CONFLICT WITH LOCATIONS OF ELECTRIC TRANSFORMERS AND FIRE HYDRANTS.
- ELECTRIC CONDUCTORS MAY BE ON EITHER SIDE OF THE ROADWAY. WATERMAIN SHOULD BE ON THE OPPOSITE SIDE OF TRANSFORMERS.
- PVC SLEEVE TO BE 4" BLUE SCHEDULE 40 PVC SOLVENT WELD.
- SEAL BOTH ENDS OF 4" SLEEVE WITH RAMNEK OR EQUAL.



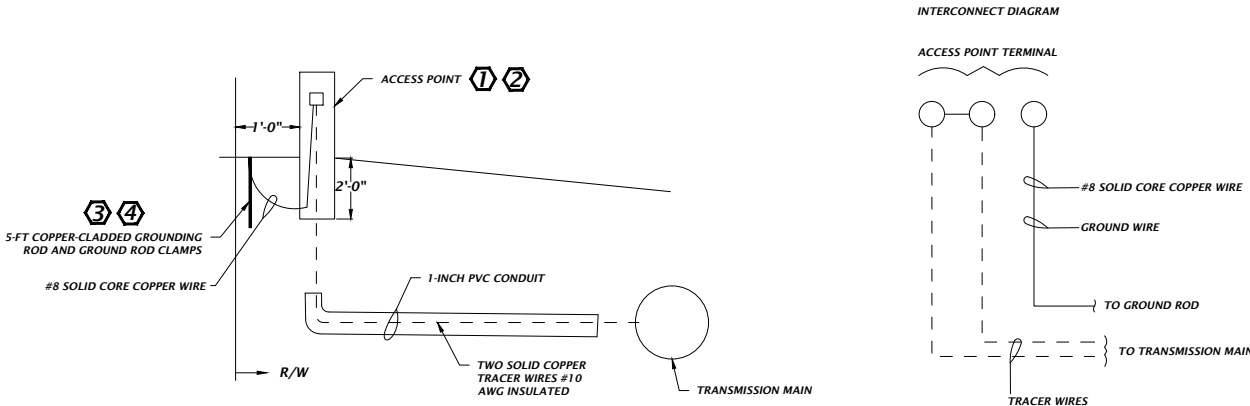
**312 SUBDIVISION SERVICE CONNECTIONS  
& 2-INCH OR LESS WATER SERVICE UNDER ROADWAY**  
NTS



GENERAL NOTE(S):

- ALL PIPE SUPPORT PARTS SHALL BE 304L SST.
- MANUFACTURER AND PRODUCT:
  - STANDON PIPE SUPPORTS, FOREST GROVE, OREGON OR EQUAL
  - MODEL S92

**315 PIPE SUPPORT**  
NTS



GENERAL NOTE(S):

- THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.
- KEYED NOTE(S):
- PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.
  - COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.
  - INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.
  - DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

**318 ACCESS POINT FOR TRANSMISSION MAIN**  
NTS

1132

11179 25

**03053-002-000**



14178

03061-

12887

42030

JCB-676

**03054-001-000**





Zimbra

ju\_tabor@cityofalachua.org

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**RE: Request for Review: Burger King Site Plan**

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**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Request for Review: Burger King Site Plan  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Wed, Feb 12, 2020 10:35 AM  
📎 7 attachments

Justin,

The location of a fire hydrant needs to be shown on the plans.



**Brian Green**

Plans Review- Inspector, Fire Rescue  
PO Box 5038, Gainesville, FL 32627-5038  
352.384.3103 (office) 352.494-3140 (cell)





# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

February 11, 2020

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re:

Dear Mr. Tabor:

As you requested, we have reviewed the Burger King Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by MPH Inc. and dated 12/20/2019. Our review generated a few minor comments and recommendations that are outlined below.

## **C03**

1. The demo legend and the plan view do not match. The legend shows a much darker hatch which is easier to see than the one on the plan view. Please revise for clarity.
2. The 16" palm behind the existing building should be marked for removal.
3. There are at least 10 monitoring wells on the site or adjacent to the site. Please provide the status for abandoning these wells. Does this site have an active cleanup program?
4. Consider providing silt fence downstream of the eastern mitered end section.
5. Provide a detail for the inlet protection that will be used on the inlets.
6. Has any consideration been placed to put the construction entrance near the gravel pad on the south side of the property?
7. Add demolition limits within NW 162<sup>nd</sup> lane for the sewer and water connections.

## **C04**

1. Clarify existing curb vs. proposed curb, especially within the new median on US-441.
2. Identify the type of proposed curb that will be located on US 441 within the new median.
3. Is there a more accessible location for the dumpster? We have concerns for accessing the dumpster for pickups. Is there enough room to contain waste and recyclables in this location?
4. Call out the width of the median and drive widths on US-441.
5. Provide a width dimension on the angled parking spaces.

## **C05**

1. Show the proposed type of curb callouts on this sheet.
2. The inverts at ST-3 and ST-4 appear to be higher than they should, given the contours.
3. Provide stormwater dissipation pads at the outfalls of the mitered end sections into the stormwater basin for erosion control.
4. Specify proposed vs. existing asphalt within the parking lot and within the right of way. Perhaps hatching the proposed pavement will clarify.
5. Call out the transitions from Type F standard curb to Type F spill out curb throughout the project.

## **C05B**

1. Identify sodding limits on typical sections.

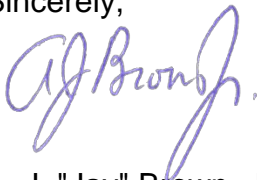
## **C06**

1. Consider altering the sewer configuration to go 45 degree at the tie in cleanout and run parallel to parking centerline. This will avoid the sewer line running under the corner of the retention basin.
2. Show asphalt to be removed and replaced on 162<sup>nd</sup> lane where the utility connections will come through.
3. Please verify that a fire line is not required.
4. Is an onsite electrical transformer required?

## **C06**

1. Provide minimum LBR values in typical asphalt pavement section.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. J. Brown, Jr.", is positioned below the word "Sincerely,".

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Duane Milford

## Development Review Team (DRT) Meeting

**Project Name:** Burger King Site Plan

**Meeting Date:** February 18, 2020 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Burger King

**APPLICATION TYPE:** Site Plan

**PROPERTY OWNER:** T&H Property Group, LLC

**APPLICANT/AGENT:** Robin Kendall, Quality Dining, Inc.

**DRT MEETING DATE:** February 18, 2020

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Commercial

**ZONING:** Commercial Intensive (CI)

**OVERLAY:** Gateway

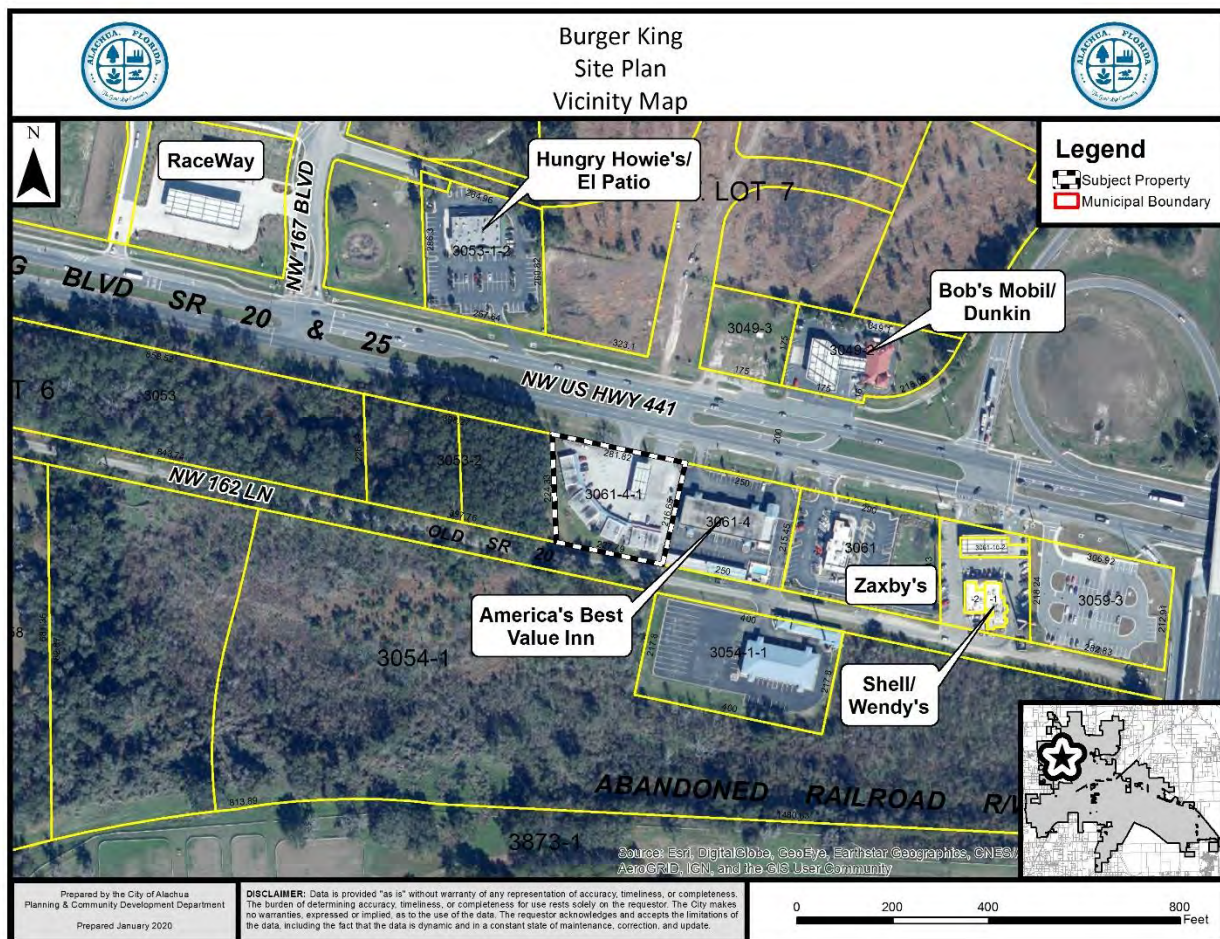
**ACREAGE:** ±1.19 acres

**PARCEL:** 03061-004-001

**PROJECT SUMMARY:** A request to construct a ±3,349 square foot building with associated parking, stormwater, landscaping, and site improvements

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Tuesday, March 3, 2020.**

**TENTATIVE PZB DATE:** If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 PZB Meeting.**





## ***Deficiencies to be Addressed***

\*\* Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. \*\*

### **1. Section 3.7.2(C)(5), Gateway Overlay District Standards**

- a. Section 3.7.2(C)(5)(a)(v) requires glazing to constitute a minimum of 35% of the ground floor area when a building faces and is substantially visible from US Highway 441. For the proposed development, this standard is applicable to the north, east, and west elevations, however, only 16.4% of the west elevation and 20% of the east elevation is comprised of glazing. Please address.
- b. Per Section 3.7.2(C)(5)(d), live oak shall be used as the required canopy tree. Revise the landscape plan to incorporate live oak as the primary canopy tree utilized for the plan.
- c. Per Section 3.7.2(C)(5)(b) the only fencing permitted in front yard areas are ornamental fencing. Provide detail of the “impressions flagstone wall” noted on Sheet L-1 to demonstrate the wall is “ornamental”.
- d. Section 3.7.2(C)(5)(g) requires cross access between the subject property and adjacent parcels. A cross access easement shall be required. Coordinate preparation of the easement with Compliance & Risk Management (386-418-6118).
  - i. There appear to be no limitations which restrict the installation of the eastern connection. A connection shall be required to the property east of the subject property.
  - ii. The driveway connecting the subject property to the parcel to its west shall extend to the subject property’s west property line.

### **2. Section 6.1, Off-Street Parking & Loading Standards**

- a. Per Section 6.1.4(B)(5), the maximum number of parking spaces permitted is 28 spaces. The Site Plan proposes a total of 31 spaces. Please address.
- b. Depict and dimension the minimum required drive-through stacking spaces. Per Section 6.1.8, a minimum 4 stacking spaces are required from the entrance of the drive through to the order boxes and from the order boxes to the pick-up window. The minimum dimension of each stacking space is 9 feet by 20 feet, and shall not impede other on-site traffic movements or movements into or out of parking spaces.

### **3. Section 6.2, Tree Protection / Landscape / Xeriscape Standards**

- a. Per Section 6.2.3(E), 4 canopy trees and 3 understory trees are required for every 100 lineal feet of arterial road frontage. The width of the driveway at the property line may be excluded from the calculation. Based upon the preceding, 10 canopy trees and 8 understory trees are required to meet the arterial screening requirement (9 canopy trees and 6 understory trees proposed). Please address.
- b. Parking lot buffer requirements are not met for parking area located west of the building. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be located immediately adjacent to the curb or pavement and shall have a minimum of 4 canopy trees and 2 understory trees for every 100 lineal feet.
- c. Provide calculations of interior parking lot landscaping requirements as set forth in Section 6.2.2(D)(2). Trees are required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area, with a minimum of 10 shrubs per landscaped island. Parking lot area is calculated as the paved or unpaved area dedicated to the short- or long-term parking or unloading of vehicles, including associated drive-aisles adjacent to parking bays or loading areas. Note that, per Section 6.2.2(D)(2)(a)(iii)f. this requirement is reduced by 50% when all parking bays are to the side or rear of the property.
- d. Provide calculations of perimeter buffer requirements as set forth in Section 6.2.2(D)(3). Identify the applicable buffer type (A – D) and the option (1 – 3) selected as set forth in Table

- 6.2-1. It appears additional canopy trees will be required along the east perimeter to meet the minimum landscape requirements as set forth in Table 6.2-1.
- e. Per Section 6.2.2(C)(8), include a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan.
4. Section 6.4, Exterior Lighting Standards
- a. Per Section 6.4.4(C)(2), the maximum initial horizontal illumination in parking lots is 5 footcandles. This is exceeded in several areas throughout the parking lot.
  - b. Photometric plan does not provide data proximate to wall mounted fixtures. Confirm the plan accounts for wall mounted fixtures and that data points are provided proximate to wall mounted fixtures.
  - c. Per Section 6.4.4(D)(2), the maximum initial lamp lumens shall not exceed 24,000 lumens.
    - i. The Photometric Plan indicates pole-mounted fixtures are proposed at 36,000 lumens. Please address.
    - ii. Provide the maximum lumens produced by the proposed wall mounted fixtures.
  - d. Per Section 6.4.5(A), the maximum mounting height of all light fixtures other than those for architectural purposes is 15 feet. The Photometric Plan shows pole mounted fixtures proposed at 34 feet. Please address.
5. Section 6.8, Design Standards for Business Uses
- a. Per Section 6.8.2(A)(2)(a)(i)a., 20% of the ground floor façade area shall be comprised of glazing when the façade faces a publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the east and west facades, however, only 16.4% of the west elevation is comprised of glazing. Note the Gateway Overlay District development standards requires a minimum 35% glazing of this elevation. See comment above.
  - b. Confirm total glazing area of the west elevation (185 square feet) is correct. Staff calculated 150.5 square feet. Provide architectural sheet that dimensions each typical window.
  - c. Per Section 6.8.2(A)(3), mechanical equipment shall be fully concealed from visibility from a street. A/C units are visible above the top of parapet walls of the east and west elevations, and will be visible from US 441. Please address.
6. Concurrency Impact Analysis
- a. Please cite the source of the AADT and PM Peak pass-by trip generation rate used in Table 1 or provide a narrative describing how they have been derived/estimated to be representative of pass-by trips to this site.
  - b. Segments 1 and 2 (I-75 north and south of US 441) are affected roadway segments, however, 0% of project trips are assigned to these segments. It is reasonable to presume a percentage of project trips will be created by the proximity of the subject property to Interstate 75 and the traveling public. Staff recommends a minimum of 10% of project trips be assigned to each roadway segment.
7. Comprehensive Plan Consistency Analysis
- a. Please address Policy 1.3.f of the Future Land Use Element (Gateway Activity Center).
8. Miscellaneous
- a. Identify the purpose of the fenced area located in the southeast corner of the property. Gates shall not open outward into the ROW of NW 162<sup>nd</sup> Lane.
  - b. Provide documentation which indicates the underground storage tanks which previously existed on-site were properly closed and any contamination has been addressed.

9. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated February 11, 2020.
- b. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue, in an email dated February 12, 2020.
- c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated February 11, 2020.

10. General Information

- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:  
<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>
- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:  
[https://library.municode.com/fl/alachua\\_county/codes/code\\_of\\_ordinances?nodeId=PTIIADCO\\_TIT7HESA\\_CH77WAQUSTMAPR\\_ARTIISTTRCO](https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIISTTRCO)

11. Minor Revisions

- a. Sheet C04: Update Note 7 to reflect dimensions of standard parking spaces (not all spaces are 9' x 18').
- b. Sheet EP-1: Ensure references to County Land Development Code and other jurisdictions are updated to City of Alachua Land Development Regulations / City of Alachua.
- c. Concurrency Impact Analysis: Conclusion under transportation narrative does not account for pass-by trips.
- d. Concurrency Impact Analysis: The date of the Development Monitoring Report used to prepare the analysis is January 2020 – see p. 2.
- e. Concurrency Impact Analysis: Please cite the source of solid waste impact/generation.
- f. Comprehensive Plan Consistency Analysis: Correct the reference in the first paragraph to Alachua County.
- g. Comprehensive Plan Consistency Analysis: Revise response to Policy 1.3.d.2. of the Future Land Use Element to reflect cross-access connection to the east.



# City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

## INTER-OFFICE COMMUNICATION

**DATE:** Feb 11, 2020

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director  
Tom Ridgik, P.E.  
Engineering Supervisor

*TR 2/11/2020*

**RE:** Burger King Site Plan

Public Services has reviewed the Burger King Site Plan (Jan 12th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C02:</b></p> <p>Minor Comment, Referenced Specifications: Please change Note 4 to "City of Alachua, Department of Public Services, Design and Construction Manual, Public Utilities, 2020".</p> <p>Minor Comment, General Note 11: Please replace "City of Alachua Water &amp; Sewer District" with "City of Alachua Public Services Department".</p> <p>Please add the following note: "XX. Electric service provided by the City of Alachua".</p>
2.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C04:</b></p> <ul style="list-style-type: none"><li>On the lower right of property is a fenced (8-foot high PVC fence) area. What is its purpose? Other than the gate facing the road, does it need another gate so it can be accessed from the Burger King building?</li><li>The gate is shown as the "swing-out" type. Please change to a "swing-in" type so it</li></ul>

NO.	COMMENTS
	reduces staff-traffic interface.
3.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C05A:</b> To enhance clarity, suggest changing the pavement legend text to:</p> <ul style="list-style-type: none"> <li>• “Standard Duty Asphalt (See U.S. 441 Driveway Pavement Detail)”</li> <li>• “U.S. 441 Shoulder Asphalt (See Shoulder Pavement Detail)”</li> </ul>
4.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Note 4: Please review meaning of “conveyed”? Should it instead be “connected”?</li> <li>• Sheet C06, General Utility Note 9: Please add “electric service”.</li> <li>• Sheet C06, Please add the following general note: “In the right-of-way, to both the 2-inch water line and 6-inch gravity sewer main, install 2-pair, 10- gauge tracer wire with enough unwrapped wire to allow connection to test device.”</li> </ul>
5.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Electrical: The electric service will not be provided from the overhead line and power pole. Instead show a pad-mounted transformer close to where the power pole is. Also, show a new underground electric line from the Utility Box to the pad-mounted transformer.</li> <li>• Sheet C05, Electrical: Please add the following General Utility Note: “The City of Alachua will procure and install the pad- mounted transformer, the pad and also the conduit &amp; conductors from the utility box to the pad-mounted transformer. This work shall be done at no cost to the City, who will backcharge the Contractor. All electric work “downstream” the transformer shall be the responsibility of the Contractor”.</li> </ul>
6.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Electrical, The City of Alachua will provide 277/460 Volt 3-phase electrical power at the transformer. Please confirm that this is acceptable. Other power types may be available.</li> <li>• Sheet C06: Please provide a load schedule so that the City can size the transformer. When will the load schedule be available?</li> </ul>
7.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• <b>Sheet C06, Cleanout:</b> A cleanout is shown within the property line in the lower left. Please either:</li> <li>• Relocate the cleanout so it is in the right-of-way, or:</li> <li>• Keep as is, but add a second cleanout in the right of way, or.</li> <li>• Keep as is, but grant an easement to access the cleanout.</li> </ul>



NO.	COMMENTS
8.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06: Where the new 2-inch water line connects to the existing 16-inch DIP, a corporation stop is called out. As per CoA standards, please replace with a 2-inch resilient seat gate valve with valve box.</li> </ul>
9.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06: A dashed line is shown about 10 feet within the property line. What does it represent? Please show on legend sheet.</li> </ul>
10.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06: Minor Comment: A rectangular symbol has been called out as a "Power Transformer". This is on the lower left near the "OHW" &amp; "PP". This is actually a "SWITCHGEAR". Please change text.</li> </ul>
11.	<p><b>Comment on Jan 12th Submittal</b></p> <p><b>Sheet C06:</b> There is an existing underground electric line (UEL) that is not shown on any of the submitted drawings. Please address the following issues:</p> <ul style="list-style-type: none"> <li>Attached is Figure 1, which is a GIS output. Black is the property line. Red is an overhead electric line that has either has already been demolished or will soon be demolished. The dashed blue line shows an existing UEL, portions of which either coincide with or are very close to the west property line.</li> <li>Please verify that construction of the stormwater basin does not interfere with the UEL. The basin outline is at 80 ft. EL and is east of the UEL. But there appears to be some earthwork required west of the basin that may impact the underground electric line. Note that the underground electric line must have at least 4-feet of cover.</li> <li>There is a C-Inlet near the NW corner of the stormwater basin. If this C-Inlet impacts the UEL, please relocate.</li> <li>Landscaping sheet L-1 shows that trees will be planted near the property line (and buried underground electric line). The distance between trees and the property line/underground electric line appears to be about 7-8 ft., which coincidentally follows the old City standard of 7.5 ft. separation from underground electric utilities. The City is not insisting that the new standard of 15-feet separation be followed. However, could these trees be moved several feet to the east? Also, please verify that these trees (wax myrtle and red maple) have shallow roots.</li> <li>Based upon a preliminary review, there does not currently appear to be an easement for this UEL. Please obtain an public utility easement (PUE). The CoA notes that both the Burger King property and the parcel west of the Burger King property are owned by the same entity; namely, T&amp;H Property Group. Could the PUE be obtained for the UEL for both parcels?</li> <li>CoA suggests that this UEL be shown on the drawings. Suggested approach is to</li> </ul>

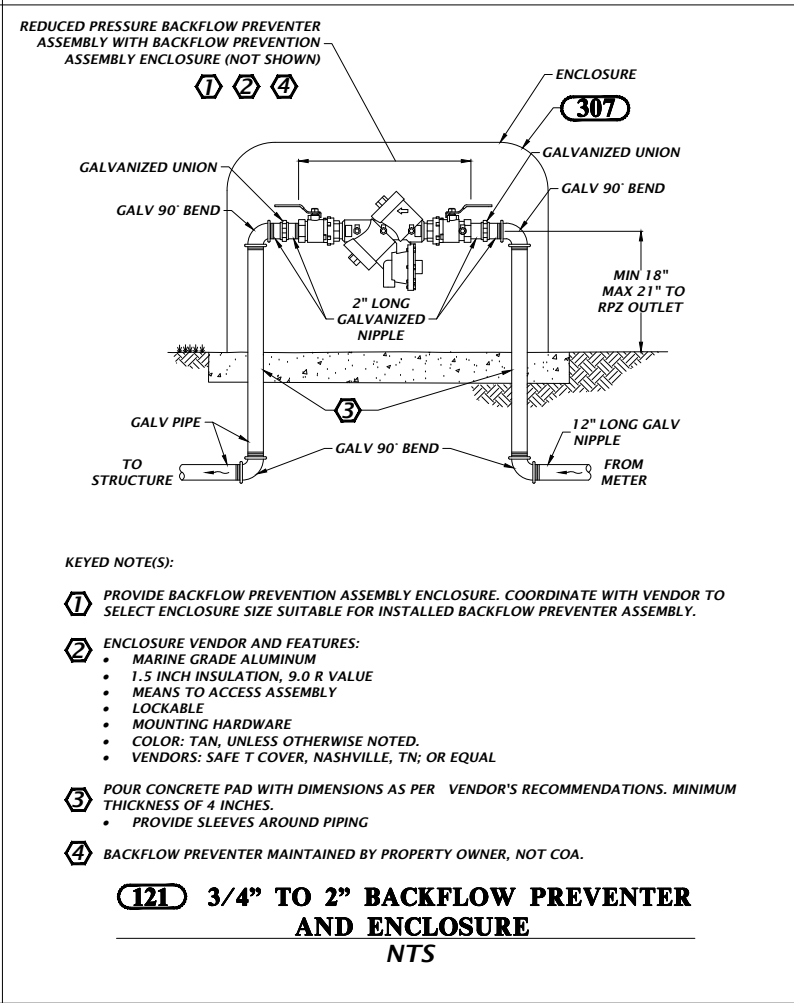
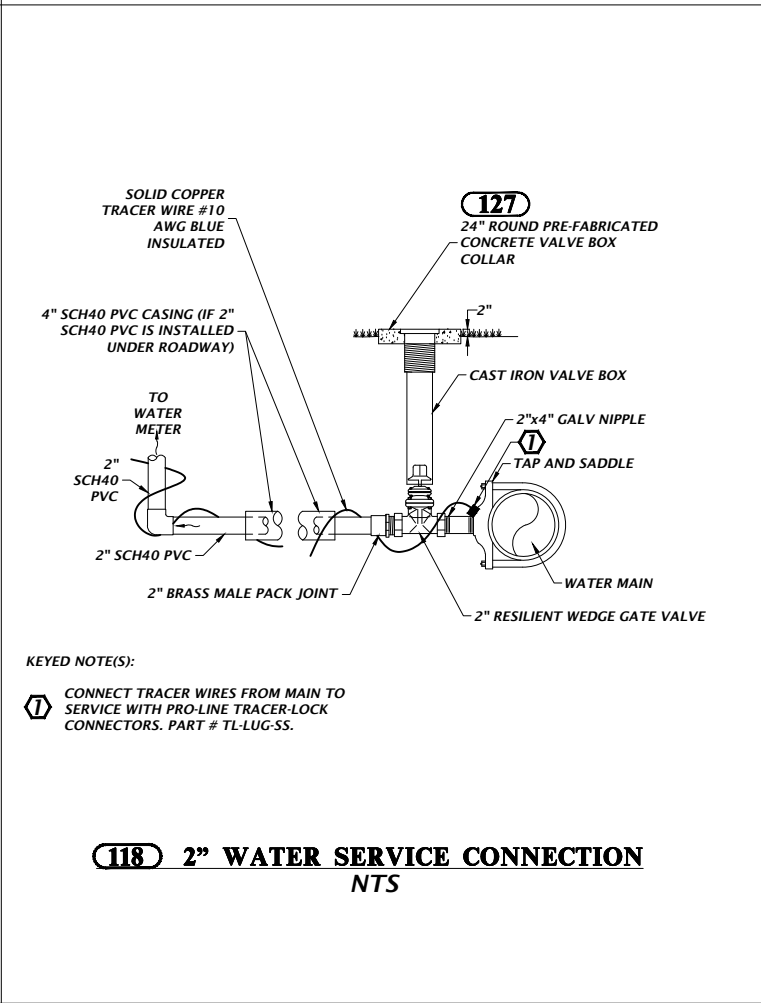
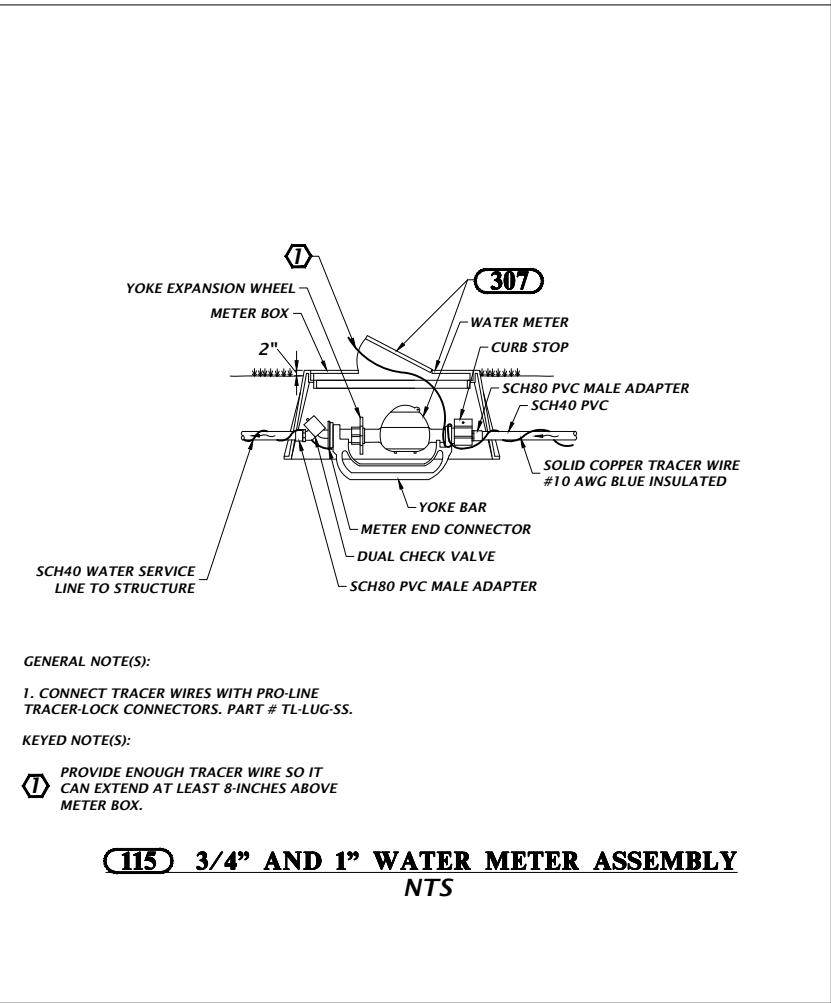
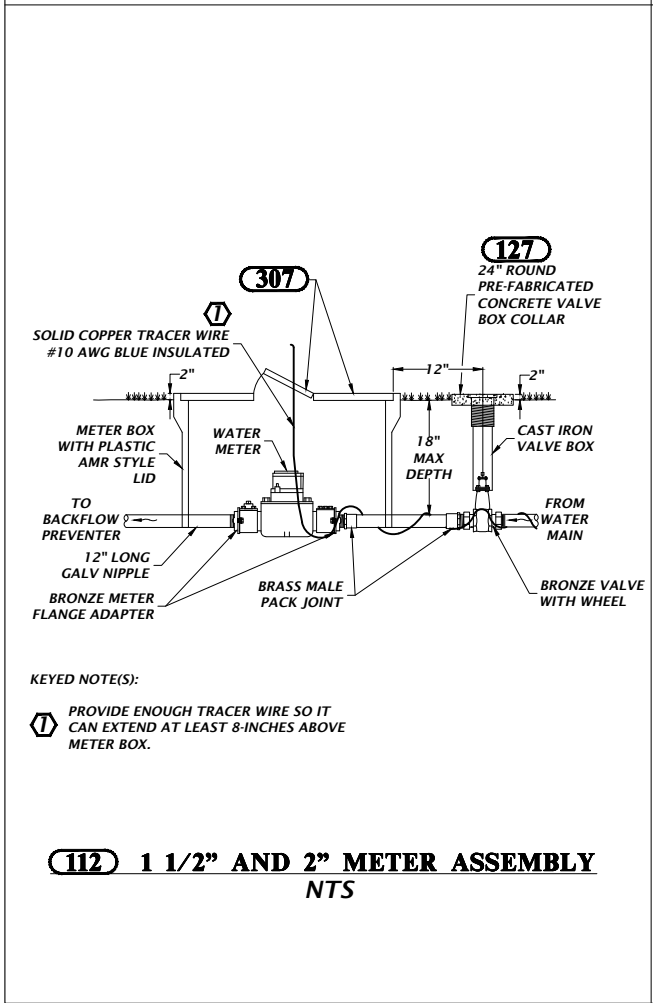
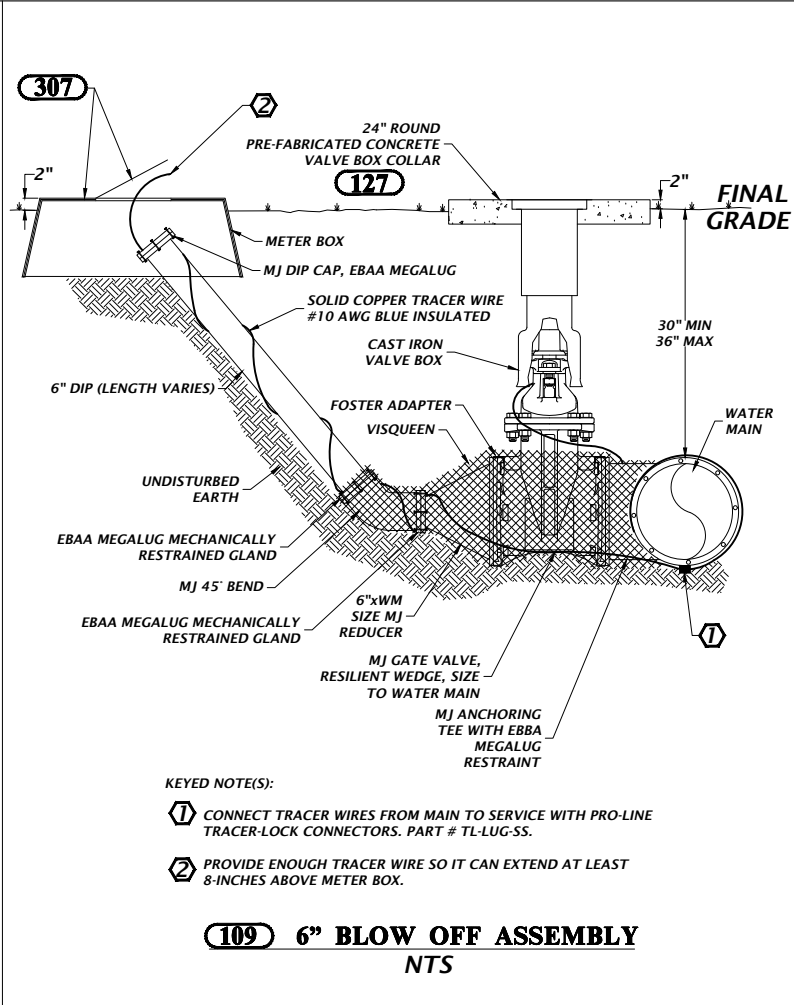
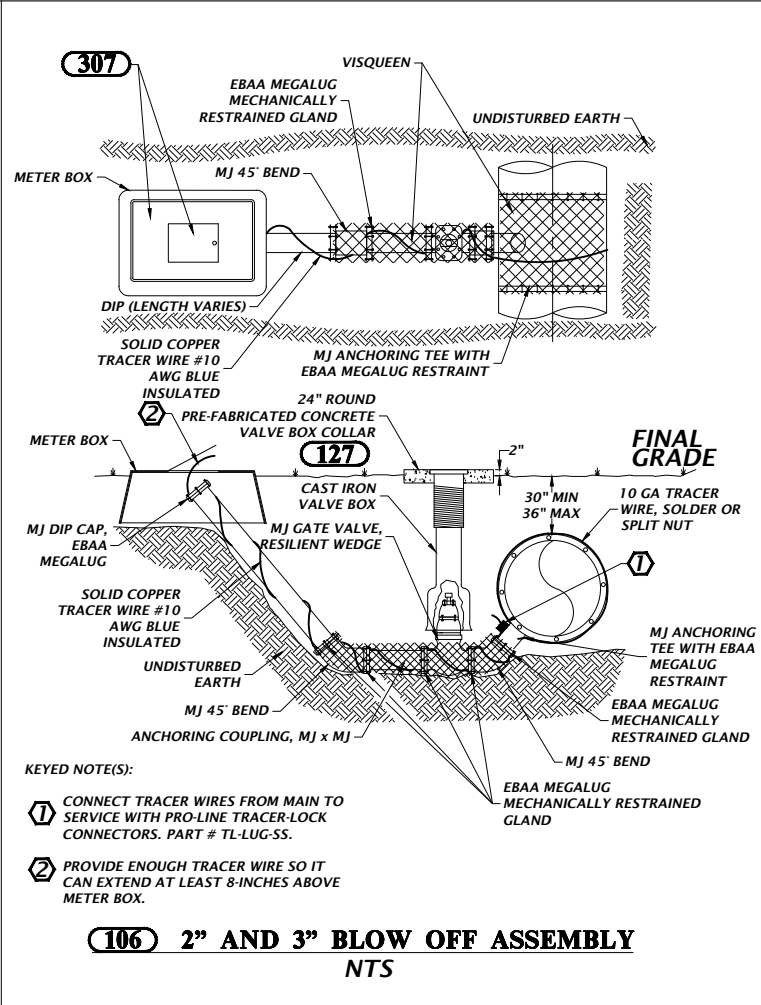
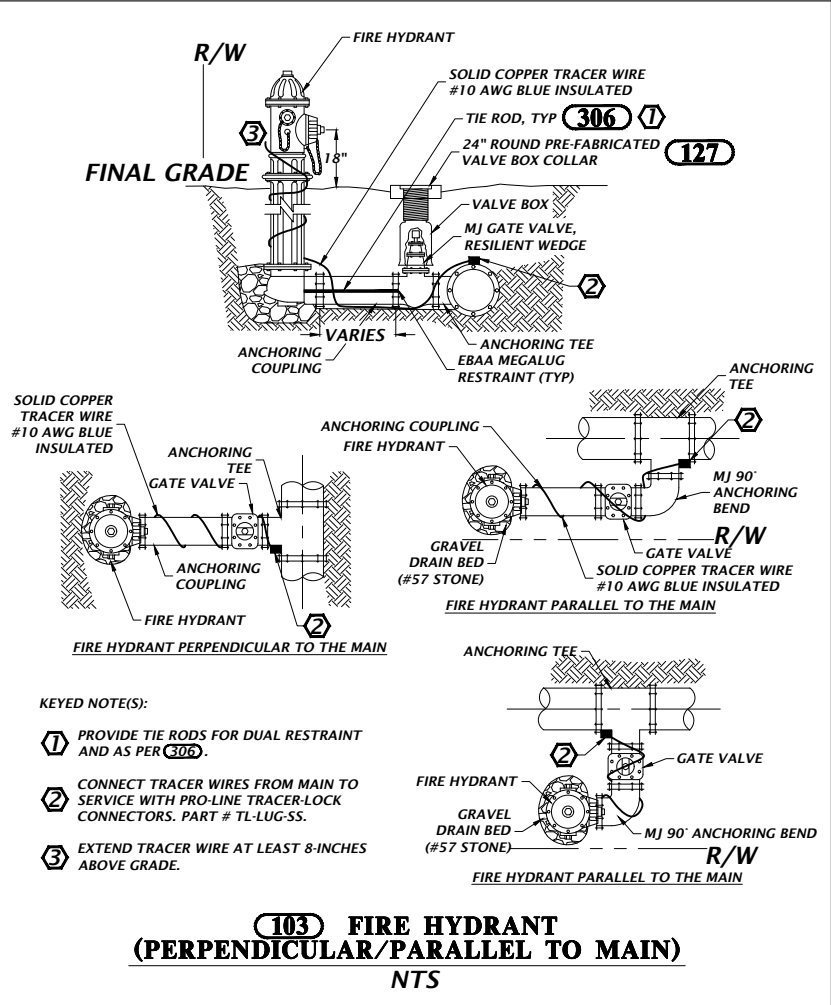
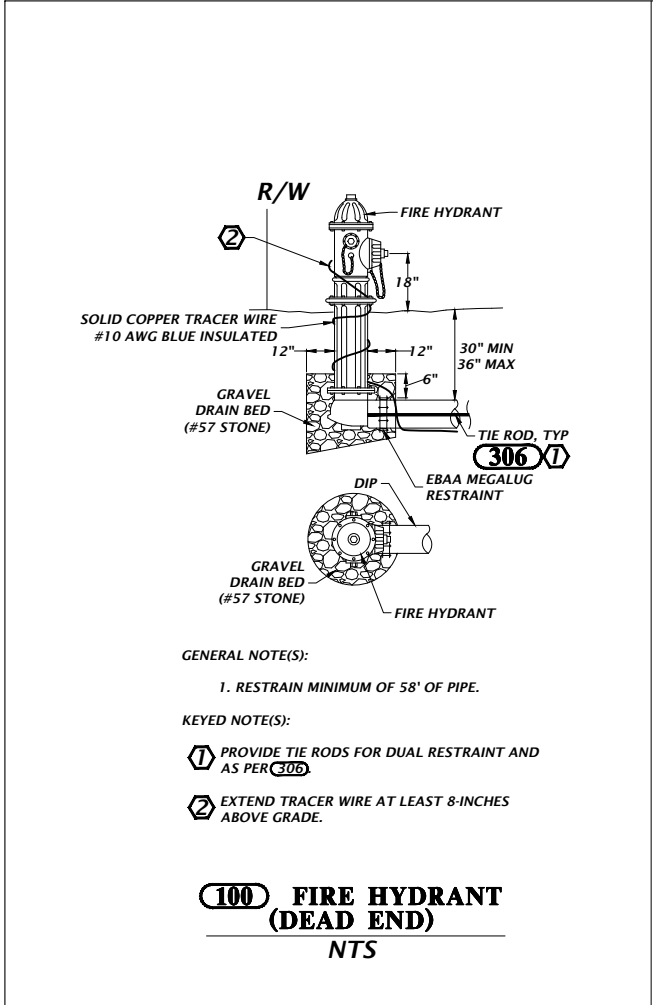
NO.	COMMENTS
	request a 811 Line Locator design ticket, which will prompt CoA staff to locate the UEL with visible marking paint and flags at grade. The developer would then instruct the surveyor to update the applicable drawings.
12.	<p><b>Comment on Jan 12th Submittal</b></p> <p>Sheet C09 shows Civil Details, which are based on CoA Standard Details, 2017 Version. Please replace with the updated 2020 standard details, as follows:</p> <ul style="list-style-type: none"> <li>• Partly because the updated 2020 standard details cross-reference other sheets, the required number of details has increased from 4 to 6. These 6 detail sheets are attached in PDF format.</li> <li>• All CoA standard details are also attached in AutoCad format, version 2014. The Engineer may prefer to use details in AutoCad, which could edited so just the details required for the project would become part of the Contract Documents.</li> </ul>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

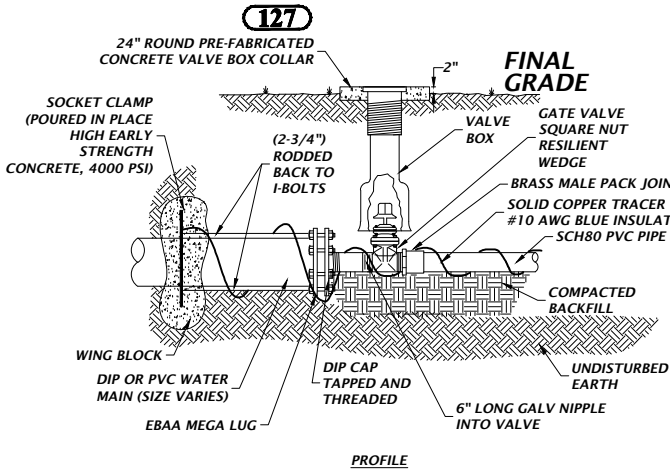
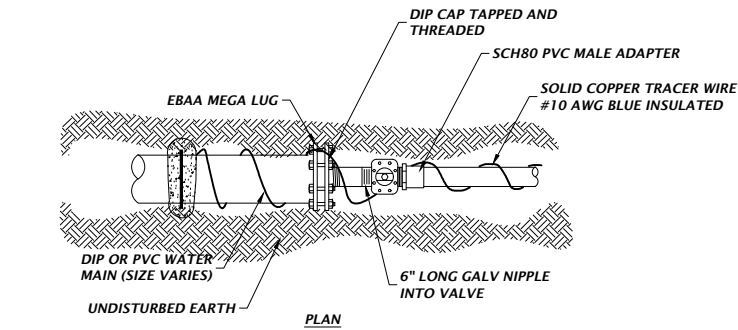
cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

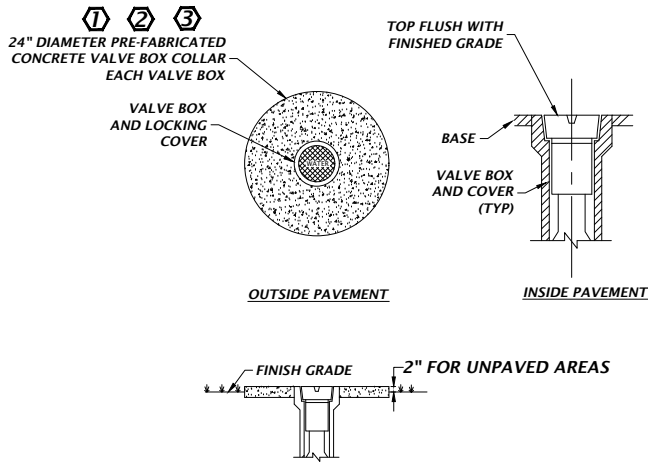
Harry Dillard – Lead Engineering Technician







**124 WATER MAIN REDUCTION OF LINE SIZE**  
NTS

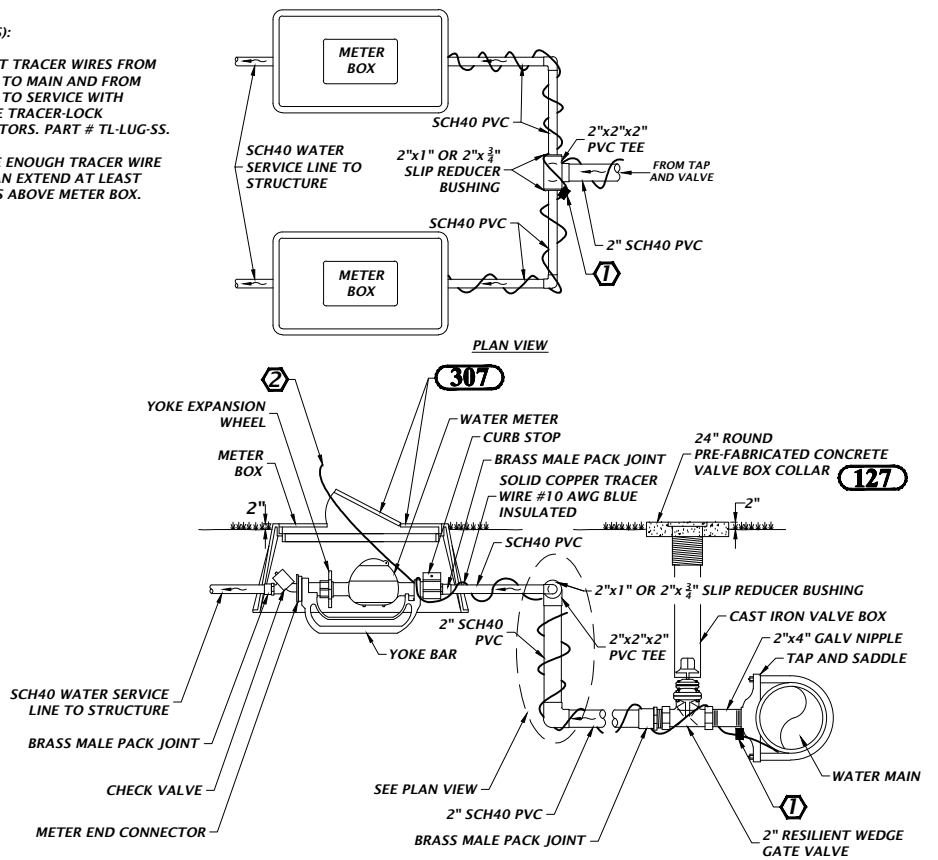


- KEYED NOTE(S):
- 1 VALVE BOX COLLAR FEATURES:
    - 24" DIAMETER, 11" INNER OPENING
    - 4" THICK
    - TWO RINGS OF #3 REBAR
    - 4000 PSI TEST CONCRETE
  - 2 SUPPLIER AND PRODUCT:
    - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
    - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
    - PART: MSVB-24 OR EQUAL
  - 3 PAINT VALVE BOX COVER AND COLLAR AS PER 307

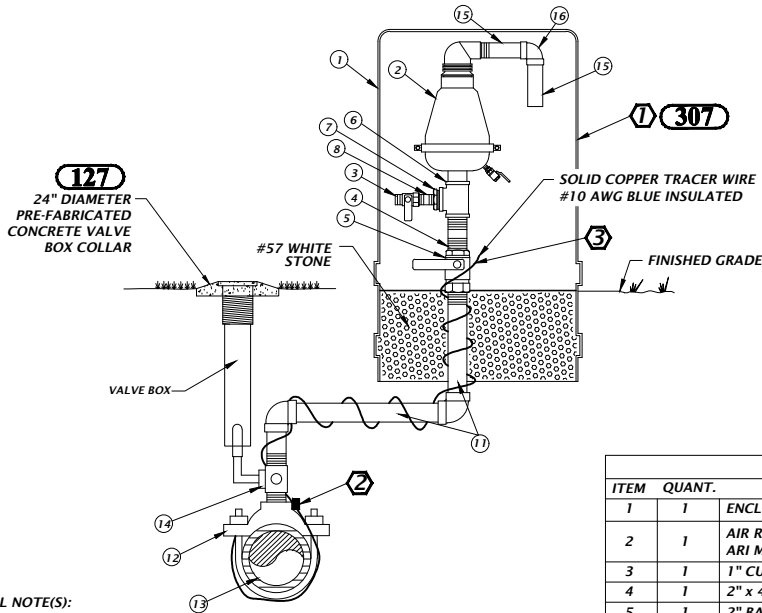
**127 VALVE BOX COLLAR**  
NTS

KEYED NOTE(S):

- 1 CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
- 2 PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.



**130 DUAL WATER SERVICE CONNECTION**  
NTS



GENERAL NOTE(S):

1. AIR RELEASE VALVES 2" IN DIAMETER SHALL BE USED ON 4" THROUGH 16" DIAMETER WATER OR RECLAIMED MAINS.

KEYED NOTE(S):

- 1 ENCLOSURE SHALL BE COLOR CODED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER.
- 2 CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
- 3 PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE GRADE.

**133 POTABLE WATER OR RECLAIMED AIR RELEASE VALVE**  
NTS

M A T E R I A L S			
ITEM	QUANT.	DESCRIPTION	
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #131632	
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-040 FOR WATER OR RECLAIMED WATER.	
3	1	1" CURB STOP, S.S.	
4	1	2" x 4" NIPPLE, S.S.	
5	1	2" BALL VALVE, PVC OR SST (WITH SST HANDLE AND SST NUTS)	
6	1	2" TEE, S.S.	
7	1	2" X 1" REDUCER, S.S.	
8	1	1" SHORT NIPPLE, S.S.	
9	2	3" PIPE, PVC, LENGTH AS SHOWN,PERFORATED TOP HALF ONLY	
10	2	3" CAP, PVC	
11	1	2" PIPE, S.S. LENGTH AS REQUIRED	
12	1	2" DOUBLE STRAP TAPPING SADDLE, STAINLESS STEEL	
13	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)	
14	1	AMERICAN MODEL 4001 2" SST FLANGED BALL VALVE WITH GEAR OPERATOR, 90° WITH 2" OPERATING NUT	
15	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED	
16	1	1-1/2" x 90° ELBOW, PVC	

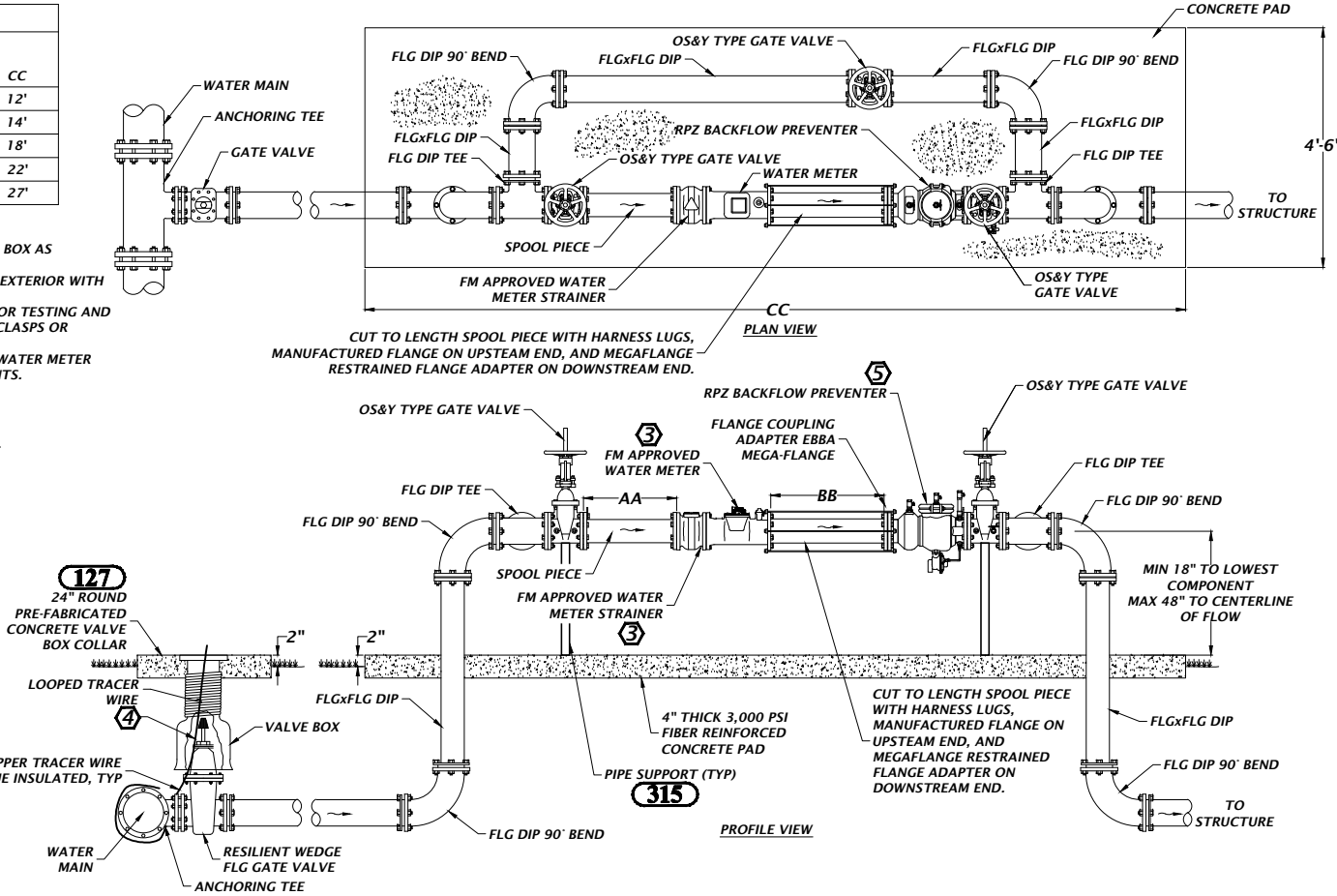
METER SIZE	DIMENSION		
	1	2	3
3"	AA	BB	CC
4"	18"	9"	12'
6"	24"	12"	14'
8"	36"	18"	18'
10"	48"	24"	22'
	60"	30"	27'

GENERAL NOTE(S):

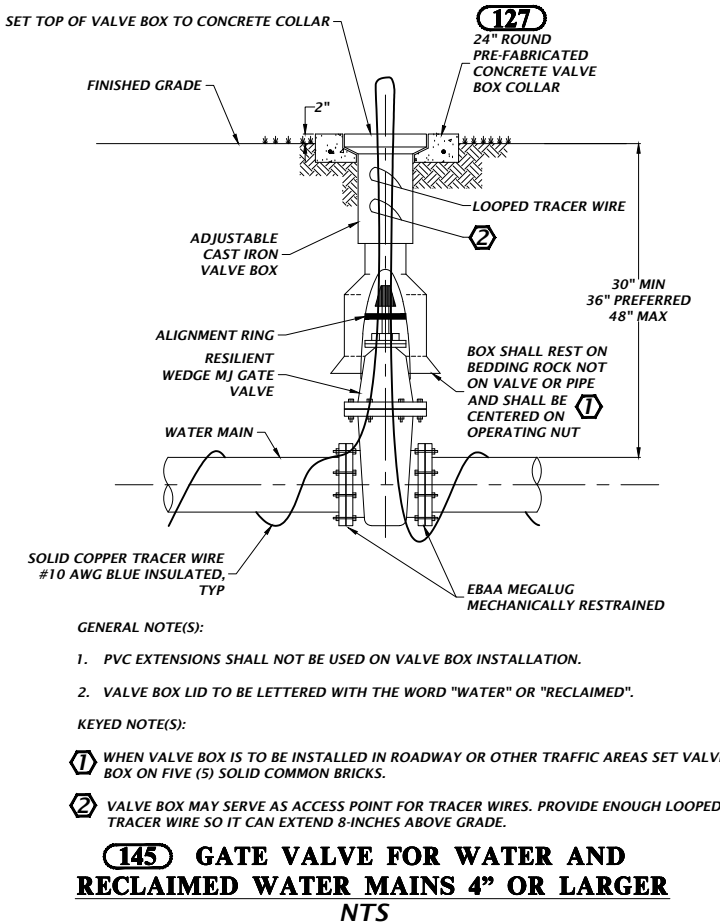
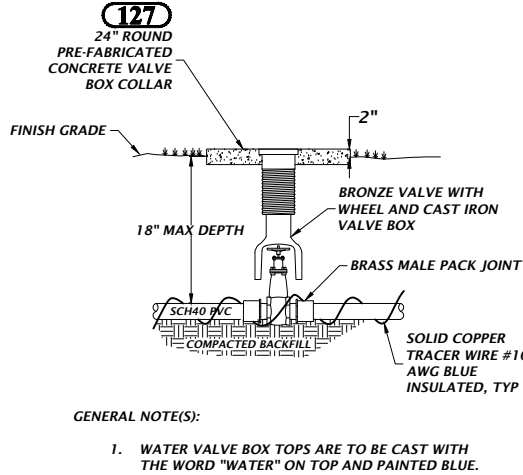
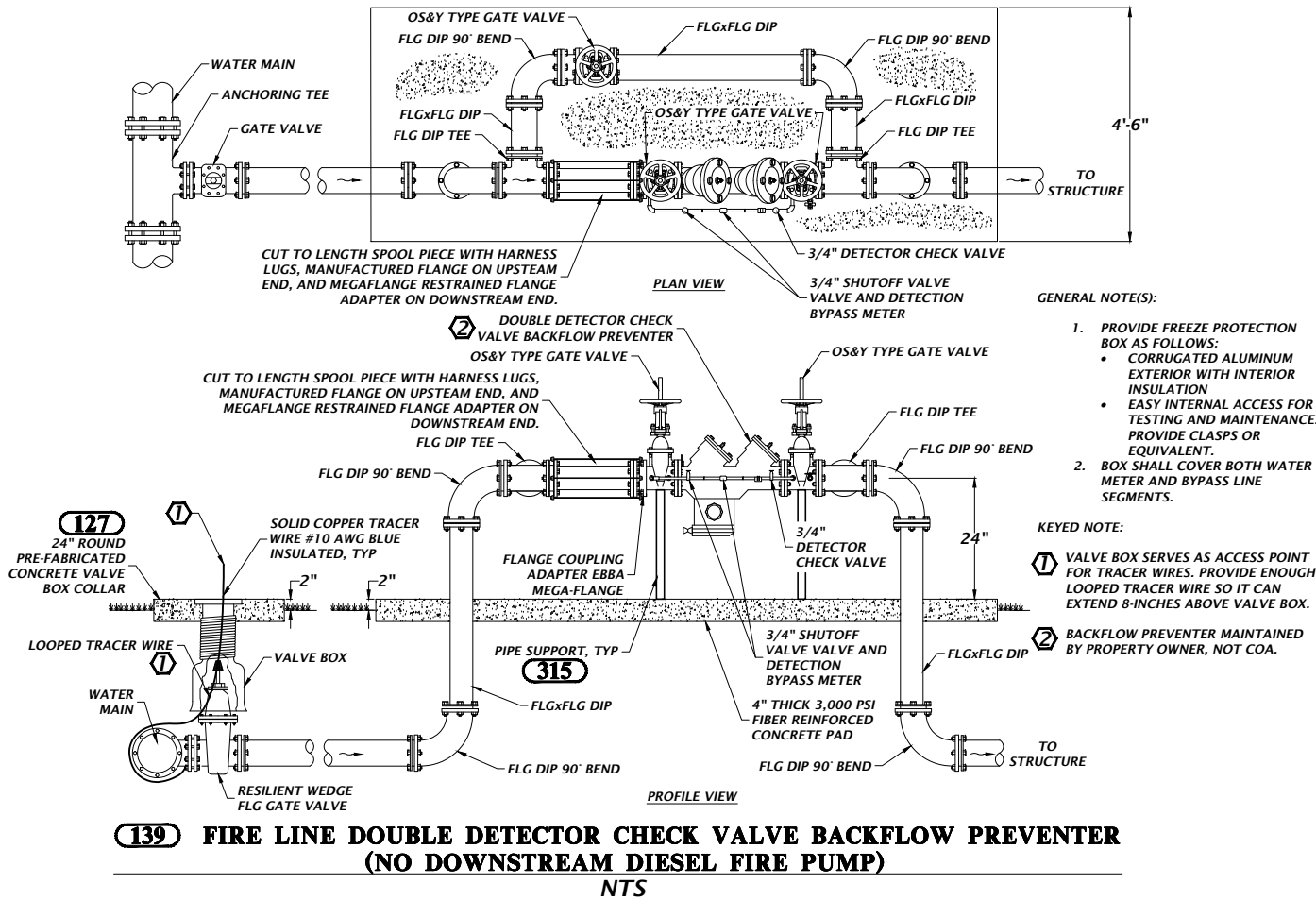
1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
  - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
  - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
  - BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

KEYED NOTE(S):

- 1 DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
- 2 DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).
- 3 WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.
- 4 VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRE. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE VALVE BOX.
- 5 BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.



**136 FIRE LINE 3" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY (WITH DOWNSTREAM DIESEL FIRE PUMP)**  
NTS

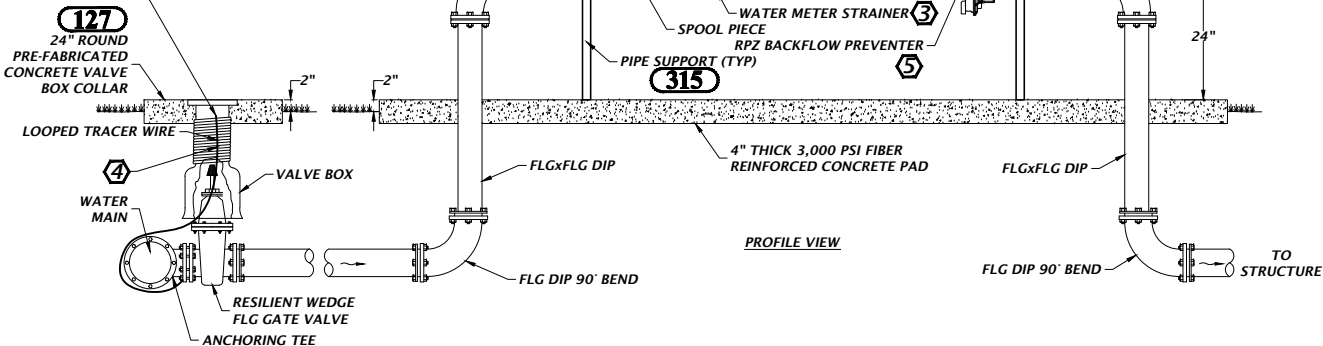


DIMENSION			
METER SIZE	①	②	CC
3"	18"	9"	12"
4"	24"	12"	14"
6"	36"	18"	18"
8"	48"	24"	22"
10"	60"	30"	27"

**KEYED NOTE(S):**

- DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
- DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).
- WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.
- VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.
- BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.

④ SOLID COPPER TRACER WIRE #10 AWG BLUE INSULATED, TYP

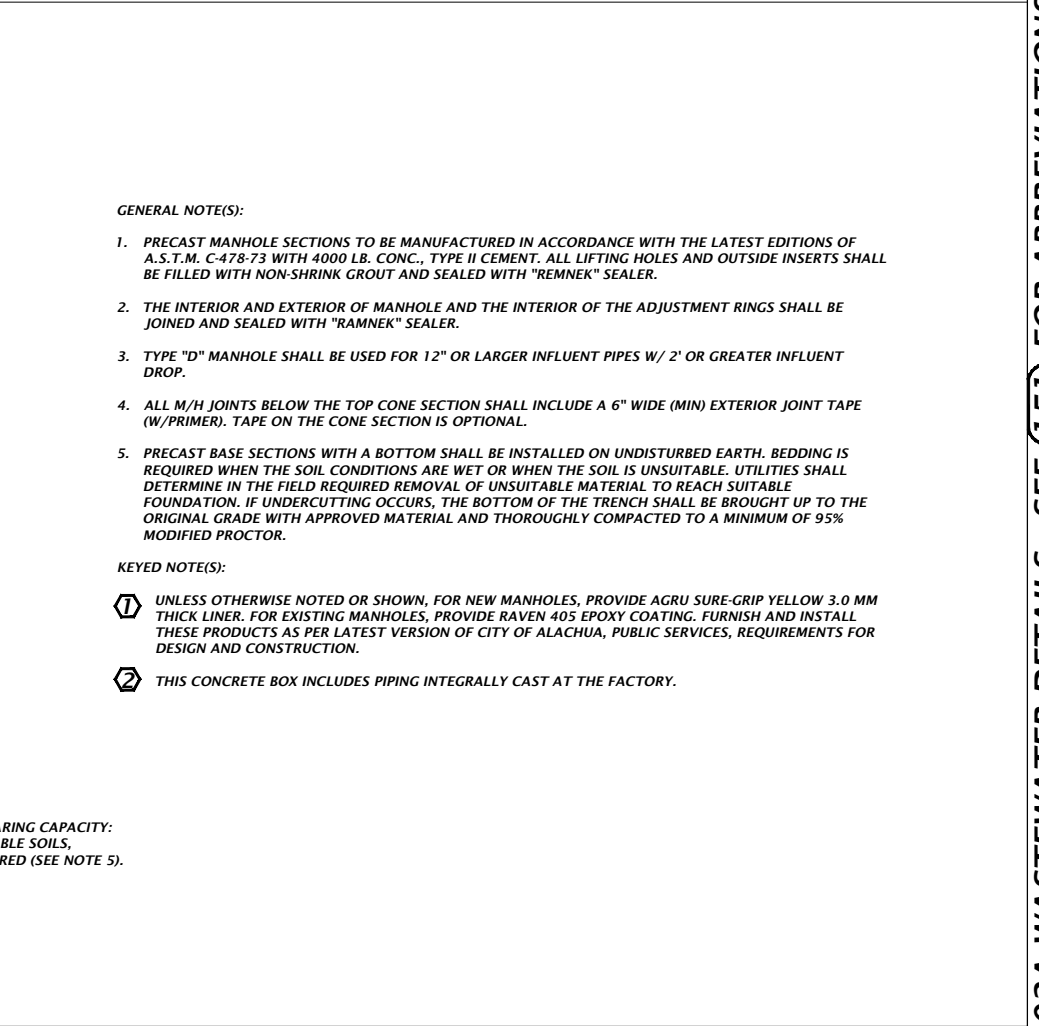
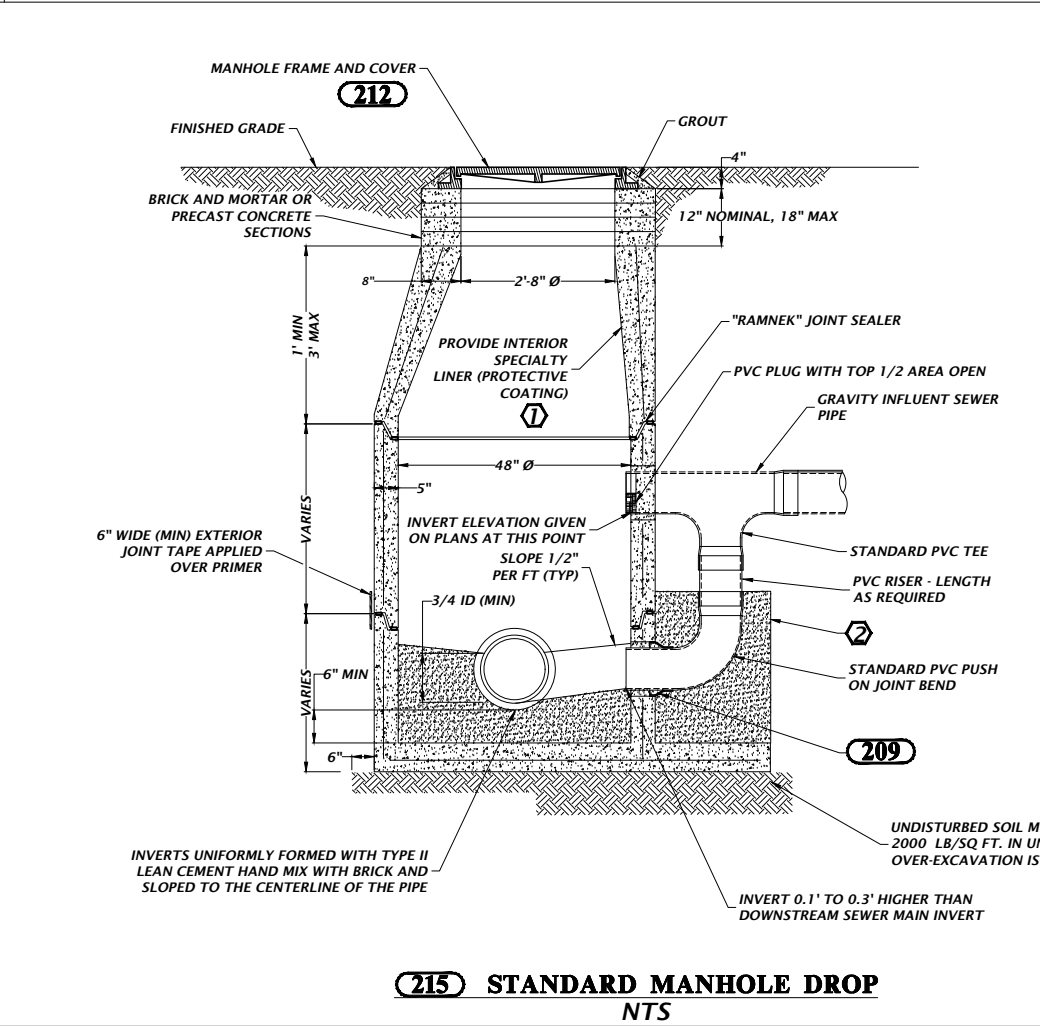
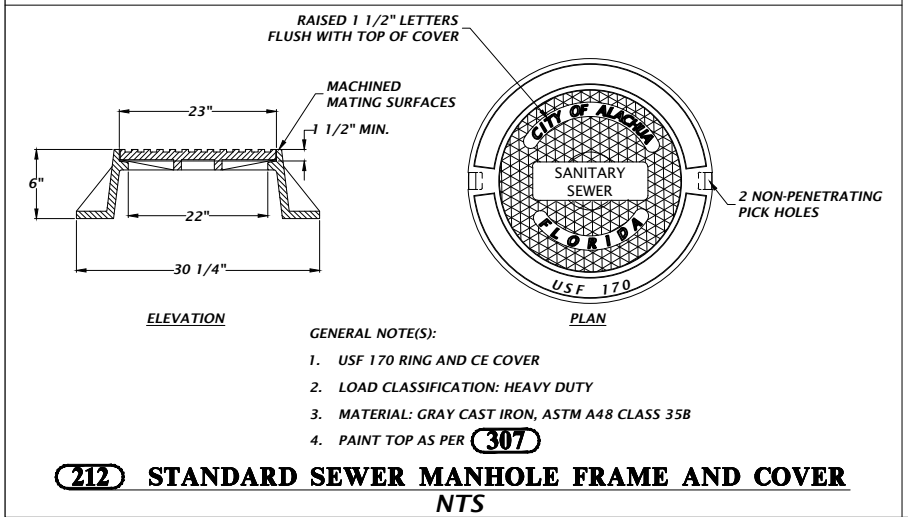
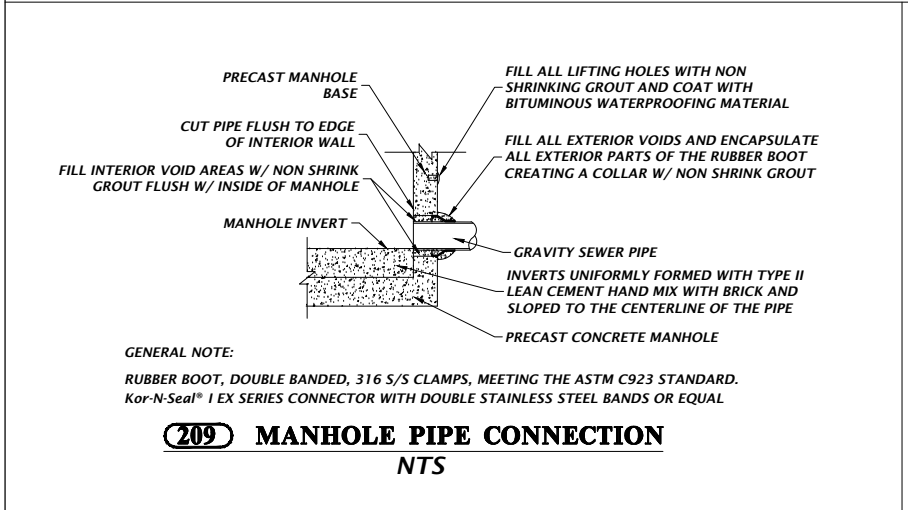
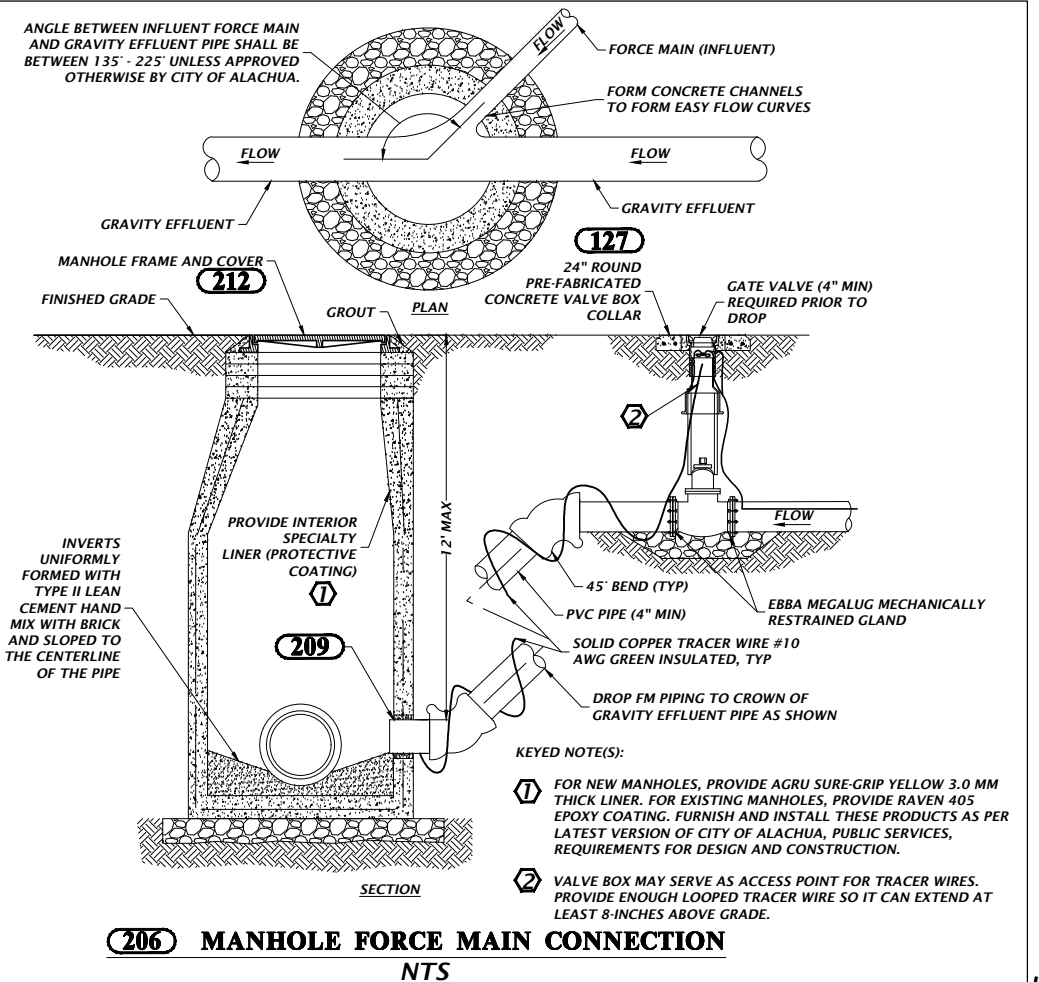
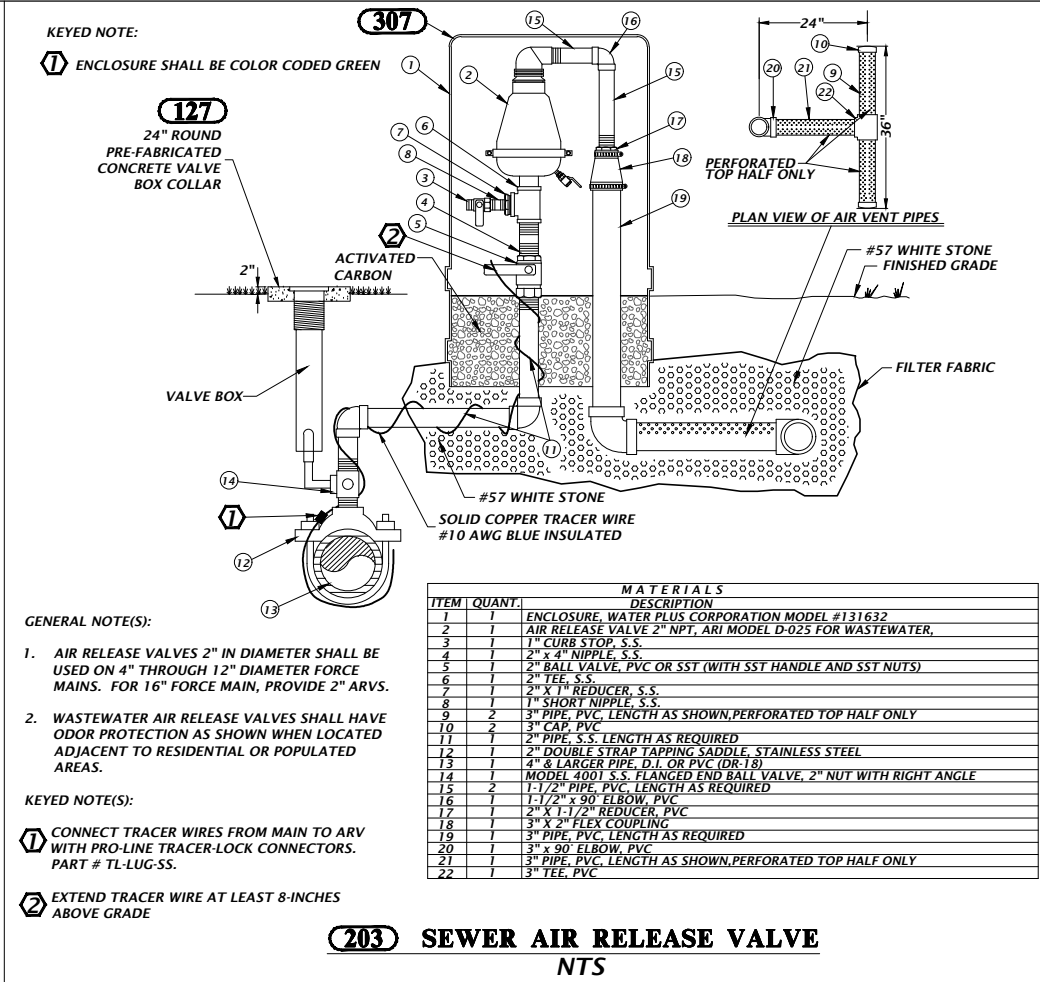
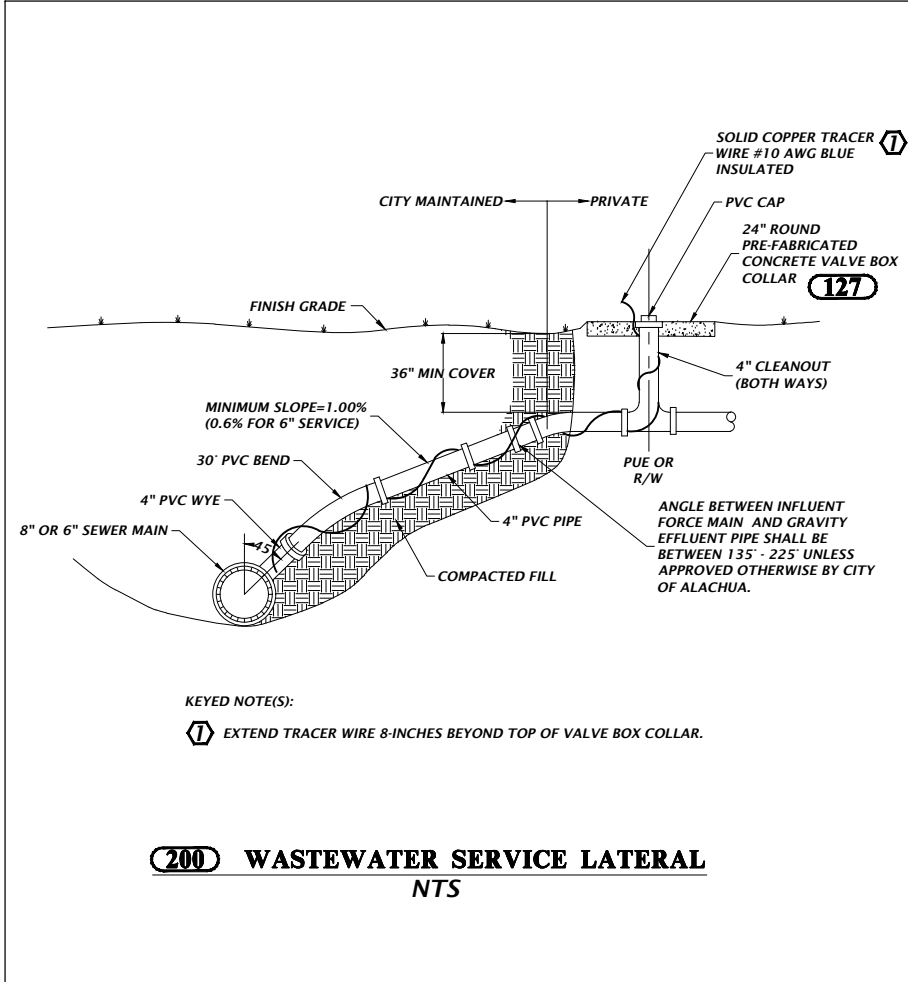


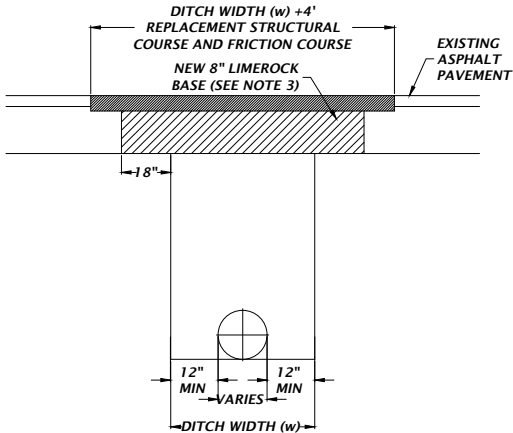
**ABBREVIATIONS**

APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

**151 DETAIL ABBREVIATIONS**  
NTS







GENERAL NOTE(S):

- SEE BEDDING AND TRENCHING DETAIL **(303)** FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.
- NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
- UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
- THE TYPE AND THICKNESS OF NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
- THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX.

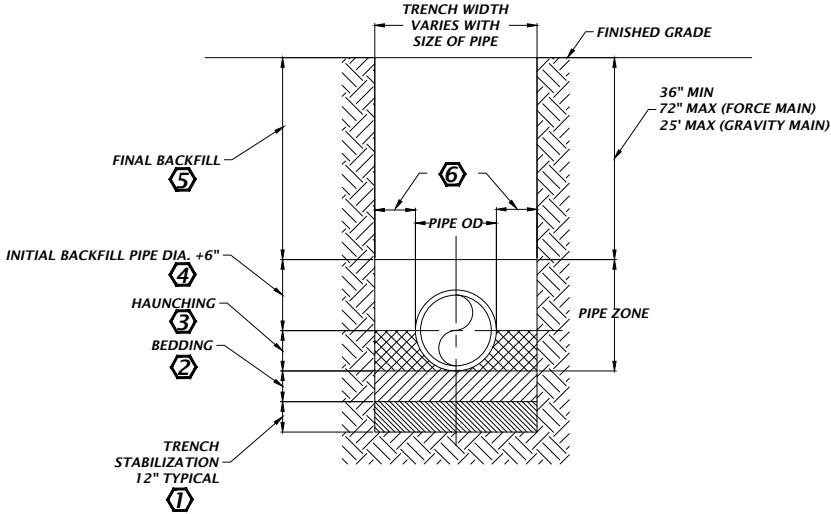
**(300) BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL**  
NTS

GENERAL NOTE(S):

- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
- FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

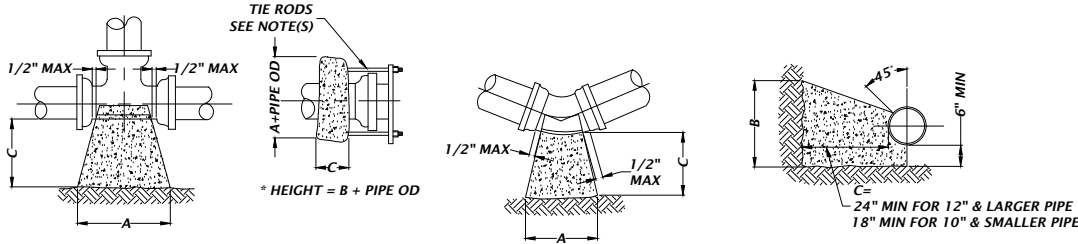
KEYED NOTE(S):

- TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
- BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
- HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
- INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
- FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
- 12" MINIMUM



**(303) BEDDING AND TRENCHING DETAIL**  
NTS

THRUST BLOCK FOR TEES AND PLUGS					
SIZE	90° BEND			SF BEARING SURFACE	
	A	B	C		
4"	16"	16"	18"	1.78	
6"	20"	24"	18"	3.33	
8"	26"	32"	18"	5.78	
10"	32"	40"	18"	8.89	
12"	36"	48"	24"	12.00	
14"	40"	56"	24"	15.56	
16"	48"	60"	24"	20.00	
18"	56"	64"	24"	24.89	
20"	60"	76"	24"	31.67	
24"	72"	90"	24"	45.00	
30"	86"	102"	24"	60.67	
36"	116"	108"	24"	86.11	



GENERAL NOTE(S):

- ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
- THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
- POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
- BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
- THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
- CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:

3" - 8"  
10" - 12"  
14" - 16"  
18" - 20"  
24"  
30" - 36"  
42" - 48"  
54"

DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 12 TIE RODS REQUIRED PER JOINT (3/4" ROD)  
DIAMETER MAIN - 14 TIE RODS REQUIRED PER JOINT (1" ROD)  
DIAMETER MAIN - 16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)  
DIAMETER MAIN - 18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
- MAXIMUM TEST PRESSURE TO BE 150 PSI.

**(306) THRUST BLOCK AND TIE ROD DETAILS**  
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

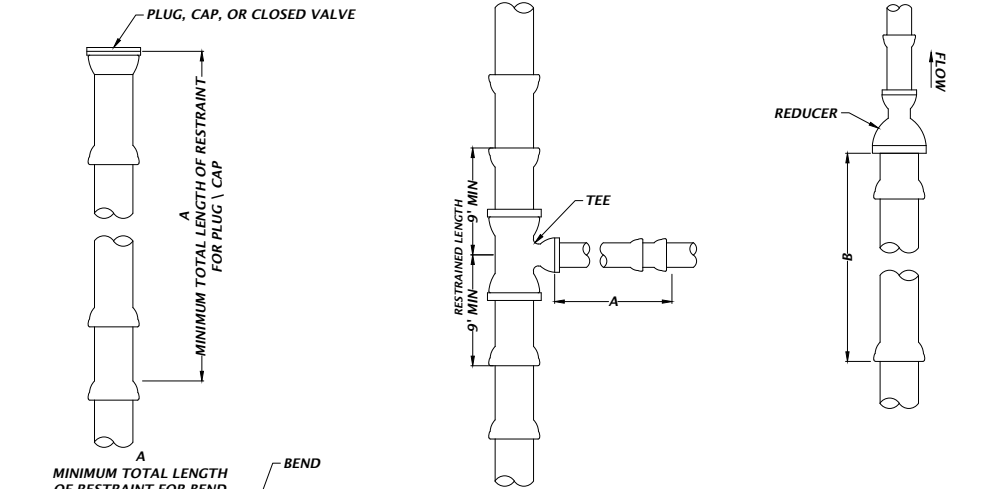
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

**(307) PAINT SYSTEM NO. 5**  
NTS



NOTE: THIS TABLE IS FOR DIP ONLY;  
SEE NOTE(S) BELOW FOR PVC

RESTRAIN LENGTH "A" (LF)									
FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
1 1/4" BEND	3	4	5	6	8	9	10	12	13
2 1/2" BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

GENERAL NOTE(S):

- THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT <http://www.ebaa.com/engineering.htm> AND THE FOLLOWING INPUT VARIABLES:
  - MAXIMUM TEST PRESSURE OF 150 PSI
  - LAYING CONDITION TYPE 3
  - POOR SOIL CONDITIONS (SOIL TYPE ML)
  - USING DIP
  - 2 FEET OF COVER
  - HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
  - SAFETY FACTOR = 1.5 TO 1

- FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
- FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
- RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE. PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.
- ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.

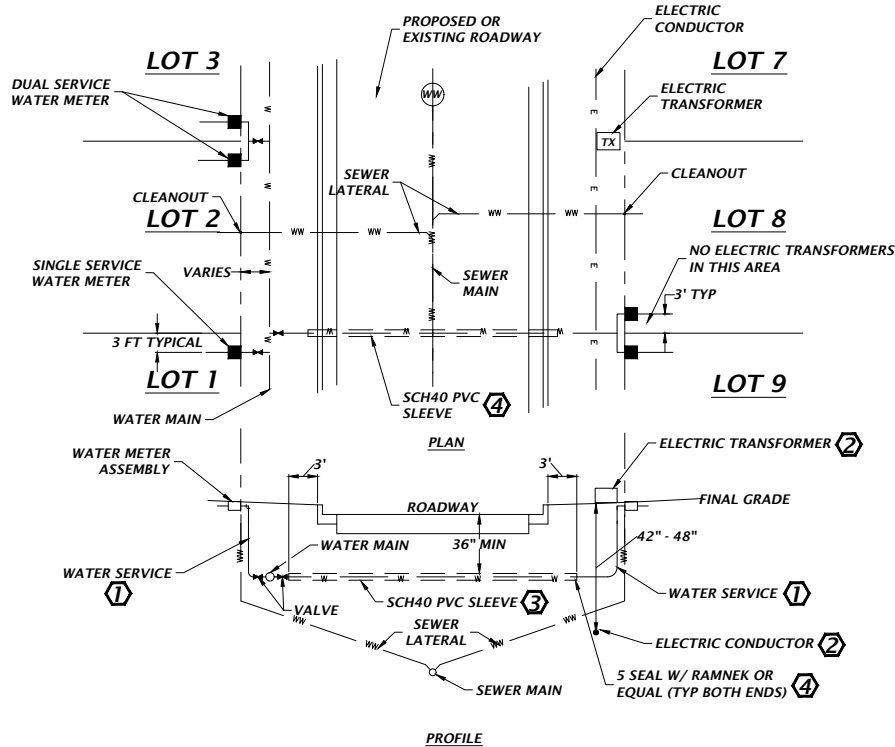
**309 JOINT RESTRAINT**  
NTS

FITTING SIZE	RESTRAIN (LF)	
	TEE "A"	REDUCER "B"
4x4	21	*
6x4	10	30
6x6	37	*
8x4	A.T.	54
8x6	28	32
8x8	54	*
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	*
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	*
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	*
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	*
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	*
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	*

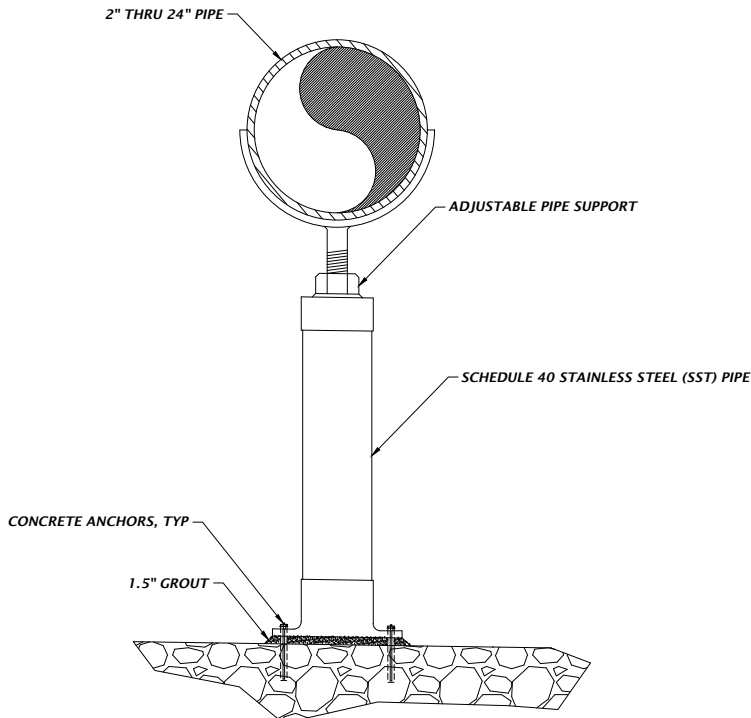
A.T.=RESTRAINT REQUIRED AT TEE ONLY.  
\*-NOT APPLICABLE

KEYED NOTE(S):

- WATER METER SERVICE SHALL BE 2" PVC, OATEY PRIMER AND SOLVENT WELD JOINTS AND BE LOCATED TO AVOID CONFLICT WITH LOCATIONS OF ELECTRIC TRANSFORMERS AND FIRE HYDRANTS.
- ELECTRIC CONDUCTORS MAY BE ON EITHER SIDE OF THE ROADWAY. WATERMAIN SHOULD BE ON THE OPPOSITE SIDE OF TRANSFORMERS.
- PVC SLEEVE TO BE 4" BLUE SCHEDULE 40 PVC SOLVENT WELD.
- SEAL BOTH ENDS OF 4" SLEEVE WITH RAMNEK OR EQUAL.



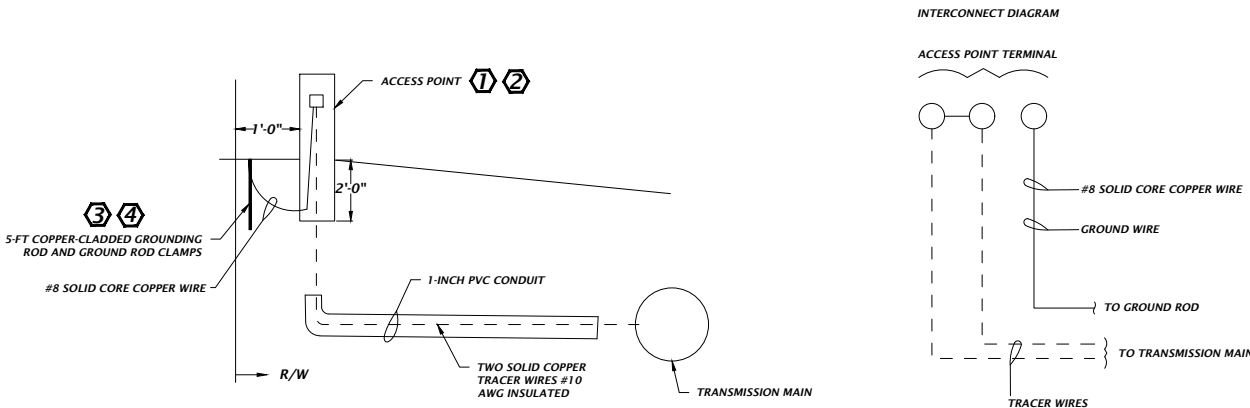
**312 SUBDIVISION SERVICE CONNECTIONS  
& 2-INCH OR LESS WATER SERVICE UNDER ROADWAY**  
NTS



GENERAL NOTE(S):

- ALL PIPE SUPPORT PARTS SHALL BE 304L SST.
- MANUFACTURER AND PRODUCT:
  - STANDON PIPE SUPPORTS, FOREST GROVE, OREGON OR EQUAL
  - MODEL S92

**315 PIPE SUPPORT**  
NTS

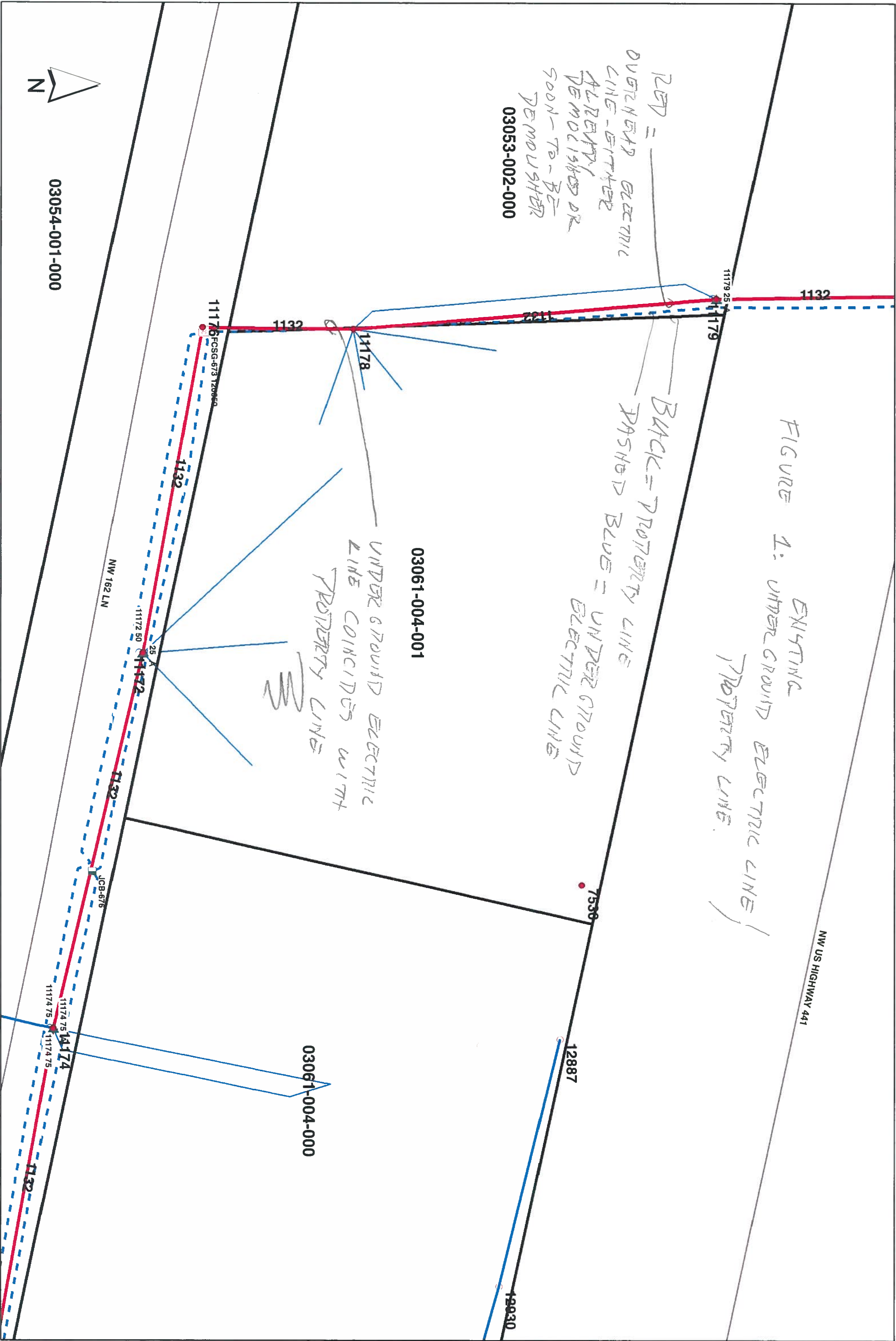


GENERAL NOTE(S):

- THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.
- KEYED NOTE(S):
- PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.
  - COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.
  - INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.
  - DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

**318 ACCESS POINT FOR TRANSMISSION MAIN**  
NTS





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**RE: Request for Review: Burger King Site Plan**

---

**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Request for Review: Burger King Site Plan  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Wed, Feb 12, 2020 10:35 AM  
📎 7 attachments

Justin,

The location of a fire hydrant needs to be shown on the plans.



**Brian Green**

Plans Review- Inspector, Fire Rescue  
PO Box 5038, Gainesville, FL 32627-5038  
352.384.3103 (office) 352.494-3140 (cell)







February 11, 2020

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re:

Dear Mr. Tabor:

As you requested, we have reviewed the Burger King Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by MPH Inc. and dated 12/20/2019. Our review generated a few minor comments and recommendations that are outlined below.

## **C03**

1. The demo legend and the plan view do not match. The legend shows a much darker hatch which is easier to see than the one on the plan view. Please revise for clarity.
2. The 16" palm behind the existing building should be marked for removal.
3. There are at least 10 monitoring wells on the site or adjacent to the site. Please provide the status for abandoning these wells. Does this site have an active cleanup program?
4. Consider providing silt fence downstream of the eastern mitered end section.
5. Provide a detail for the inlet protection that will be used on the inlets.
6. Has any consideration been placed to put the construction entrance near the gravel pad on the south side of the property?
7. Add demolition limits within NW 162<sup>nd</sup> lane for the sewer and water connections.

## **C04**

1. Clarify existing curb vs. proposed curb, especially within the new median on US-441.
2. Identify the type of proposed curb that will be located on US 441 within the new median.
3. Is there a more accessible location for the dumpster? We have concerns for accessing the dumpster for pickups. Is there enough room to contain waste and recyclables in this location?
4. Call out the width of the median and drive widths on US-441.
5. Provide a width dimension on the angled parking spaces.

## **C05**

1. Show the proposed type of curb callouts on this sheet.
2. The inverts at ST-3 and ST-4 appear to be higher than they should, given the contours.
3. Provide stormwater dissipation pads at the outfalls of the mitered end sections into the stormwater basin for erosion control.
4. Specify proposed vs. existing asphalt within the parking lot and within the right of way. Perhaps hatching the proposed pavement will clarify.
5. Call out the transitions from Type F standard curb to Type F spill out curb throughout the project.

## **C05B**

1. Identify sodding limits on typical sections.

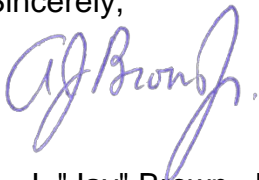
## **C06**

1. Consider altering the sewer configuration to go 45 degree at the tie in cleanout and run parallel to parking centerline. This will avoid the sewer line running under the corner of the retention basin.
2. Show asphalt to be removed and replaced on 162<sup>nd</sup> lane where the utility connections will come through.
3. Please verify that a fire line is not required.
4. Is an onsite electrical transformer required?

## **C06**

1. Provide minimum LBR values in typical asphalt pavement section.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. J. Brown, Jr.", is positioned below the word "Sincerely,".

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Duane Milford



Burger King® • Chili's® • Spageddies<sup>sm</sup> • Papa Vinos® •

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February 25, 2020

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142<sup>nd</sup> Avenue  
Alachua, Florida 32616-0009

RE: Development Review Response:  
Burger King  
16130 NW US Highway 441  
Alachua, Florida

Dear Mr. Tabor,

We are in receipt of the city's comments on the above referenced project dated February 13, 2020 and herewith submit four sets of revised plans and a CD of this resubmittal. Below are responses to those comments.

1. Section 3.7.2(C)(5), Gateway Overlay District Standards

- a. Section 3.7.2(C)(5)(a)(v) requires glazing to constitute a minimum of 35% of the ground floor area when a building faces and is substantially visible from US Highway 441. For the proposed development, this standard is applicable to the north, east, and west elevations, however, only 16.4% of the west elevation and 20% of the east elevation is comprised of glazing. Please address.

**Response: East and west elevations has been revised to include spandrel glass. West elevation has 35.88 percent glazing. The east elevation has 35.77 percent glazing.**

- b. Per Section 3.7.2(C)(5)(d), live oak shall be used as the required canopy tree. Revise the landscape plan to incorporate live oak as the primary canopy tree utilized for the plan.

**Response: Live Oaks were added to the revised Landscape Plan.**

- c. Per Section 3.7.2(C)(5)(b) the only fencing permitted in front yard areas are ornamental fencing. Provide detail of the "impressions flagstone wall" noted on Sheet L-1 to demonstrate the wall is "ornamental".

**Response: A detail has been added to the Landscape Plan.**

- d. Section 3.7.2(C)(5)(g) requires cross access between the subject property and adjacent parcels. A cross access easement shall be required. Coordinate preparation of the easement with Compliance & Risk Management (386-418-6118).

**Response: We have added the cross access easement and a utility easement (for the transformer pad) to the plan. See sheet C04. We will coordinate the applicable documents with Compliance and Risk Management.**

- i. There appear to be no limitations which restrict the installation of the eastern connection. A connection shall be required to the property east of the subject property.

**Response: We stopped the cross access short of the property line to allow for a smoother transition once the**

adjacent property is redeveloped and its drainage is brought into compliance with current stormwater codes.

- ii. The driveway connecting the subject property to the parcel to its west shall extend to the subject property's west property line.

**Response: The Driveway has been extended to the west property line.**

2. Section 6.1, Off-Street Parking & Loading Standards

- a. Per Section 6.1.4(B)(5), the maximum number of parking spaces permitted is 28 spaces. The Site Plan proposes a total of 31 spaces. Please address.

**Response: Attached is a letter of our formal request to exceed the maximum amount of parking spaces by 3 spaces.**

- b. Depict and dimension the minimum required drive-through stacking spaces. Per Section 6.1.8, a minimum 4 stacking spaces are required from the entrance of the drive through to the order boxes and from the order boxes to the pick-up window. The minimum dimension of each stacking space is 9 feet by 20 feet, and shall not impede other on-site traffic movements or movements into or out of parking spaces.

**Response: The stacking spaces are shown on sheet C04. Per our meeting on 2.18.2020 this met the city's requirement.**

3. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Per Section 6.2.3(E), 4 canopy trees and 3 understory trees are required for every 100 lineal feet of arterial road frontage. The width of the driveway at the property line may be excluded from the calculation. Based upon the preceding, 10 canopy trees and 8 understory trees are required to meet the arterial screening requirement (9 canopy trees and 6 understory trees proposed). Please address.

**Response: Additional canopy and understory trees have been added.**

- b. Parking lot buffer requirements are not met for parking area located west of the building. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be located immediately adjacent to the curb or pavement and shall have a minimum of 4 canopy trees and 2 understory trees for every 100 lineal feet.

**Response: The Parking Lot buffers were revised to meet the requirement.**

- c. Provide calculations of interior parking lot landscaping requirements as set forth in Section 6.2.2(D)(2). Trees are required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area, with a minimum of 10 shrubs per landscaped island. Parking lot area is calculated as the paved or unpaved area dedicated to the short- or long-term parking or unloading of vehicles, including associated drive-aisles adjacent to parking bays or loading areas. Note that, per Section 6.2.2(D)(2)(a)(iii)f. this requirement is reduced by 50% when all parking bays are to the side or rear of the property.

**Response: The interior parking calculation was added to the Landscape Plan.**

- d. Provide calculations of perimeter buffer requirements as set forth in Section 6.2.2(D)(3). Identify the applicable buffer type (A – D) and the option (1 – 3) selected as set forth in Table 6.2-1. It appears additional canopy trees will be required along the east perimeter to meet the minimum landscape requirements as set forth in Table 6.2-1.

**Response: The perimeter buffer requirements were added to the Landscape Plan.**

- e. Per Section 6.2.2(C)(8), include a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan.

**Response: A narrative is included with our resubmittal.**

4. Section 6.4, Exterior Lighting Standards

- a. Per Section 6.4.4(C)(2), the maximum initial horizontal illumination in parking lots is 5 footcandles. This is exceeded in several areas throughout the parking lot.

**Response: Reduced lighting levels by choosing a light fixture with less lumens.**

- b. Photometric plan does not provide data proximate to wall mounted fixtures. Confirm the plan accounts for wall mounted fixtures and that data points are provided proximate to wall mounted fixtures.

**Response: Photometric plan accounts for all light fixtures including wall packs.**

- c. Per Section 6.4.4(D)(2), the maximum initial lamp lumens shall not exceed 24,000 lumens.

- i. The Photometric Plan indicates pole-mounted fixtures are proposed at 36,000 lumens. Please address.

**Response: Chose a light fixture with less lumens not to exceed maximum.**

- ii. Provide the maximum lumens produced by the proposed wall mounted fixtures.

**Response: Lumens will be shown on lighting schedule. Wall mounted fixtures are 3000 lumens.**

- d. Per Section 6.4.5(A), the maximum mounting height of all light fixtures other than those for architectural purposes is 15 feet. The Photometric Plan shows pole mounted fixtures proposed at 34 feet. Please address.

**Response: Reduced heights to 15ft.**

5. Section 6.8, Design Standards for Business Uses

- a. Per Section 6.8.2(A)(2)(a)(i)a., 20% of the ground floor façade area shall be comprised of glazing when the façade faces a publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the east and west facades, however, only 16.4% of the west elevation is comprised of glazing. Note the Gateway Overlay District development standards requires a minimum 35% glazing of this elevation. See comment above.

**Response: East and west elevations has been revised to include spandrel glass. West elevation has 35.88 percent glazing. The east elevation has 35.77 percent glazing.**

- b. Confirm total glazing area of the west elevation (185 square feet) is correct. Staff calculated 150.5 square feet. Provide architectural sheet that dimensions each typical window.

**Response: Please see revised elevations, sheets A401 and A402 for new glazing and percentages. Also included is sheet A101 Floor plan and A501 Window elevations.**

- c. Per Section 6.8.2(A)(3), mechanical equipment shall be fully concealed from visibility from a street. A/C units are visible above the top of parapet walls of the east and west elevations, and will be visible from US 441. Please address.

**Response: There is a roof screen on the roof to surround the mechanical equipment. The top of the screens shall be 1'-0" above the roof top unit. Please see roof plan A301.**

6. Concurrency Impact Analysis

- a. Please cite the source of the AADT and PM Peak pass-by trip generation rate used in Table 1 or provide a narrative describing how they have been derived/estimated to be representative of pass-by trips to this site.

**Response: The report has been updated to include the requested source information.**

- b. Segments 1 and 2 (I-75 north and south of US 441) are affected roadway segments, however, 0% of project trips are assigned to these segments. It is reasonable to presume a percentage of project trips will be created by the proximity of the subject property to Interstate 75 and the traveling public. Staff recommends a minimum of 10% of project trips be assigned to each roadway segment.



**Response: The analysis/report has been updated to reflect 10% project trips assigned to I-75 both north and south of US-441.**

7. *Comprehensive Plan Consistency Analysis*

Please address Policy 1.3.f of the Future Land Use Element (Gateway Activity Center).

**Response: Policy 1.3.f for the Gateway Activity Center has been addressed. (See attached)**

8. *Miscellaneous*

- a. Identify the purpose of the fenced area located in the southeast corner of the property. Gates shall not open outward into the ROW of NW 162<sup>nd</sup> Lane.

**Response: The fence has been removed.**

- b. Provide documentation which indicates the underground storage tanks which previously existed on-site were properly closed and any contamination has been addressed.

**Response: This site is being remediated for the petroleum discharge dated 02/21/1990 under the State of Florida, Petroleum Restoration Program (within the Division of Waste Management), FAC ID# 01/8500183.**

**All documents related to the site assessment and site remediation are available for public viewing at the following Florida Department of Environmental Protection website located at:**

<https://depedms.dep.state.fl.us/Oculus/servlet/login>

**Ecology & Environment, Inc. has a dedicated contract with the FDEP to oversee site assessment and remediation towards closure of Florida petroleum contaminated sites.**

9. *Public Services / Fire Rescue / Engineering Review Comments*

- a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated February 11, 2020.

**Response: See responses.**

- b. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue, in an email dated February 12, 2020.

**Response: See responses.**

- c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated February 11, 2020.

**Response: See responses.**

10. *General Information*

- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at: <https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>

**Response: We will coordinate the irrigation with Alachua County EPD.**

- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:

[https://library.municode.com/fl/alachua\\_county/codes/code\\_of\\_ordinances?nodeId=PTIIA\\_DCO\\_TIT7HESA\\_CH77WAQUSTMAPR\\_ARTIIISTTRCO](https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIA_DCO_TIT7HESA_CH77WAQUSTMAPR_ARTIIISTTRCO)

**Response: Attached is an email from Alachua County EPD stating this site is exempt.**

11. Minor Revisions

- a. Sheet C04: Update Note 7 to reflect dimensions of standard parking spaces (not all spaces are 9' x 18').  
**Response: Note 7 has been revised.**
- b. Sheet EP-1: Ensure references to County Land Development Code and other jurisdictions are updated to City of Alachua Land Development Regulations / City of Alachua.  
**Response: The reference has been revised to reflect the City of Alachua.**
- c. Concurrency Impact Analysis: Conclusion under transportation narrative does not account for pass-by trips.  
**Response: Conclusion revised to note: The estimated Daily Pass-By rate is not available through ITE nor other sources. Therefore, industry rule-of-thumb applied by reducing peak hour pass-by rate by "10%", resulting in 40% for LUC 934. (See attached)**
- d. Concurrency Impact Analysis: The date of the Development Monitoring Report used to prepare the analysis is January 2020 – see p. 2.  
**Response: The date of the Development Monitoring Report has been corrected to January 2020. (See attached)**
- e. Concurrency Impact Analysis: Please cite the source of solid waste impact/generation.  
**Response: The Solid Waste Calculations have been corrected. Calculations are derived from the 'RecyclingWorks' online reference for calculation of Solid Waste. The corrected Solid Waste estimate is based upon 2200 lbs/employee/year. The proposed Restaurant will have 8 employees.  $2200 \times 8 = 17,600$  lbs or 8.8 TONS/YR.**
- f. Comprehensive Plan Consistency Analysis: Correct the reference in the first paragraph to Alachua County.  
**Response: The Typo has been corrected.**

Comprehensive Plan Consistency Analysis: Revise response to Policy 1.3.d.2. of the Future Land Use Element to reflect cross-access connection to the east.

**Response: The Comprehensive Plan Consistency Analysis Policy 1.3.d.2., has been revised to reflect the proposed Future Cross Access connection to the East and West of the proposed project site.**

**Comments From:**

**Rodolf Valladares, P.E., Public Services Director**

**Tom Ridgik, P.E. Engineering Supervisor**

**Sheet C02:**

Minor Comment, Referenced Specifications: Please change Note 4 to "City of Alachua, Department of Public Services, Design and Construction Manual, Public Utilities, 2020".

**Response: The referenced specification has been revised.**

Minor Comment, General Note 11: Please replace "City of Alachua Water & Sewer District" with "City of Alachua Public Services Department".

**Response: Note 11 has been revised.**

Please add the following note: "X," Electric service provided by the City of Alachua".

**Response: See General Note 20.**

**Sheet C04:**

On the lower right of property is a fenced (8-foot high PVC fence) area. What is its purpose? Other than the gate facing the road, does it need another gate so it can be accessed from the Burger King building?

**Response: This fence has been removed.**

The gate is shown as the "swing-out" type. Please change to a "swing-in" type so it reduces staff-traffic interface.

**Response: This fence & Gate has been removed.**

**Sheet C05A:**

To enhance clarity, suggest changing the pavement legend text to:

"Standard Duty Asphalt (See U.S. 441 Driveway Pavement Detail)"

"U.S. 441 Shoulder Asphalt (See Shoulder Pavement Detail)"

**Response: The pavement legend has been revised.**

**Sheet C06:**

Note 4: Please review meaning of "conveyed"? Should it instead be "connected"?

**Response: Conveyed is correct.**

General Utility Note 9: Please add "electric service".

**Response: Electric Service has been added to General Utility Note 9.**

Please add the following general note: "In the right-of-way, to both the 2-inch water line and 6-inch gravity sewer main, install 2-pair, 10- gauge tracer wire with enough unwrapped wire to allow connection to test device."

**Response: See General Utility Note 10.**

Electrical: The electric service will not be provided from the overhead line and power pole. Instead show a pad-mounted transformer close to where the power pole is. Also, show a new underground electric line from the Utility Box to the pad-mounted transformer.

**Response: The transformer pad and electrical line has been added.**

Electrical: Please add the following General Utility Note: "The City of Alachua will procure and install the pad-mounted transformer, the pad and also the conduit & conductors from the utility box to the pad-mounted transformer. This work shall be done at no cost to the City, who will backcharge the Contractor. All electric work "downstream" the transformer shall be the responsibility of the Contractor".

**Response: See General Utility Note 11.**

Electrical: The City of Alachua will provide 277/ 460 Volt 3-phase electrical power at the transformer. Please confirm that this is acceptable. Other power types may be available.

**Response: To be provided with the building plan submittal.**

Please provide a load schedule so that the City can size the transformer. When will the load schedule be available?

**Response: To be provided with the building plan submittal.**

A cleanout is shown within the property line in the lower left. Please either:

Relocate the cleanout so it is in the right-of-way, or:

Keep as is, but add a second cleanout in the right of way, or.

Keep as is, but grant an easement to access the cleanout.

**Response: The cleanout has been relocated to be within the right of way.**

Where the new 2-inch water line connects to the existing 16-inch DIP, a corporation stop is called out. As per CoA standards, please replace with a 2-inch resilient seat gate valve with valve box.

**Response: The connection has been revised.**

A dashed line is shown about 10 feet within the property line. What does it represent? Please show on legend sheet.

**Response: This is the landscape buffer line. The line has been removed from this plan sheet for clarity.**

Minor Comment: A rectangular symbol has been called out as a "Power Transformer". This is on the lower left near the "OHW" & "PP". This is actually a "SWITCHGEAR". Please change text.

**Response: This text has been changed to reflect a Switchgear box.**

Attached is Figure 1, which is a GIS output. Black is the property line. Red is an overhead electric line that has either already been demolished or will soon be demolished. The dashed blue line shows an existing UEL, portions of which either coincide with or are very close to the west property line.

**Response: The Burger King lease line is 15 feet east of the parcel line. The overhead electric is shown to be removed. The underground electric has been added per the survey.**

Please verify that construction of the stormwater basin does not interfere with the UEL. The basin outline is at 80 ft. EL and is east of the UEL. But there appears to be some earthwork required west of the basin that may impact the underground electric line. Note that the underground electric line must have at least 4-feet of cover.

**Response: There is no proposed work within the proximity of the underground electric.**

There is a C-Inlet near the NW corner of the stormwater basin. If this C-Inlet impacts the UEL, please relocate.

**Response: There is no proposed work within the proximity of the underground electric.**

Landscaping sheet L-1 shows that trees will be planted near the property line (and buried underground electric line). The distance between trees and the property line/underground electric line appears to be about 7-8 ft., which coincidentally follows the old City standard of 7.5 ft. separation from underground electric utilities. The City is not insisting that the new standard of 15-foot separation be followed. However, could these trees be moved several feet to the east? Also, please verify that these trees (wax myrtle and red maple) have shallow roots.

**Response: The proposed trees are no closer than 10-12 feet at their closest point to the underground electric.**

Based upon a preliminary review, there does not currently appear to be an easement for this UEL. Please obtain an public utility easement (PUE). The CoA notes that both the Burger King property and the parcel west of the Burger King property are owned by the same entity; namely, T&H Property Group. Could the PUE be obtained for the UEL for both parcels?

**Response: The existing underground electric is not within the lease limits of the Burger King.**

There is an existing underground electric line (UEL) that is not shown on any of the submitted drawings. Please address the following issues:

CoA suggests that this UEL be shown on the drawings. Suggested approach is to request a 811 Line Locator design ticket, which will prompt CoA staff to locate the UEL with visible marking paint and flags at grade. The developer would then instruct the surveyor to update the applicable drawings.

**Response: We have contacted sunshine, received utility provider information for this site, sent plans and requests for their as built information. That information along with visible markers, paint marks, flags the surveyor located are shown on the plans.**

**Sheet C09:**

Civil Details, which are based on CoA Standard Details, 2017 Version. Please replace with the updated 2020 standard details, as follows:

Partly because the updated 2020 standard details cross-reference other sheets, the required number of details has increased from 4 to 6. These 6 detail sheets are attached in PDF format.

**Response: Updated details have been added.**

All CoA standard details are also attached in AutoCad format, version 2014. The Engineer may prefer to use details in AutoCad, which could be edited so just the details required for the project would become part of the Contract Documents.

**Response: Updated details have been added.**

**Comments From:**

**A. J. "Jay" Brown, Jr., PE**

**President, JBrown Professional Group Inc.**

**Sheet C03:**

The demo legend and the plan view do not match. The legend shows a much darker hatch which is easier to see than the one on the plan view. Please revise for clarity.

**Response: The plan sidewalk hatch has been revised to match the legend.**

The 16" palm behind the existing building should be marked for removal.

**Response: The Palm is now shown to be removed.**

There are at least 10 monitoring wells on the site or adjacent to the site. Please provide the status for abandoning these wells. Does this site have an active cleanup program?

**Response: This site is being remediated for the petroleum discharge dated 02/21/1990 under the State of Florida, Petroleum Restoration Program (within the Division of Waste Management), FAC ID# 01/8500183.**

**All documents related to the site assessment and site remediation are available for public viewing at the following Florida Department of Environmental Protection website located at:**

<https://depdms.dep.state.fl.us/Oculus/servlet/login>

**Ecology & Environment, Inc. has a dedicated contract with the FDEP to oversee site assessment and remediation towards closure of Florida petroleum contaminated sites.**

Consider providing silt fence downstream of the eastern mitered end section.

**Response: Per conversation with Tim at JBrown Professional Group, Inc., the location of the silt fence as shown is acceptable.**

Provide a detail for the inlet protection that will be used on the inlets.

**Response: Inlet protection detail has been added to sheet C05.**

Has any consideration been placed to put the construction entrance near the gravel pad on the south side of the property?

**Response: Access to the site from U.S. 441 provides the easiest and most direct route for construction equipment and delivery of materials.**

Add demolition limits within NW 162<sup>nd</sup> lane for the sewer and water connections.

**Response: Sheet C06 has notes stating to restore roadway to existing conditions after utility installations.**



**Sheet C04:**

Clarify existing curb vs. proposed curb, especially within the new median on US-441.

**Response: The directional median within U.S. 441 is a raised median per FDOT Index 520-020 Type 1, Option 2. The left turn median modification calls out a Type E Curb. There is no other proposed curb in the right of way. We are proposing shoulder pavement. These plans have been submitted to the F.D.O.T. for review. See sheet C03 for existing curb and sheet C05A for the proposed curb.**

Identify the type of proposed curb that will be located on US 441 within the new median.

**Response: The directional median within U.S. 441 is a raised median per FDOT Index 520-020 Type 1, Option 2. The left turn median modification calls out a Type E Curb. See sheet C05A.**

Is there a more accessible location for the dumpster? We have concerns for accessing the dumpster for pickups. Is there enough room to contain waste and recyclables in this location?

**Response: The location of the dumpster is our preference as well as a requirement in the Gateway Overlay District. This dumpster location is only for trash and does not provide room for recyclables.**

Call out the width of the median and drive widths on US-441.

**Response: The lane and median widths have been added.**

Provide a width dimension on the angled parking spaces.

**Response: The width of the angled parking is shown on sheet C04.**

**Sheet C05:**

Show the proposed type of curb callouts on this sheet.

**Response: The proposed type of curbs are shown on sheet C04 for clarity.**

The inverts at ST-3 and ST-4 appear to be higher than they should, given the contours.

**Response: ST-3 and ST-4 structures have been adjusted.**

Provide stormwater dissipation pads at the outfalls of the mitered end sections into the stormwater basin for erosion control.

**Response: We have added concrete rip-rap at the end of the mitered end sections.**

Specify proposed vs. existing asphalt within the parking lot and within the right of way. Perhaps hatching the proposed pavement will clarify.

**Response: Sheet C03 specifies the existing pavement onsite and within U.S. 441. To be removed and sheet C04 and sheet C05A shows the proposed pavement both onsite and within U.S. 441.**

Call out the transitions from Type F standard curb to Type F spill out curb throughout the project.

**Response: The "spill" and "catch" curb are called out on sheet C04 for clarity.**

**Sheet C05B:**

Identify sodding limits on typical sections.

**Response: Sodding limits have been added to the sections.**

**Sheet C06:**

Consider altering the sewer configuration to go 45 degree at the tie in cleanout and run parallel to parking centerline. This will avoid the sewer line running under the corner of the retention basin.

**Response: We have revised to sanitary sewer to avoid any conflict with the pond.**

Show asphalt to be removed and replaced on 162<sup>nd</sup> lane where the utility connections will come through.

**Response: The survey shows 162<sup>nd</sup> as gravel. Perhaps because of the recent utility installations. Sheet C06 calls out "to restore roadway to existing conditions after utility installations".**

Please verify that a fire line is not required.

**Response: Based on the load occupancy and building size, the building is not required to be sprinkled.**

Is an onsite electrical transformer required?

**Response: Yes. See revised sheet C06.**

Provide minimum LBR values in typical asphalt pavement section.

**Response: The LBR (100) is shown in the typical section on sheet C08.**

Should you or members of staff have any questions or require any clarification on these responses or the plan revisions, please call or email me.

Sincerely,

Robin Kendall  
Bravoflorida, LLC  
3018 U.S. Highway 301 N.  
Tampa, FL. 33619  
Direct: (813) 559-8256  
Cell: (813) 690-4913  
[rkendall@gdi.com](mailto:rkendall@gdi.com)



# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

March 10, 2020

Also sent by electronic mail to [rkendall@qdi.com](mailto:rkendall@qdi.com)

Robin Kendall  
Bravoflorida, LLC  
3018 U.S. Highway 30 N.  
Suite 100  
Tampa, FL 33619

RE: Development Review Team (DRT) Comments: Burger King Site Plan

Dear Mr. Kendall:

On March 2, 2020, the City of Alachua received your revised application for a Site Plan for a proposed Burger King quick service restaurant with drive through facility. The application proposes the construction of a ±3,349 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±1.19 acre subject property, consisting of Tax Parcel Number 03061-004-001, located at 16130 NW US Highway 441. The revised application received on March 2, 2020 was submitted to address the Development Review Team (DRT) comments issued in a letter dated February 12, 2020 and as discussed at a DRT Meeting held on February 18, 2020.

Upon review of the revised application and materials, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, March 17, 2020**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

## Previous Comments

1. Section 3.7.2(C)(5), Gateway Overlay District Standards
  - a. Section 3.7.2(C)(5)(g) requires cross access between the subject property and adjacent parcels. A cross access easement shall be required. Coordinate preparation of the easement with Compliance & Risk Management (386-418-6118).

**Remaining Issues:** NOTE: A legal description and sketch of the area of the cross access easement and public utilities easement are required to be provided in order for the City (Compliance & Risk Management Department) to prepare each easement. Please provide

legal descriptions and sketches of these areas for coordination and preparation of each easement.

- i. There appear to be no limitations which restrict the installation of the eastern connection. A connection shall be required to the property east of the subject property.

**Remaining Issues:** See comments from JBrown Professional Group as provided in a letter dated March 9, 2020, with recommendations to improve grading of the future cross-access connection.

2. Section 6.1, Off-Street Parking & Loading Standards

- a. Per Section 6.1.4(B)(5), the maximum number of parking spaces permitted is 28 spaces. The Site Plan proposes a total of 31 spaces. Please address.

**Remaining Issues:** The applicant has submitted a letter, dated February 25, 2020, from Daniel B. Fitzpatrick of Quality Dining, Inc., requesting the development to be permitted a maximum of 31 parking spaces. As discussed at the February 18, 2020 DRT Meeting, the applicant is seeking additional parking beyond the maximum amount of parking as permitted by Section 6.1.4(B)(5)(a). This section requires that the maximum number of parking spaces does not exceed 125 percent of the minimum number of parking spaces required (maximum 28 spaces). It is understood the applicant has submitted this letter to seek additional parking as set forth in Section 6.1.4(B)(5)(b). This section provides for an adjustment by the LDR Administrator in the maximum number of allowable parking spaces if the applicant provides written information demonstrating the proposed use would not be economically viable without such adjustment. The aforementioned letter from Mr. Fitzpatrick, dated February 25, 2020, does not address how the proposed use would not be economically viable without this adjustment. As discussed at the February 18, 2020 DRT Meeting, an acceptable methodology to address economic viability could include an analysis of parking utilization at several other comparable restaurant locations. At a minimum, such analysis must identify the total number of parking spaces at each location, utilization rates (number and percentage of parking in utilization) during typical (i.e., not during travel seasons or other periods of peak utilization) weekend days and weekdays (in half hour intervals at a minimum), and a narrative of the economic impact upon the business which would result from the lower number of parking spaces. Please contact Staff if a sample analysis is desired.

3. Section 6.4, Exterior Lighting Standards

- a. Per Section 6.4.4(C)(2), the maximum initial horizontal illumination in parking lots is 5 footcandles. This is exceeded in several areas throughout the parking lot.

**Remaining Issues:** (1) The maximum initial horizontal illumination exceeds 5 footcandles in several areas of drive aisle along the north of the site. Please address. (2) The maximum horizontal illumination surrounding building exceeds 10 footcandles in areas which are not building entries (i.e., drive through windows and north elevation) and exceeds 10 footcandles at the service entry at the rear of the building. Please address.

- b. Photometric plan does not provide data proximate to wall mounted fixtures. Confirm the plan accounts for wall mounted fixtures and that data points are provided proximate to wall mounted fixtures.

**Remaining Issues:** See comment above. Wall mounted fixtures exceed maximum horizontal illumination permitted surrounding the building (5 footcandles) and at building entries (10 footcandles).

4. Concurrency Impact Analysis

- a. Segments 1 and 2 (I-75 north and south of US 441) are affected roadway segments, however, 0% of project trips are assigned to these segments. It is reasonable to presume a percentage of project trips will be created by the proximity of the subject property to Interstate 75 and the traveling public. Staff recommends a minimum of 10% of project trips be assigned to each roadway segment.

**Remaining Issues:** The applicant has provided a Technical Memorandum prepared by Michael D. Raysor, P.E., of Raysor Transportation Consulting, which addresses this comment, however, the Concurrency Impact Statement (dated January 23, 2020) does not reflect the revisions. Please address.

5. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated February 11, 2020.

**Remaining Issues:** See the comments from Tom Ridgik, Engineering Supervisor, as provided in the attached memorandum dated March 10, 2020.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in the attached letter dated February 11, 2020.

**Remaining Issues:** See the letter from JBrown Professional Group, dated March 9, 2020.

6. Minor Revisions

- a. Concurrency Impact Analysis: The date of the Development Monitoring Report used to prepare the analysis is January 2020 – see p. 2.

**Remaining Issues:** Update reference to "January 2020" in Table 2.0, footnote 1.

## New Comments – 3/2/2020 Plans

7. Architectural Plans

- a. Sheet A401 indicates window "L" shall be actual glass, however Sheet A501 indicates this panel is spandrel glass. The floor plan appears to indicate there is no limitation which restricts providing actual glass in this location, therefore, actual glass should be utilized. Please update Sheet A501 accordingly.
- b. Provide the width of window "L" on Sheet A501.
- c. Sheet A501 references the door schedule for the height of the storefront doors for window "M". The door schedule is not included with architectural plan sheets.
- d. Please submit revised color renderings reflecting the revisions to the architectural plans.

8. Concurrency Impact Analysis

- a. References to the date of the Development Monitoring Report in the Technical Memorandum prepared by Michael D. Raysor, P.E., of Raysor Transportation Consulting, should be reference the January 2020 Development Monitoring Report. See section 4.0 and Table 2.0, footnote 1.

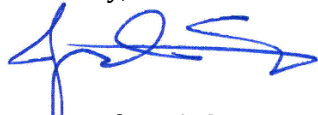
9. Exterior Lighting

- a. Section 6.4.4(E) states the ratio of maximum to minimum lighting shall not exceed 10:1. Sheet EP-1 notes the maximum to minimum ratio at the building entry is 12.56, and in the parking lot is 13.40. Please address.



If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

Attachments:      Memorandum from Tom Ridgik, Engineering Supervisor, dated March 10, 2020  
                         Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated March 9, 2020

c:            Adam Boukari, City Manager *(by electronic mail)*  
              Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
              Adam Hall, AICP, Planner *(by electronic mail)*  
              Project File



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** Mar 10, 2020

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director  
Tom Ridgik, P.E.  
Engineering Supervisor

TR 3/10/2020

**RE:** Burger King Site Plan

Public Services has reviewed the Burger King Site Plan (March 1st Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on Jan 12th Submittal</p> <p>Sheet C02:</p> <p>Minor Comment, Referenced Specifications: Please change Note 4 to "City of Alachua, Department of Public Services, Design and Construction Manual, Public Utilities, 2020".</p> <p>Minor Comment, General Note 11: Please replace "City of Alachua Water &amp; Sewer District" with "City of Alachua Public Services Department".</p> <p>Please add the following note: "XX. Electric service provided by the City of Alachua".</p> <p><b>Comment on March 1st Submittal</b></p> <p>Engineer's response is acceptable.</p> <p><b>Approved</b></p>
2.	<p>Comment on Jan 12th Submittal</p> <p>Sheet C04:</p> <ul style="list-style-type: none"><li>On the lower right of property is a fenced (8-foot high PVC fence) area. What is its purpose? Other than the gate facing the road, does it need another gate so it can be accessed from the Burger King building?</li></ul>

NO.	COMMENTS
	<ul style="list-style-type: none"> <li>The gate is shown as the “swing-out” type. Please change to a “swing-in” type so it reduces staff-traffic interface.</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer’s response is acceptable.</p> <p><b>Approved</b></p>
3.	<p><b>Comment on Jan 12th Submittal</b></p> <p>Sheet C05A: To enhance clarity, suggest changing the pavement legend text to:</p> <ul style="list-style-type: none"> <li>“Standard Duty Asphalt (See U.S. 441 Driveway Pavement Detail)”</li> <li>“U.S. 441 Shoulder Asphalt (See Shoulder Pavement Detail)”</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer’s response is acceptable.</p> <p><b>Approved</b></p>
4.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06, Note 4: Please review meaning of “conveyed”? Should it instead be “connected”?</li> <li>Sheet C06, General Utility Note 9: Please add “electric service”.</li> <li>Sheet C06, Please add the following general note: “In the right-of-way, to both the 2-inch water line and 6-inch gravity sewer main, install 2-pair, 10- gauge tracer wire with enough unwrapped wire to allow connection to test device.”</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer’s response is acceptable.</p> <p><b>Approved</b></p>
5.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>Sheet C06, Electrical: The electric service will not be provided from the overhead line and power pole. Instead show a pad-mounted transformer close to where the power pole is. Also, show a new underground electric line from the Utility Box to the pad-mounted transformer.</li> <li>Sheet C05, Electrical: Please add the following General Utility Note: “The City of Alachua will procure and install the pad- mounted transformer, the pad and also the conduit &amp; conductors from the utility box to the pad-mounted transformer. This work shall be done at no cost to the City, who will backcharge the Contractor. All electric work “downstream” the transformer shall be the responsibility of the Contractor”.</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer’s response is acceptable.</p> <p><b>Approved</b></p>

NO.	COMMENTS
6.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06, Electrical, The City of Alachua will provide 277/460 Volt 3-phase electrical power at the transformer. Please confirm that this is acceptable. Other power types may be available.</li> <li>• Sheet C06: Please provide a load schedule so that the City can size the transformer. When will the load schedule be available?</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer's response is acceptable.</p> <p><b>Approved</b></p>
7.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• <b>Sheet C06, Cleanout:</b> A cleanout is shown within the property line in the lower left. Please either:</li> <li>• Relocate the cleanout so it is in the right-of-way, or:</li> <li>• Keep as is, but add a second cleanout in the right of way, or.</li> <li>• Keep as is, but grant an easement to access the cleanout.</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer's response is acceptable.</p> <p><b>Approved</b></p>
8.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06: Where the new 2-inch water line connects to the existing 16-inch DIP, a corporation stop is called out. As per CoA standards, please replace with a 2-inch resilient seat gate valve with valve box.</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer's response is acceptable.</p> <p><b>Approved</b></p>
9.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06: A dashed line is shown about 10 feet within the property line. What does it represent? Please show on legend sheet.</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer's response is acceptable.</p> <p><b>Approved</b></p>
10.	<p><b>Comment on Jan 12th Submittal</b></p> <ul style="list-style-type: none"> <li>• Sheet C06: Minor Comment: A rectangular symbol has been called out as a "Power Transformer". This is on the lower left near the "OHW" &amp; "PP". This is actually a "</li> </ul>

NO.	COMMENTS
	<p>SWITCHGEAR". Please change text.</p> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer's response is acceptable.</p> <p><b>Approved</b></p>
11.	<p><b>Comment on Jan 12th Submittal</b></p> <p>Sheet C06: There is an existing underground electric line (UEL) that is not shown on any of the submitted drawings. Please address the following issues:</p> <ul style="list-style-type: none"> <li>• Attached is Figure 1, which is a GIS output. Black is the property line. Red is an overhead electric line that has either has already been demolished or will soon be demolished. The dashed blue line shows an existing UEL, portions of which either coincide with or are very close to the west property line.</li> <li>• Please verify that construction of the stormwater basin does not interfere with the UEL. The basin outline is at 80 ft. EL and is east of the UEL. But there appears to be some earthwork required west of the basin that may impact the underground electric line. Note that the underground electric line must have at least 4-feet of cover.</li> <li>• There is a C-Inlet near the NW corner of the stormwater basin. If this C-Inlet impacts the UEL, please relocate.</li> <li>• Landscaping sheet J-1 shows that trees will be planted near the property line (and buried underground electric line). The distance between trees and the property line/underground electric line appears to be about 7-8 ft., which coincidentally follows the old City standard of 7.5 ft. separation from underground electric utilities. The City is not insisting that the new standard of 15-foot separation be followed. However, could these trees be moved several feet to the east? Also, please verify that these trees (wax myrtle and red maple) have shallow roots.</li> <li>• Based upon a preliminary review, there does not currently appear to be an easement for this UEL. Please obtain an public utility easement (PUE). The CoA notes that both the Burger King property and the parcel west of the Burger King property are owned by the same entity; namely, T&amp;H Property Group. Could the PUE be obtained for the UEL for both parcels?</li> <li>• CoA suggests that this UEL be shown on the drawings. Suggested approach is to request a 811 Line Locator design ticket, which will prompt CoA staff to locate the UEL with visible marking paint and flags at grade. The developer would then instruct the surveyor to update the applicable drawings.</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p>Engineer's response is acceptable.</p> <p><b>Approved</b></p>
12.	<p><b>Comment on Jan 12th Submittal</b></p> <p>Sheet C09 shows Civil Details, which are based on CoA Standard Details, 2017 Version. Please replace with the updated 2020 standard details, as follows:</p>



NO.	COMMENTS
	<ul style="list-style-type: none"> <li>Partly because the updated 2020 standard details cross-reference other sheets, the required number of details has increased from 4 to 6. These 6 detail sheets are attached in PDF format.</li> <li>All CoA standard details are also attached in AutoCad format, version 2014. The Engineer may prefer to use details in AutoCad, which could be edited so just the details required for the project would become part of the Contract Documents.</li> </ul> <p><b>Comment on March 1<sup>st</sup> Submittal</b></p> <p><b>Please add Detail 307 to the Construction Documents. This (painting) detail is cross-referenced by several other details.</b></p> <p><b>This detail does not need to be added now – CoA will review the next Construction Plan submittals to verify that this detail has been added.</b></p> <p><b>Approved as Noted</b></p>
<b>END OF COMMENTS</b>	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician





## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 23, 2020

Sent by electronic mail to [rkendall@qdi.com](mailto:rkendall@qdi.com)

Robin Kendall  
Bravoflorida, LLC  
3018 U.S. Highway 30 N.  
Suite 100  
Tampa, FL 33619

RE: Parking Adjustment Pursuant to Section 6.1.4(B)(5)(b): Burger King Site Plan

Dear Mr. Kendall:

The City is in receipt of your request concerning the maximum number of parking spaces allowed for the proposed Burger King restaurant at 16130 NW US Highway 441.

Section 6.1 of the City's Land Development Regulations (LDRs) establishes off-street parking and loading standards. Section 6.1.4(B)(5)(a) of the LDRs states that the number of off-street parking spaces shall not exceed more than 125 percent of the minimum number of spaces required.

The proposed use, a restaurant with drive through service, is required to provide 1 space per 150 square feet of floor area. The proposed Burger King restaurant would be 3,349 square feet, therefore, the minimum number of off-street parking spaces that is required is 22 spaces (3,349 square feet / 1 space per 150 square feet of floor area = 22.33 spaces). As set forth in Section 6.1.4(B)(5)(a) of the LDRs, the maximum number of parking spaces allowed would be 28 spaces (22 spaces x 125% = 27.5 spaces).

Section 6.1.4(B)(5)(b) states that the maximum number of parking spaces allowed may be adjusted by the LDR Administrator if the applicant provides written information demonstrating the proposed use would not be economically viable without such adjustment.

A request has been submitted for the proposed Burger King restaurant. The request proposes to increase the maximum number of parking spaces allowed from 28 spaces to 32 spaces.

In order to support the request, data has been provided for three comparable restaurants. Each restaurant is located proximate in Florida and is proximate to an interstate highway and near a highway interchange.


The analysis provides the following information for each restaurant: the location; the total number of parking spaces; the number of transactions (total, drive-through, and dining room) from 11:00 AM – 3:00 PM for the period from January 1, 2019 through December 31, 2019; the average dining room transaction amount for transactions occurring between 11:00 AM – 3:00 PM for the period from January 1, 2019 through December 31, 2019; and customer counts in 30 minute intervals from 11:00 AM – 3:00 PM for the period from January 1, 2019 through December 31, 2019.

Utilizing this information, the analysis concludes that without the parking adjustment, the total annual revenue which would be lost without such adjustment would result in a loss ranging from \$64,762.05 to \$169,687.48. The request contends that the lost revenue would result in a significant financial hardship and make the proposed development not economically viable.

Upon review of the request and supporting data, it is found that the provisions of Section 6.1.4(B)(5)(b) are satisfied. As such, your request to increase the maximum number of parking spaces allowed for the proposed Burger King restaurant at 16130 NW US Highway 441 to a maximum of 32 spaces is approved.

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

Sincerely,



Adam Boukari  
LDR Administrator/City Manager

Attachment:      Parking Adjustment Request for Burger King Restaurant located at 16130 NW US Highway 441

c:      Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
         Justin Tabor, AICP, Principal Planner *(by electronic mail)*  
         Adam Hall, AICP, Planner *(by electronic mail)*  
         Project File



Burger King® | Chili's® | Papa Vino's®

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June 18, 2020

City of Alachua Planning & Zoning Department  
Attention: Justin Tabor  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RE: Parking Adjustment Request for Burger King Restaurant  
Parcel 03061-004-001  
16130 NW US HWY 441 Alachua, FL

Dear Justin,

The 3,349 square foot Burger King restaurant proposed on tax parcel 03061-004-001 is afforded a maximum of 28 parking spaces by right as established by the City of Alachua Land Development Regulations (LDR). I am formally requesting an adjustment to this maximum allowed parking amount to 32 total spaces as allowed by Section 6.1.4 (B)(5)(b) of the LDR. A parking adjustment analysis based upon the sales data obtained from three Burger King Restaurants is included as an attachment. The analysis concludes the potential for lost annual revenue up to  $\pm$  \$170,000 if these additional parking spaces are not provided. The loss of these spaces and resulting lost revenue would present a significant financial hardship and make the development not economically viable.

Please feel free to contact me should you have any questions.

Sincerely,

Jennifer Tyler  
Quality Dining, Inc.  
Vice President of Real Estate & Development  
(863)698-3060 | [JBTyler@qdi.com](mailto:JBTyler@qdi.com)



## BURGER KING RESTAURANT PARKING ANALYSIS

[illegible]



June 23, 2020

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142<sup>nd</sup> Avenue  
Alachua, Florida 32616-0009

RE: Development Review Response #2  
Burger King  
16130 NW US Highway 441  
Alachua, Florida

Dear Mr. Tabor,

We are in receipt of the city's comments on the above referenced project dated March 10, 2020 and herewith submit four sets of revised plans and a CD of this resubmittal. Below are responses to those comments.

Previous Comments

1. Section 3.7.2(C)(5), Gateway Overlay District Standards

- a. Section 3.7.2(C)(5)(g) requires cross access between the subject property and adjacent parcels. A cross access easement shall be required. Coordinate preparation of the easement with Compliance & Risk Management (386-418-6118).

**Remaining Issues:** NOTE: A legal description and sketch of the area of the cross access easement and public utilities easement are required to be provided in order for the City (Compliance & Risk Management Department) to prepare each easement. Please provide legal descriptions and sketches of these areas for coordination and preparation of each easement.

**Response:** Enclosed are the requested legal descriptions and sketches for the proposed easements.

- i. There appear to be no limitations which restrict the installation of the eastern connection. A connection shall be required to the property east of the subject property.

**Remaining Issues:** See comments from JBrown Professional Group as provided in a letter dated March 9, 2020, with recommendations to improve grading of the future cross-access connection.

**Response:** The Paving, Grading & Drainage Plan has been revised per JBrown's comment to the extent possible. Elevations shown are based on the F.D.O.T. storm events.

2. Section 6.1, Off-Street Parking & Loading Standards

- a. Per Section 6.1.4(B)(5), the maximum number of parking spaces permitted is 28 spaces. The Site Plan proposes a total of 31 spaces. Please address.

**Remaining Issues:** The applicant has submitted a letter, dated February 25, 2020, from Daniel B. Fitzpatrick of Quality Dining, Inc., requesting the development to be permitted a maximum of 31

parking spaces. As discussed at the February 18, 2020 DRT Meeting, the applicant is seeking additional parking beyond the maximum amount of parking as permitted by Section 6.1.4(B)(5)(a). This section requires that the maximum number of parking spaces does not exceed 125 percent of the minimum number of parking spaces required (maximum 28 spaces). It is understood the applicant has submitted this letter to seek additional parking as set forth in Section 6.1.4(B)(5)(b). This section provides for an adjustment by the LDR Administrator in the maximum number of allowable parking spaces if the applicant provides written information demonstrating the proposed use ***would not be economically viable without such adjustment***. The aforementioned letter from Mr. Fitzpatrick, dated February 25, 2020, does not address how the proposed use would not be economically viable without this adjustment. As discussed at the February 18, 2020 DRT Meeting, an acceptable methodology to address economic viability could include an analysis of parking utilization at several other comparable restaurant locations. At a minimum, such analysis must identify the total number of parking spaces at each location, utilization rates (number and percentage of parking in utilization) during typical (i.e., not during travel seasons or other periods of peak utilization) weekend days and weekdays (in half hour intervals at a minimum), and a narrative of the economic impact upon the business which would result from the lower number of parking spaces. Please contact Staff if a sample analysis is desired.

**Response: The parking adjustment has been approved.**

3. Section 6.4, Exterior Lighting Standards

- a. Per Section 6.4.4(C)(2), the maximum initial horizontal illumination in parking lots is 5 footcandles. This is exceeded in several areas throughout the parking lot.

**Remaining Issues:** (1) The maximum initial horizontal illumination exceeds 5 footcandles in several areas of drive aisle along the north of the site. Please address. (2) The maximum horizontal illumination surrounding building exceeds 10 footcandles in areas which are not building entries (i.e., drive through windows and north elevation) and exceeds 10 footcandles at the service entry at the rear of the building. Please address.

**Response: Plans have been revised to reflect 5 foot-candles in parking lot and 10 foot-candles or less at the entrances.**

- b. Photometric plan does not provide data proximate to wall mounted fixtures. Confirm the plan accounts for wall mounted fixtures and that data points are provided proximate to wall mounted fixtures.

**Remaining Issues:** See comment above. Wall mounted fixtures exceed maximum horizontal illumination permitted surrounding the building (5 footcandles) and at building entries (10 footcandles).

**Response: Plans have been revised to reflect 5 foot-candles in parking lot and 10 foot-candles or less at the entrances.**

4. Concurrency Impact Analysis

- a. Segments 1 and 2 (I-75 north and south of US 441) are affected roadway segments, however, 0% of project trips are assigned to these segments. It is reasonable to presume a percentage of project trips will be created by the proximity of the subject property to Interstate 75 and the traveling public. Staff recommends a minimum of 10% of project trips be assigned to each roadway segment.

**Remaining Issues:** The applicant has provided a Technical Memorandum prepared by Michael D. Raysor, P.E., of Raysor Transportation Consulting, which addresses this comment, however, the Concurrency Impact Statement (dated January 23, 2020) does not reflect the revisions. Please address.

**Response: Enclosed is the revised Technical Memorandum.**

5. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated February 11, 2020.

**Remaining Issues:** See the comments from Tom Ridgik, Engineering Supervisor, as provided in the attached memorandum dated March 10, 2020.

**Response:** The Additional has been added to Sheet C09.

The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in the attached letter dated February 11, 2020.

**Remaining Issues:** See the letter from JBrown Professional Group, dated March 9, 2020.

**Response:** The Paving, Grading & Drainage Plan has been revised per JBrown's comment to the extent possible. Elevations shown are based on an F.D.O.T. storm event.

6. Minor Revisions

Concurrency Impact Analysis: The date of the Development Monitoring Report used to prepare the analysis is January 2020 – see p. 2.

**Remaining Issues:** Update reference to "January 2020" in Table 2.0, footnote 1.

**Response:** The date of the Development Monitoring Report has been revised. See attached Concurrency Impact Analysis.

**New Comments – 3/2/2020 Plans**

7. Architectural Plans

- a. Sheet A401 indicates window "L" shall be actual glass, however Sheet A501 indicates this panel is spandrel glass. The floor plan appears to indicate there is no limitation which restricts providing actual glass in this location, therefore, actual glass should be utilized. Please update Sheet A501 accordingly.

**Response:** "L" window has been revised on sheet A501 to regular tempered glass.

- b. Provide the width of window "L" on Sheet A501.

**Response:** See sheet A 501 for window width.

- c. Sheet A501 references the door schedule for the height of the storefront doors for window "M". The door schedule is not included with architectural plan sheets.

**Response:** See revised sheet A501 and enclosed is sheet A701.

- d. Please submit revised color renderings reflecting the revisions to the architectural plans.

**Response:** See new color drawings.

8. Concurrency Impact Analysis

- a. References to the date of the Development Monitoring Report in the Technical Memorandum prepared by Michael D. Raysor, P.E., of Raysor Transportation Consulting, should be reference the January 2020 Development Monitoring Report. See section 4.0 and Table 2.0, footnote 1.

**Response:** The date of the Development Monitoring Report has been revised. See attached Concurrency Impact Analysis.

9. Exterior Lighting

- a. Section 6.4.4(E) states the ratio of maximum to minimum lighting shall not exceed 10:1. Sheet EP-1 notes the maximum to minimum ratio at the building entry is 12.56, and in the parking lot is 13.40. Please address.

**Response: Plans have been revised to reflect 10:1 ratio.**

Public Services

Please add Detail 307 to the Construction Documents. This (painting) detail is cross-referenced by several other details.

**Response: The detail has been added to sheet C09.**

Should you or members of staff have any questions or require any clarification on these responses or the plan revisions, please call or email me.

Sincerely,

Robin Kendall  
Bravoflorida, LLC  
3018 U.S. Highway 301 N.  
Tampa, FL. 33619  
Direct: (813) 559-8256  
Cell: (813) 690-4913  
[rkendall@gdi.com](mailto:rkendall@gdi.com)



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

June 30, 2020

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re:  
Dear Mr. Tabor:

As you requested, we have reviewed the Burger King Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by MPH Inc. and dated 06/22/2020. The latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Duane Milford





# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

July 1, 2020

Sent by electronic mail to [rkendall@qdi.com](mailto:rkendall@qdi.com)

Robin Kendall  
Bravoflorida, LLC  
3018 U.S. Highway 30 N.  
Suite 100  
Tampa, FL 33619

RE: Planning & Zoning Board (PZB) Public Hearing: Burger King Site Plan

Dear Mr. Kendall:

On June 29, 2020, the City of Alachua received your revised application and materials (dated 6/23/20) for a Site Plan for a proposed Burger King quick service restaurant with drive through facility. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to [planning@cityofalachua.com](mailto:planning@cityofalachua.com) *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **August 11, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, July 28, 2020**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, July 27, 2020**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, August 10, 2020**). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)  
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Project File